

City Council Action Item

Council Meeting Date: March 11, 2021

Department: Community Development

Agenda Item: Consider Ordinance No. 2062 Adopting the Recommendation of the Edgerton Planning Commission to Approve Application ZA2021-01 for the Rezoning of Approximately 33.915 Acres of Land at 32425 W. 207th Street in Edgerton, Kansas From Johnson County "RUR" (Rural District) Zoning to City of Edgerton "L-P" (Logistics Park) Zoning District.

Background/Description of Item: On January 8, 2021, the City of Edgerton received rezoning Application ZA2021-01 from Johnson County Land Co., LLC requesting the rezoning of a 33.915 acre lot located at 32425 W. 207th Street in Edgerton, Kansas from Johnson County "RUR" zoning to City of Edgerton "L-P" Logistics Park zoning.

This parcel is located adjacent to 207th Street and Homestead Lane in Edgerton, Kansas. Current access to the parcel is from 207th Street. The parcel was annexed into the City of Edgerton on March 15, 2018. The current zoning designation of RUR is considered a holding designation and thus an appropriate zoning designation is required under the City of Edgerton Unified Development Code. This request is to rezone the parcels to L-P, Logistics Park District (L-P) to construct and operate a light manufacturing and/or distribution center similar to projects already developed at Logistics Park Kansas City (LPKC).

Staff reviewed this rezoning application with respect to the Edgerton Comprehensive Plan, the Edgerton Unified Development Code Zoning and Subdivision Regulations, and the laws of the State of Kansas, in particular the "Golden Criteria" as established by the Supreme Court of Kansas in 1978.

The Planning Commission held a Public Hearing on February 9, 2021 regarding this rezoning request and voted 4-1 to recommend approval of Application ZA2021-01 subject to 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.
4. Prior to issuance of building permits, the property shall have an approved Site Plan reviewed and approved by the City.

Copies of the staff report and draft minutes (including written public comments received) are included with this packet. Staff received no further public comment for this application following Planning Commission action.

Both the City of Edgerton Unified Development Code (UDC) and Kansas State Statute 12-757 allow for the filing of a Protest Petition when actions related to the rezoning of a parcel are considered.

After the Public Hearing on February 9, 2021, the City received the following Protest Petitions related to Application ZA2021-01:

- 5 total Protest Petitions received
 - 2 petitions were received from INSIDE the statutory notification area
 - 3 petitions were received from OUTSIDE the statutory notification area
- The 2 petitions received within the notification area total to 5.17% of the total buffer area around the parcel requesting rezoning. This falls short of the 20% amount that requires passage by a three-fourths (3/4) vote of all members of the Governing Body.
- Spreadsheet of the notification area and copies of the protest petitions have been included with the packet.

City Attorney has prepared the enclosed draft ordinance approving the recommendation of the Planning Commission based on the Planning Commission staff report.

Related Ordinance(s) or Statue(s): K.S.A. 12-715b, K.S.A. 12-741, et. Seq. to K.S.A. 12-771 – Establishment of the Unified Development Code; 12-757 – Zoning Amendments

Funding Source: N/A

Budget Allocated: N/A

Finance Director Approval: N/A

Recommendation: Approval of Ordinance No. 2062 Adopting the Recommendation of the Edgerton Planning Commission to Approve Application ZA2021-01 for the Rezoning of Approximately 33.915 Acres of Land at 32425 W. 207th Street in Edgerton, Kansas From Johnson County "RUR" (Rural District) Zoning to City of Edgerton "L-P" (Logistics Park) Zoning District.

Enclosed:

- Draft Ordinance No. 2062
- Staff Report from February 9, 2021 Planning Commission Meeting including Application ZA2021-01

- Draft minutes from the February 9, 2021 Planning Commission Meeting
- Notification Area Spreadsheet with calculation from Johnson County AIMS
- Protest Petitions Inside Statutory Area received related to Application ZA2021-01
- Protest Petitions Outside Statutory Area received related to Application ZA2021-01

Prepared by: Katy Crow, Development Services Director

ORDINANCE NO. 2062

AN ORDINANCE ADOPTING THE RECOMMENDATION OF THE CITY OF EDGERTON PLANNING COMMISSION TO APPROVE APPLICATION ZA2021-01 FOR THE REZONING OF APPROXIMATELY 33.915 ACRES OF LAND AT 32425 W. 207th STREET IN EDGERTON, KANSAS FROM JOHNSON COUNTY "RUR" (RURAL DISTRICT) TO CITY OF EDGERTON "L-P" (LOGISTICS PARK) ZONING DISTRICT

WHEREAS, the Planning Commission of the City of Edgerton, Kansas received a request on January 8, 2021, from Johnson County Land Company, the owner of a parcel of land totaling approximately 33.915 acres, located at 32425 W. 207th Street in Edgerton, Kansas to rezone that property from Johnson County "RUR" (Rural District) to City of Edgerton "L-P" (Logistics Park) District; and

WHEREAS, following a public hearing in front of the Planning Commission on February 9, 2021 the Planning Commission has recommended that the rezoning request for that property – from Johnson County "RUR" (Rural District) to City of Edgerton "L-P" (Logistics Park) District -- be approved subject to certain conditions; and

WHEREAS, all required newspaper and mailing notifications were performed.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, KANSAS:

Section 1. That the following legally described property generally located at 32425 W. 207th Street in Edgerton, Kansas is hereby rezoned from Johnson County "RUR" (Rural District) to City of Edgerton "L-P" (Logistics Park) District, and that City Staff is hereby directed to reflect said rezoning in the City's Official Zoning map and other City records:

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

Beginning at the Northwest corner of said Northwest Quarter; thence North 88°11'12" East, along the North line of said Northwest Quarter, a distance of 1209.71 feet; thence departing said North line, South 04°54'42" East a distance of 1195.98 feet; thence South 88°11'12" West, parallel with the North line of said Northwest Quarter, a distance of 1264.41 feet to a point on the West line of the Northwest Quarter of said Section 15; thence North 02°17'24" West, along said West line, distance of 1194.28 feet to the Point of Beginning, containing 1,477,339 square feet or 33.915 acres, more or less.

Section 2. The above rezoning is expressly conditioned on the following:

- a) All infrastructure requirements of the City shall be met.
- b) All platting requirements of the City shall be met.
- c) All Site Plan application requirements of the City shall be met.

- d) Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan which has been reviewed and approved by the City.

Section 3. That the Governing Body, in making its decision on the rezoning, considered City Staff's comments and recommendations. The Governing Body also based its decision on the following criteria:

- a) The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space.
- b) Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties.
- c) The extent to which the zoning amendment may detrimentally affect nearby property has been addressed.
- d) The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial.
- e) Consistency with the Comprehensive Plan, Utilities and Facilities Plans, Capital Improvement Plan, Area Plans, ordinances, policies, and applicable City Code of the City of Edgerton.

Section 4. This ordinance shall take effect from and after its publication once in the official city newspaper.

ADOPTED BY THE GOVERNING BODY AND APPROVED BY THE MAYOR OF THE CITY OF EDGERTON, KANSAS ON THE 11th DAY OF MARCH, 2021.

CITY OF EDGERTON, KANSAS

By: _____
Donald Roberts, Mayor

ATTEST:

Alexandria Clower, City Clerk

APPROVED AS TO FORM:

Lee Hendricks, City Attorney

STAFF REPORT

February 9, 2021

To: Edgerton Planning Commission
Fr: Chris Clinton, Planning and Zoning Coordinator
Re: Application **ZA2021-01** - Rezoning of a parcel of land located at 32425 W 207th Street

APPLICATION INFORMATION

Applicant: Brett Powell, Agent
NPD Management, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Property Owners: Johnson County Land Company, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Requested Action: Rezoning from Johnson County RUR (Rural) Zoning District to City of Edgerton L-P (Logistics Park) Zoning District.

Legal Description: See attached application for complete legal description.

Site Address/Location: 32425 W 207th Street Edgerton, KS 66021

Existing Zoning and Land Uses: Johnson County Rural (RUR), Agricultural

Existing Improvements: Agricultural Facilities

Site Size: 33.915 acres

REASON FOR REZONING REQUEST:

This rezoning is being requested for future intermodal-related, logistics park development. This property was annexed into the City of Edgerton on March 15, 2018 as part of the Phase II expansion of Logistics Park Kansas City (LPKC). LPKC is a 2,300-acre master-planned distribution and warehouse development anchored by the Burlington Northern Santa Fe Railway (BNSF) intermodal facility, which opened in late 2013 and is located approximately two miles north of the subject site. Companies located within LPKC benefit from significant transportation savings.

The subject property is outlined red on the following maps.



Figure 1 is color coded to indicate the zoning of the parcels near and adjacent to the subject property. The green denotes Johnson County Rural (RUR) zoning designation. The light yellow indicates a Johnson County Residential Neighborhood 2 (RN2) zoned parcel. The purple indicates City of Edgerton Logistics Park (L-P) zoning. The pink denotes a City of Edgerton Heavy Service Commercial (C-2) zoning designation. The grey areas contain no zoning designation as those parcels are owned by the Kansas Department of Transportation and represent interstate right of way. The border between the City of Edgerton and unincorporated Johnson County is shown as a dotted and dashed line.

Figure 1

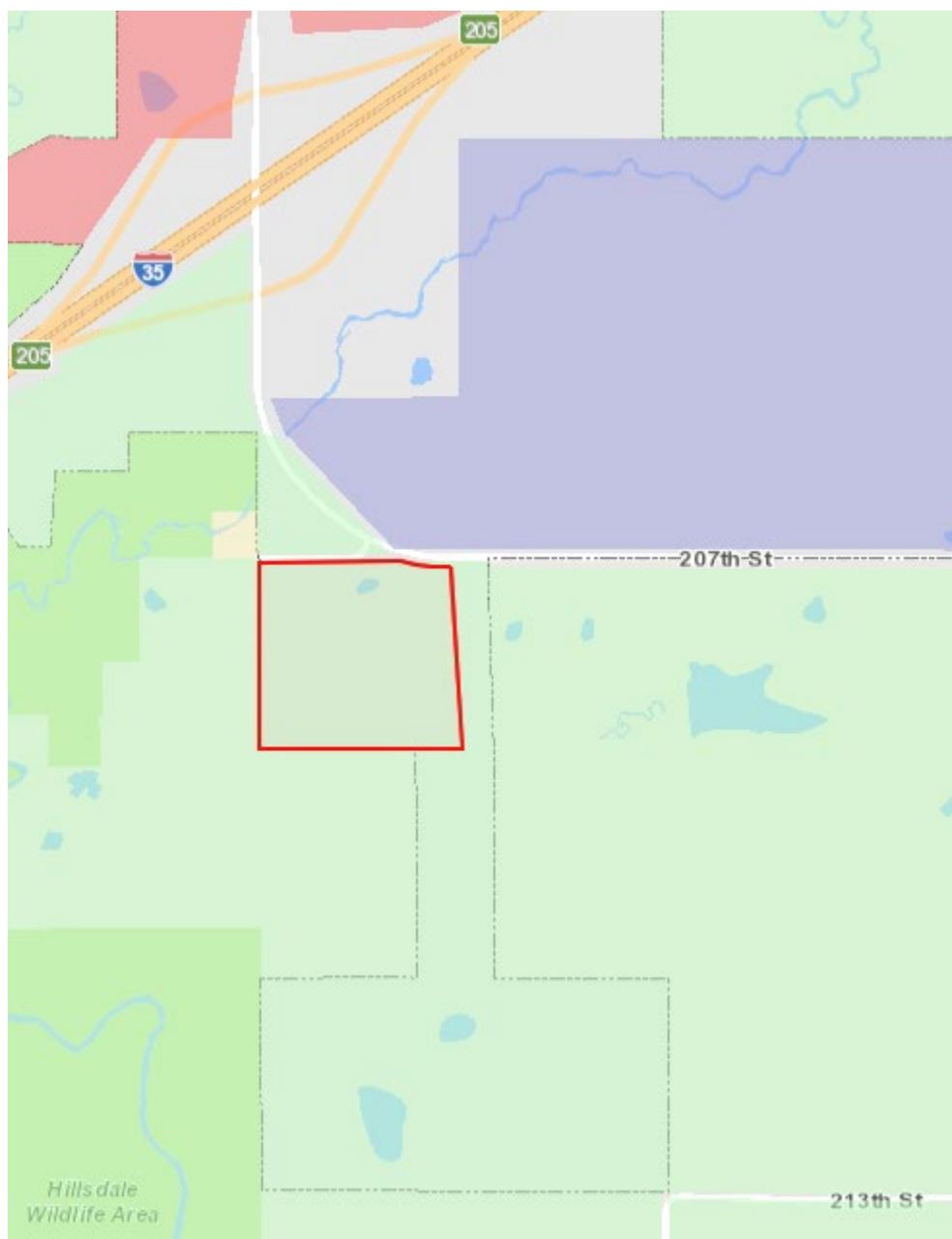


Figure 2 is a closer look at the adjacent parcels and their zoning designations.

On the north, west and south sides of the subject property are parcels located in unincorporated Johnson County. Those parcels are zoned RUR. Per the Johnson County AIMS website, RUR zoned parcels are agricultural uses and single-family dwellings with a ten (10) acre minimum lot size. There is one (1) parcel on the northwest corner of the subject property that is zoned RN2. RN2 zoned parcels are for single-family dwellings with a two (2) acre minimum lot size. To the northeast of the subject property, across Homestead Lane and 207th Street, there is a large L-P zoned parcel. The east side of the subject parcel is adjacent to a parcel requesting rezoning to L-P District as outlined in application ZA2021-02. The parcel noted as ZA2021-03 to the south of the subject property is also requesting rezoning to L-P District.

Figure 2

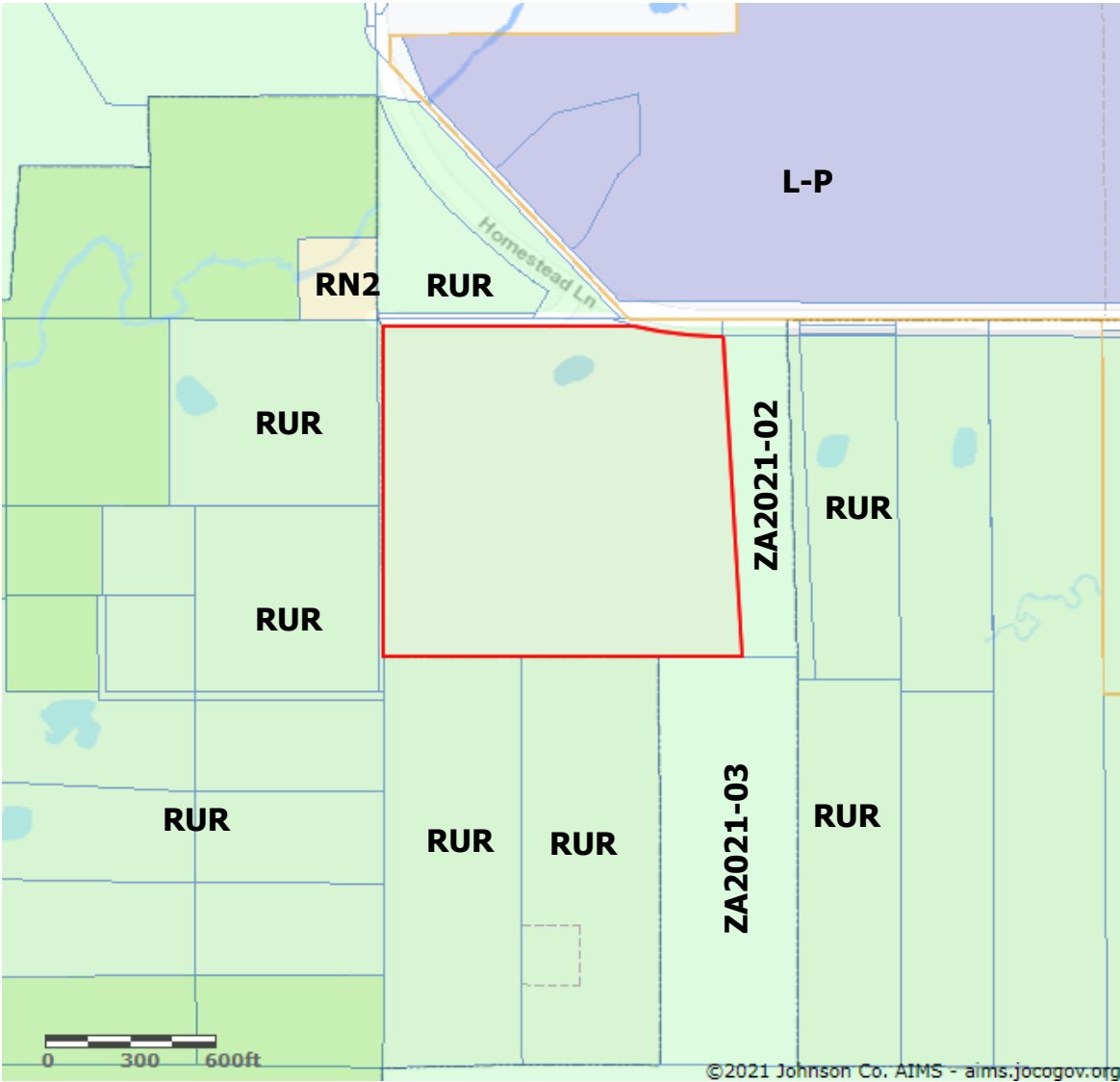


Figure 3 shows the relation of the subject property to other L-P zoned parcels in LPKC on both sides of Interstate 35 (I-35). Per Johnson County AIMS, the subject property is approximately 0.32 miles from I-35 and the Homestead Lane interchange.

Figure 3

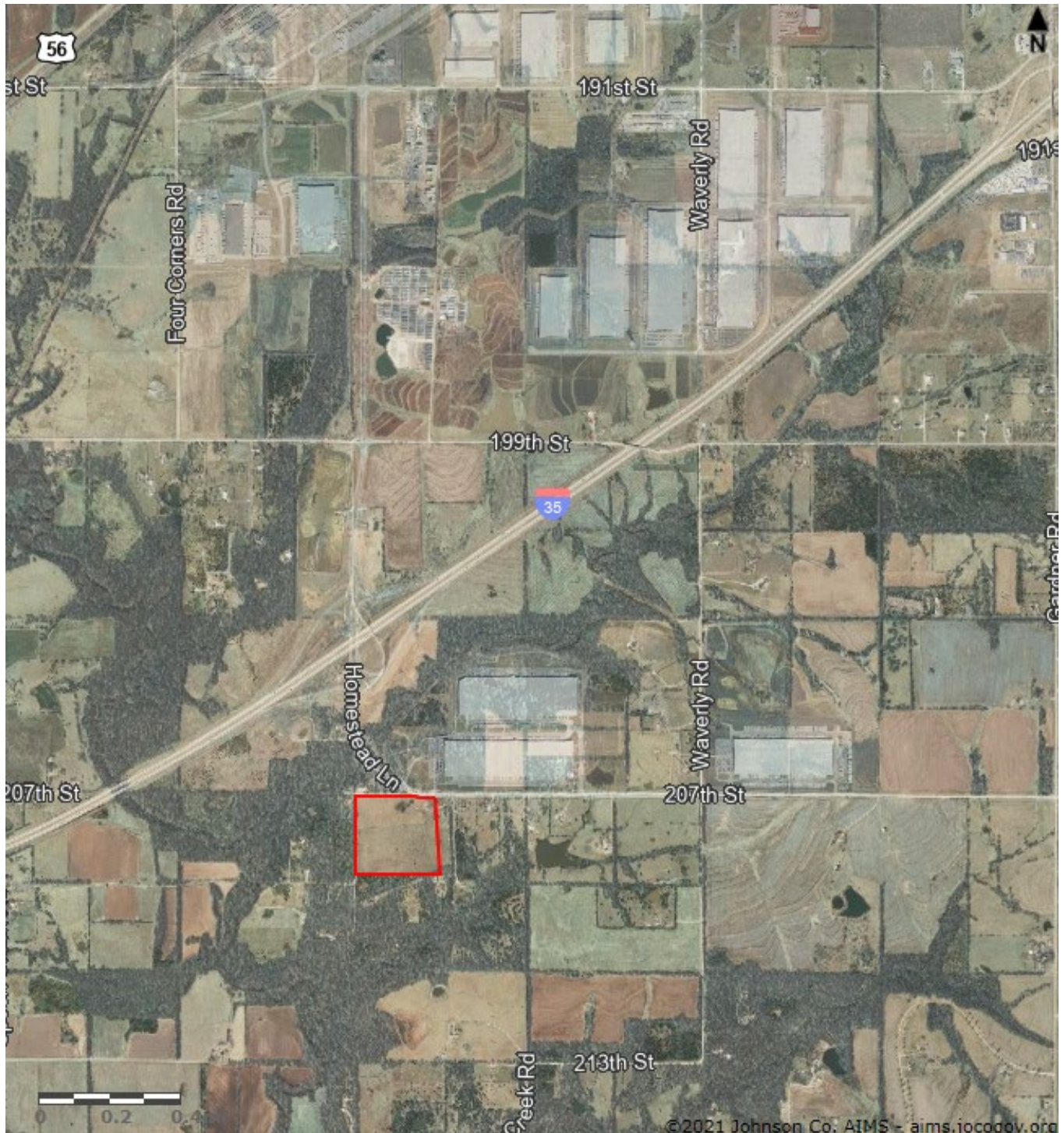
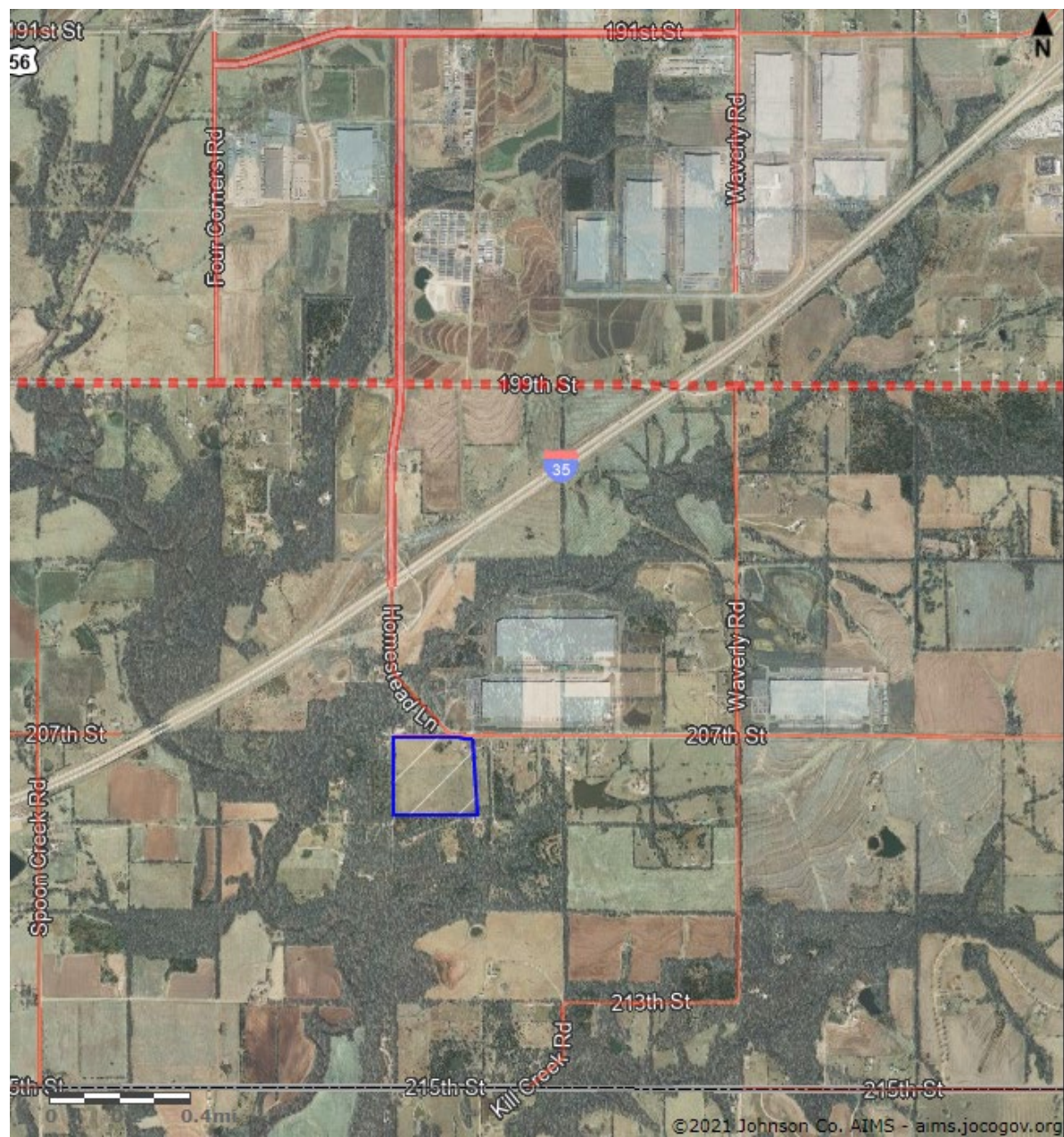


Figure 4 shows the relation of the subject property, outlined in blue, to the transportation network with the Johnson County Comprehensive Arterial Road Network Plan (CARNP) routes highlighted.

Figure 4



- CARNP Roads
- Type I / 2 Lanes 120ft. ROW
 - Type II / 2 Lanes 120ft. ROW
 - Type II / 4 Lanes 120ft. ROW
 - Type III / 2 Lanes 150-200ft. ROW
 - Type III / 4 Lanes 150-200ft. ROW

INFRASTRUCTURE AND SERVICES

1. Access to the parcel is currently from 207th Street on the north.
2. Utilities and service providers.
 - a. Water – Johnson County Water District #7
 - b. Sanitary Sewer – City of Edgerton
 - c. Electrical Service – Evergy
 - d. Gas Service – Kansas Gas Service
 - e. Police services would be provided by the City of Edgerton through the Johnson County Sheriff's Office
 - f. Fire protection is provided by Johnson County Fire District #1
3. Property is located within the Bull Creek watershed.

PROPERTY ZONING HISTORY

The subject property was annexed into the City of Edgerton on March 15, 2018. Prior to that, the property was in unincorporated Johnson County and as of this application the parcels remain zoned Johnson County (RUR).

STAFF ANALYSIS

The applicant has requested rezoning to Logistics Park (L-P) District. The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern type industrial uses or industrial park to support activities related to trade, rail, and other transport services. Limitations are placed on the uses in the district to significantly restrict the outside activities and outside storage of materials, noise, vibration, etc. The UDC also states manufacturing uses should be conducted within a totally enclosed building. The conduction of outdoor activities and outdoor storage is not allowed. External effects such as excessive noise or odor should not extend beyond the property lines.

Permitted uses within the L-P District include warehousing/distribution centers; motor freight transportation terminals; manufacturing, processing, fabrication or assembly of commodity – limited; along with other permitted uses.

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

1. **Need for the Proposed Change** – When this parcel was annexed into Edgerton, it contained a Johnson County RUR zoning designation as assigned by the County. That zoning designation only allows for an agricultural use and it is considered a holding designation post annexation. Prior to any development occurring on the parcel, rezoning to a City of Edgerton zoning designation is necessary. The applicant has requested that this parcel be rezoned to L-P to allow for the future construction of projects similar to other projects in other L-P District areas. Given the parcels' proximity to LPKC Phases I and II, the BNSF Railway intermodal facility, I-35 and the Homestead interchange, L-P District zoning is the most compatible designation for these uses.
2. **Magnitude of the Change** – The Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35. However, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. Due to the unexpected pace of development in Phase I of LPKC, a Phase II expansion of LPKC was

initiated in 2018 and this parcel is part of the area which would comprise that continued expansion. Development in this area is driven by the Homestead Lane interchange and the proposed rezoning to L-P District is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. As is noted in the City of Edgerton UDC, landscaping and vegetation will be used to minimize adverse impacts to adjacent residential properties. Large size parcels like this one (33.915 acres) would be appropriately sized to accommodate an industrial development and the size allows for adequate berming and screening along adjacent parcels. Given the parcel's proximity to LPKC, the BNSF Railway intermodal facility, I-35 and the Homestead Lane interchange, the magnitude of the change would not be considered unusual when the property is being used for industrial development.

3. **Whether or not the change will bring harm to established property rights** - The subject property is surrounded by undeveloped acreage and low-density rural single-family residential. L-P zoning designations require significant berming and landscaping adjacent to any residential developments. If rezoned L-P, as requested, a separate Site Plan review and approval would be required prior to the issuance of any building permits. Part of a Site Plan review would include attention to buffering and setbacks, stormwater management and the appropriate transition between adjoining properties and any proposed industrial use. This Site Plan review will help mitigate impact that might occur to adjacent properties.
4. **Effective use of Land** - L-P District permitted uses at this location are an effective and efficient use of the property due to its proximity to the BNSF Railway intermodal facility, LPKC and the I-35 interstate system.
5. **The extent to which there is a need in the community for the uses allowed in the proposed zoning** - Construction of warehousing, distribution, limited manufacturing and related uses near the intermodal facility allows an inland port for goods in transit, by reducing truck traffic in the surrounding area and allowing for more efficient use of the supply chain.
6. **The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space** - This parcel is located near the new 207th Street corridor, Kubota Tractor North American Distribution Center and the Hostess Distribution Center. Continued development of the area includes intermodal related uses. With the extensive road improvements, including the interchange at I-35 and Homestead Lane and the improvements along 207th Street, the character of the area is changing from rural to industrial. Some nearby parcels zoned Johnson County RUR and RN2 contain single family homes. However, the residential density in this area is lower than some of the parcels adjacent to development in Phase I of LPKC. As noted previously, the Site Plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
7. **Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties** - The proposed zoning is compatible the existing zoning and existing use of the parcel across 207th Street (Kubota North America Distribution Center). The City's Unified Development Code (UDC) states that the purpose of the L-P District is to create a limited multimodal industrial zone which provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The Site Plan review process is designed to mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
8. **Suitability of the uses to which the property has been restricted under its existing zoning** - The existing Johnson County RUR zoning of the applicant property is viewed as a holding designation related to the annexation of the parcel. Johnson County RUR zoning is

primarily for agricultural and low-density residential use. An industrial use on a property zoned for agriculture would not be a permitted use therefore, a rezoning to the L-P District is the most appropriate designation for the proposed use indicated by the applicant.

9. **Length of time the subject property has remained vacant under the current zoning designation** - Based upon available aerial photography, the property has been used for agricultural purposes in unincorporated Johnson County dating back to at least 2006.
10. **The extent to which the zoning amendment may detrimentally affect nearby property** - The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The Site Plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
11. **Consideration of rezoning applications requesting Planned Development Districts (PUD) for multifamily and non-residential uses should include architectural style, building materials, height, structural mass, siting, and lot coverage** - This is not a request for a PUD.
12. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services** - For any development which occurs on this parcel, it will be the responsibility of the developer to work with the utility companies to extend any necessary utilities not already in the service area. The parcel currently receives electric service and there is a connection point along 207th Street for gas service. The City of Edgerton Municipal Code requires that all properties within city boundaries connect to City of Edgerton sanitary sewer service. Should this parcel be developed, the developer would be responsible for the extension of and connection to City of Edgerton wastewater infrastructure.
13. **The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property** - Homestead Lane and 207th Street to just east of Waverly Road have been constructed to accommodate the traffic that will accompany the Phase II expansion of LPKC. During the Site Plan review process, both the type and volume of traffic associated with a new development are evaluated, often with the requirement that a traffic study be performed as part of the applicant's due diligence. This includes evaluating the transportation network in the area and any current and future access points to the parcel. Infrastructure upgrades to accommodate the new development's traffic volume and type are required and adequate off-street parking must be provided as on-street parking is not allowed.
14. **The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm** - The City will follow National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management requirements which require any application to address runoff and water pollution mitigation measures as part of the development of the property. Any construction that occurs on site will be required to get a NPDES permit from the State of Kansas and a land disturbance permit from the City. Those permits require a stormwater pollution prevention plan that is reviewed by the City and the State. Mitigation of

pollution in the form of air, noise, light, etc., will be addressed as part of the Site Plan review process.

15. **The economic impact on the community from the uses allowed in the proposed zoning** - Uses allowed in the L-P District, have the potential to benefit the residents and the community in a positive way by providing jobs, economic opportunities, and tax revenues to respective jurisdictions. During the Covid-19 pandemic, supply chain logistics were instrumental to delivering food and supplies to areas across the United States. This type of commercial industry continues to be an important contributor to the economy of this area.
16. **The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial** - There would be little relative gain, if any, to the public health, safety, and welfare from the denial of these zoning applications. However, the City would be adversely impacted due to the lost opportunities for jobs, economic activity and tax revenue if the anticipated logistics park uses and facilities were to locate in another community.
17. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** - Due to the unexpected pace of development in Phases I and II of Logistics Park Kansas City, the Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35. However, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. This parcel is located 0.32 miles from I-35 and the Homestead Lane interchange. Development in the area is driven by its proximity to the highway system and the proposed rezoning is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. Any development that would occur on this parcel would be required to be in compliance with the City of Edgerton UDC. L-P Zoning does not allow tenants to conduct exterior operations or have exterior storage. The review of strict parameters related to the aesthetics of development on L-P zoned parcels is conducted as part of a Site Plan review, including an evaluation of building materials, screening between adjacent parcels and parking requirements.
18. **The recommendation of professional staff** - See Recommendation below.


Recommendation:

City staff recommends **approval** of proposed rezoning **Application ZA2021-01** from Johnson County Rural (RUR), to City of Edgerton Logistics Park District (L-P) 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;
4. Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City.

Attachments:



- Rezoning Application ZA2021-01.
- City of Edgerton Future Land Use Map

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 32425 W 207th StPURPOSE FOR REZONING: For the purpose of constructing and operating a light manufacturing and/or distribution center.REQUESTED REZONING CHANGE: FROM A-G TO L-P Logistics Park
(Current Zoning) (Proposed Zoning)LEGAL DESCRIPTION: See attached descriptionCURRENT LAND USE: AgriculturalPROPERTY OWNER'S NAME(S): Johnson County Land Co, LLC PHONE: N/ACOMPANY: Johnson County Land Co, LLC FAX: N/AMAILING ADDRESS: 4825 NW 41st St., Suite 500, Riverside, MO 64150
Street City State ZipAPPLICANT/AGENTS NAME(S): Brett Powell (representing property owner) PHONE: 816-888-7380COMPANY: NPD Management, LLC; represented by NorthPoint Development, LLC FAX: _____MAILING ADDRESS: 4825 NW 41st St., Suite 500, Riverside, MO 64150
Street City State ZipENGINEER/ARCHITECT'S NAME(S): Patrick Cassity PHONE: 816-800-0950COMPANY: Renaissance Infrastructure Consulting FAX: _____MAILING ADDRESS: 5015 NW Canal St., Suite 100, Riverside, MO 64150
Street City State ZipSIGNATURE OF OWNER OR AGENT:  Nathaniel Hagedorn, Manager

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

FOR OFFICE USE ONLY

Receipt 55169563

Case No.: RZ- ZA2021-01 Amount of Fee Paid: \$ 250.00 Date Fee Paid: 12/08/2021 Received By:  Date of Hearing: 02/09/2021**REZONING INSTRUCTIONS**

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

vs. 9-9-11

Property Information for BF221515-1006

<i>Tax Property ID</i>	BF221515-1006	<i>KS Uniform Parcel #</i>	0462051502001006000
<i>Situs Address</i>	32425 W 207TH ST	<i>Acres</i>	33.36 (1,453,023.89 ft ²)
<i>Owner1 Name</i>	JOHNSON COUNTY LAND COMPANY	<i>Owner2 Name</i>	LLC
<i>Owner Address</i>	4825 NW 41ST ST STE 500, RIVERSIDE, MO 64150	<i>Year Built</i>	0
<i>Class</i>	A	<i>Neighborhood Code</i>	804.1
<i>LBCS</i>	9020	<i>Taxing Unit</i>	0913
<i>Zoning</i>	A-G	<i>Zip Code</i>	66021
<i>City</i>	Edgerton	<i>Quarter Section</i>	NW
<i>AIMS Map No.</i>	U15 (T-R-S: 15-22-15)	<i>Sheriff Dist.</i>	0
<i>Fire Dist.</i>	JoCo FD #1	<i>FEMA Flood Panel #</i>	20091C0134G
<i>Commissioner Dist.</i>	6 (Mike Brown)	<i>High School</i>	Gardner-Edgerton
<i>School District</i>	Gardner-Edgerton	<i>Elementary School</i>	Nike
<i>Middle School</i>	Trail Ridge		
<i>Legal Desc. (abbreviated)</i>	15-15-22 BG NW CR NW1/4 E 1210.1' S 1195.9' W 1277.30' N 1194.20' TO POB EX .379 AC IN ST 33.715 ACS M/L		

Property Map for BF221515-1006



Exhibit A

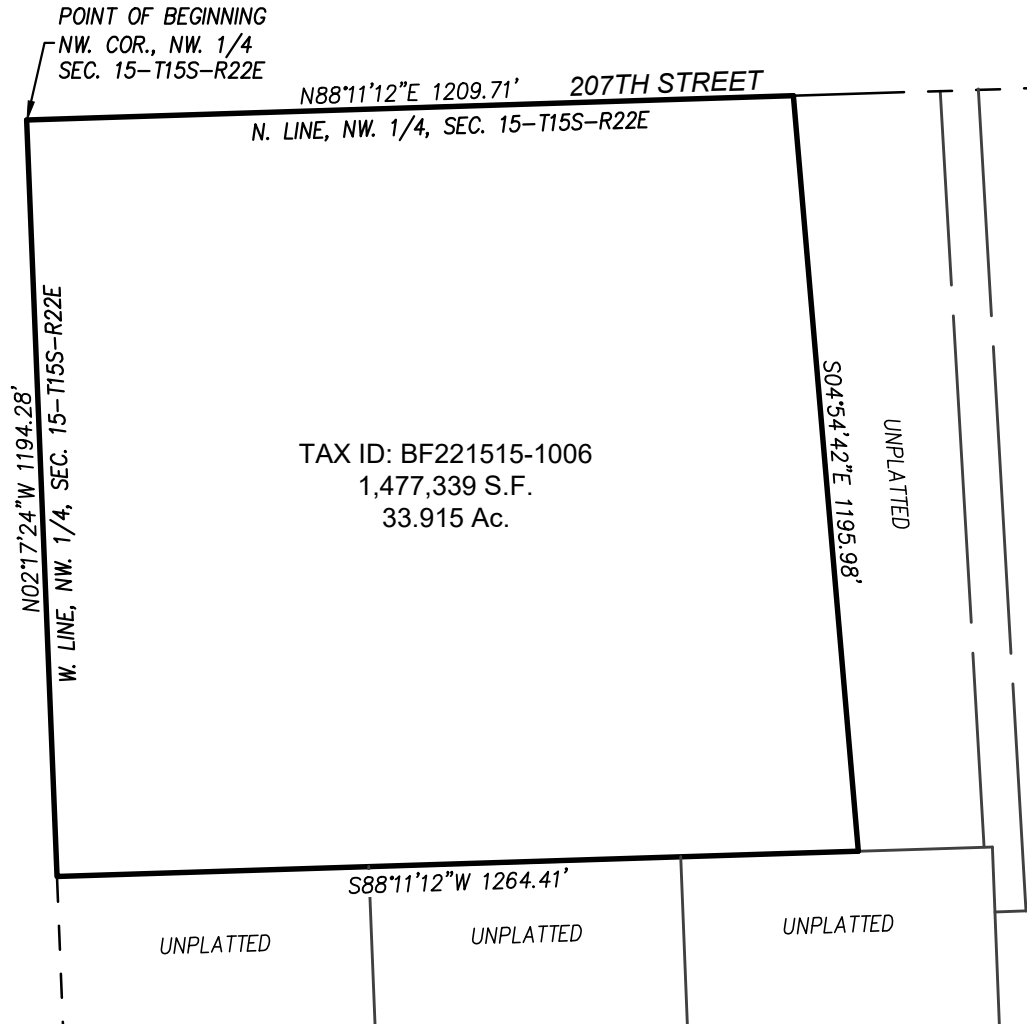
Rezoning Description:

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

Beginning at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}11'12''$ East, along the North line of said Northwest Quarter, a distance of 1209.71 feet; thence departing said North line, South $04^{\circ}54'42''$ East a distance of 1195.98 feet; thence South $88^{\circ}11'12''$ West, parallel with the North line of said Northwest Quarter, a distance of 1264.41 feet to a point on the West line of the Northwest Quarter of said Section 15; thence North $02^{\circ}17'24''$ West, along said West line, distance of 1194.28 feet to the Point of Beginning, containing 1,477,339 square feet or 33.915 acres, more or less.

Rezoning Area Exhibit

Exhibit A



NOT TO SCALE
Basis of Bearings: Kansas State
Plane, North Zone, NAD83



132 Abbie Avenue
Kansas City, Kansas 66103

913.317.9500
www.ric-consult.com

**PROPERTY OWNER NOTIFICATION LETTER**Case No.: RZ- ZA2021-01, ZA2021-02, ZA2021-03, ZA2021-04, ZA2021-05

Dear Sir or Madam:

This letter is to notify you that a public hearing will be held at the Edgerton Community Building, 404 E. Nelson St., Edgerton, Kansas, to consider a rezoning change request from RUR

(current zoning) to L-P Logistics Park

(proposed zoning), on the following described tract of land:

Legal Description: See attached

General Location: Located approximately 3/4 of a mile west of Waverly
between W. 207th St and W 213th St.

A public hearing will be held to consider the rezoning request on the above-described tract at 7:00 p.m. on February 9, 20 21. Any interested persons or property owners are invited to attend. Information regarding this rezoning application is available in the office of the City Clerk at City Hall or by phone at (913) 893-6231. You may also contact the undersigned for additional information regarding this rezoning request.

A fourteen (14) day protest period begins at the conclusion of the public hearing during which you may file a protest petition in the office of the City Clerk. If valid protest petitions are received from twenty (20) percent of the property owners within the notification area, a three-quarters ($\frac{3}{4}$) vote of the Governing Body is required to approve this rezoning request.

Copies of the protest petitions are available in the office of the City Clerk.

Respectfully,
Nathaniel Hagedorn

Applicant (or Owner or Agent)

ADDRESS: 4825 NW 41st St., Suite 500 , Riverside, MO 64150

Street


City

State

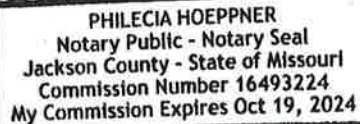
Zip

PROPERTY OWNER NOTIFICATION AFFIDAVITCase No.: RZ- ZA2021-01, ZA2021-02, ZA2021-03, ZA2021-04I, Nathaniel Hagedorn, of lawful age being first duly sworn upon oath, state:

That I am the Authorized Person (agent, owner, attorney) for the property for which the application was filed and did, not later than twenty (20) days prior to the date of the public hearing scheduled before the Edgerton Planning Commission, 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 18th day of January, 2021.

Signature of Agent, Owner or AttorneySubscribed and sworn to before me this 18th day of January, 2021.

Notary PublicMy Commission Expires: 10.19.2024 (SEAL)
Date

PHILECIA HOEPPNER
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 16493224
My Commission Expires Oct 19, 2024

Exhibit A

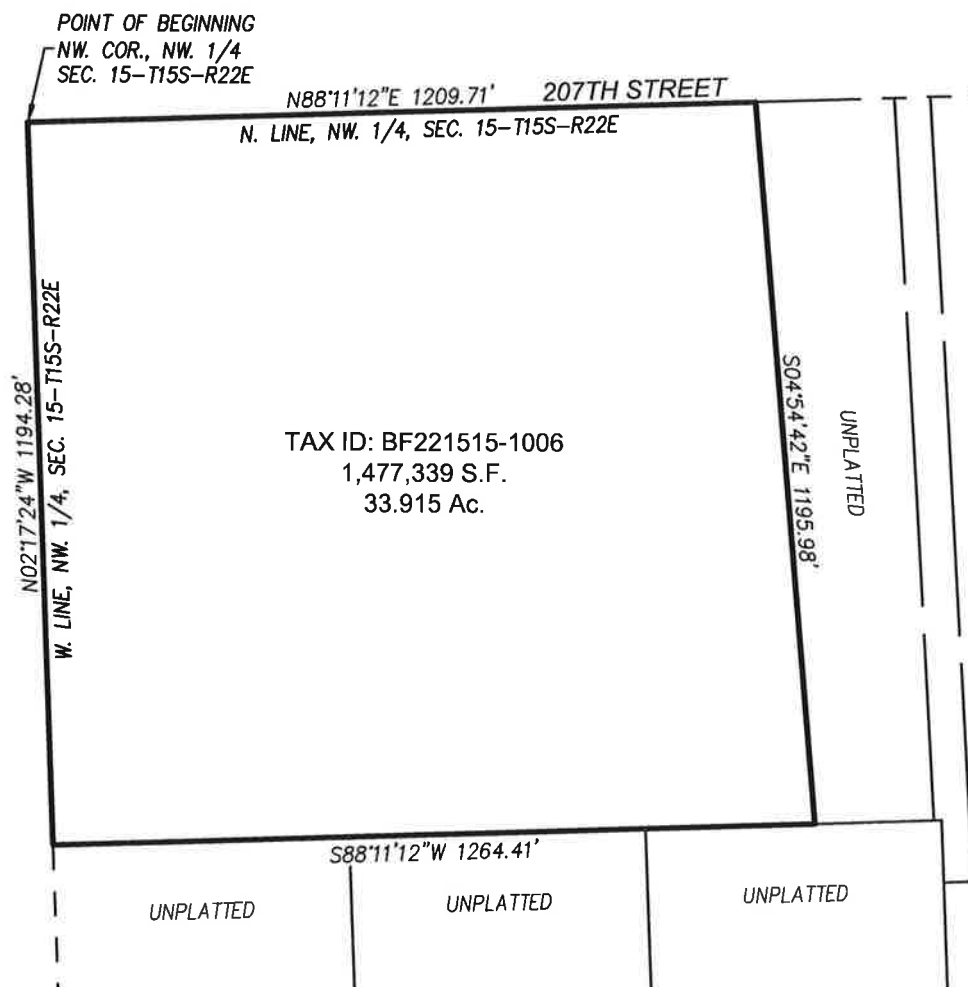
Rezoning Description:

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

Beginning at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}11'12''$ East, along the North line of said Northwest Quarter, a distance of 1209.71 feet; thence departing said North line, South $04^{\circ}54'42''$ East a distance of 1195.98 feet; thence South $88^{\circ}11'12''$ West, parallel with the North line of said Northwest Quarter, a distance of 1264.41 feet to a point on the West line of the Northwest Quarter of said Section 15; thence North $02^{\circ}17'24''$ West, along said West line, distance of 1194.28 feet to the Point of Beginning, containing 1,477,339 square feet or 33.915 acres, more or less.

Rezoning Area Exhibit

Exhibit A



NOT TO SCALE
Basis of Bearings: Kansas State
Plane, North Zone, NAD83



132 Abbie Avenue
Kansas City, Kansas 66103

913.317.9500
www.ric-consult.com

Exhibit A

Rezoning Description:

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

Commencing at the Northwest corner of said Northwest Quarter; thence North 88°11'12" East, along the North line of said Northwest Quarter, a distance of 1209.71 feet to the Point of Beginning; thence continuing North 88°11'12" East, along said North line, a distance of 231.90 feet; thence departing said North line, South 03°19'18" East a distance of 1194.65 feet; thence South 88°11'12" West, parallel with the North line of said Northwest Quarter, a distance of 198.70 feet; thence North 04°54'42" West a distance of 1195.98 feet to the Point of Beginning, containing 257,119 square feet or 5.903 acres, more or less.

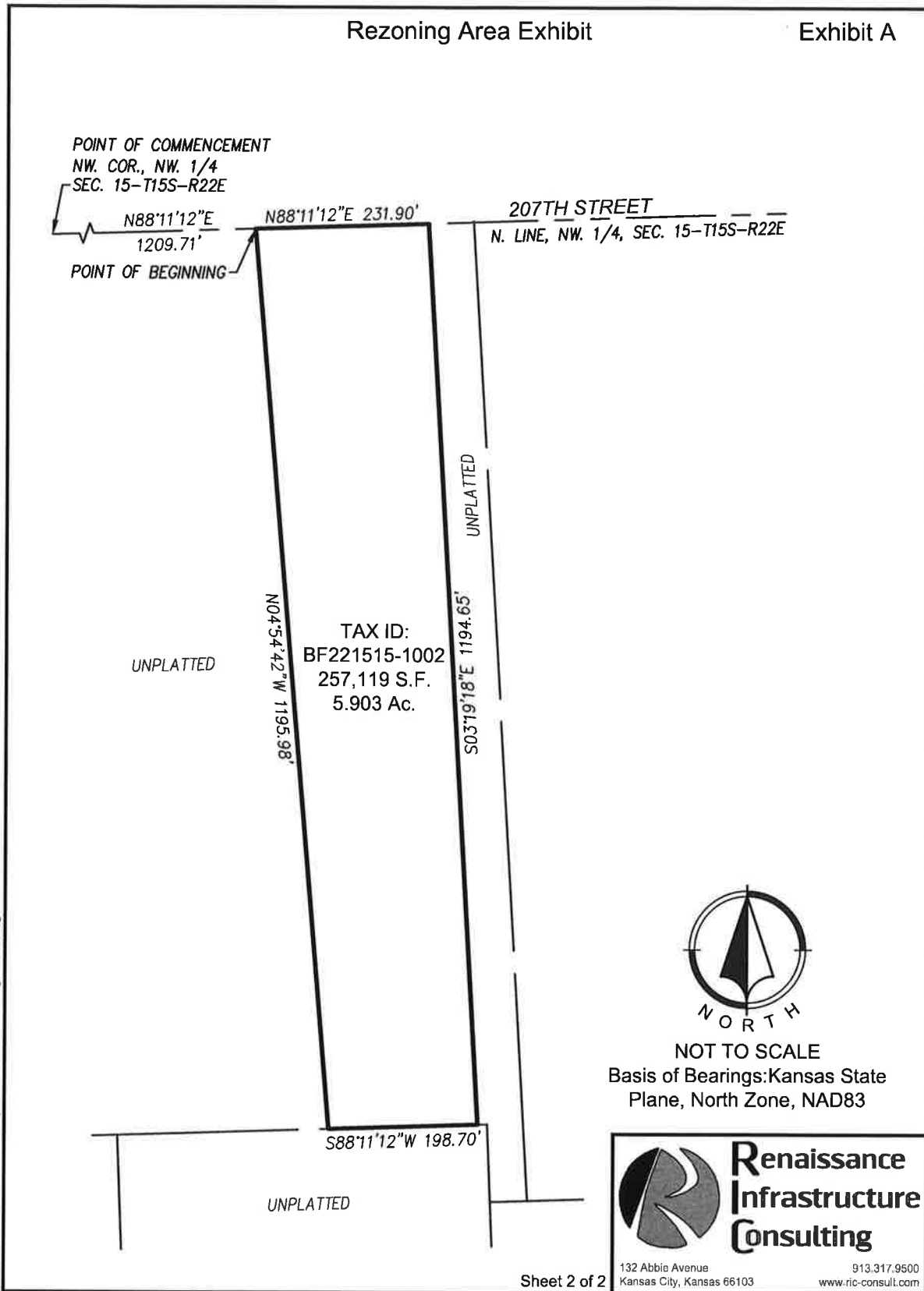


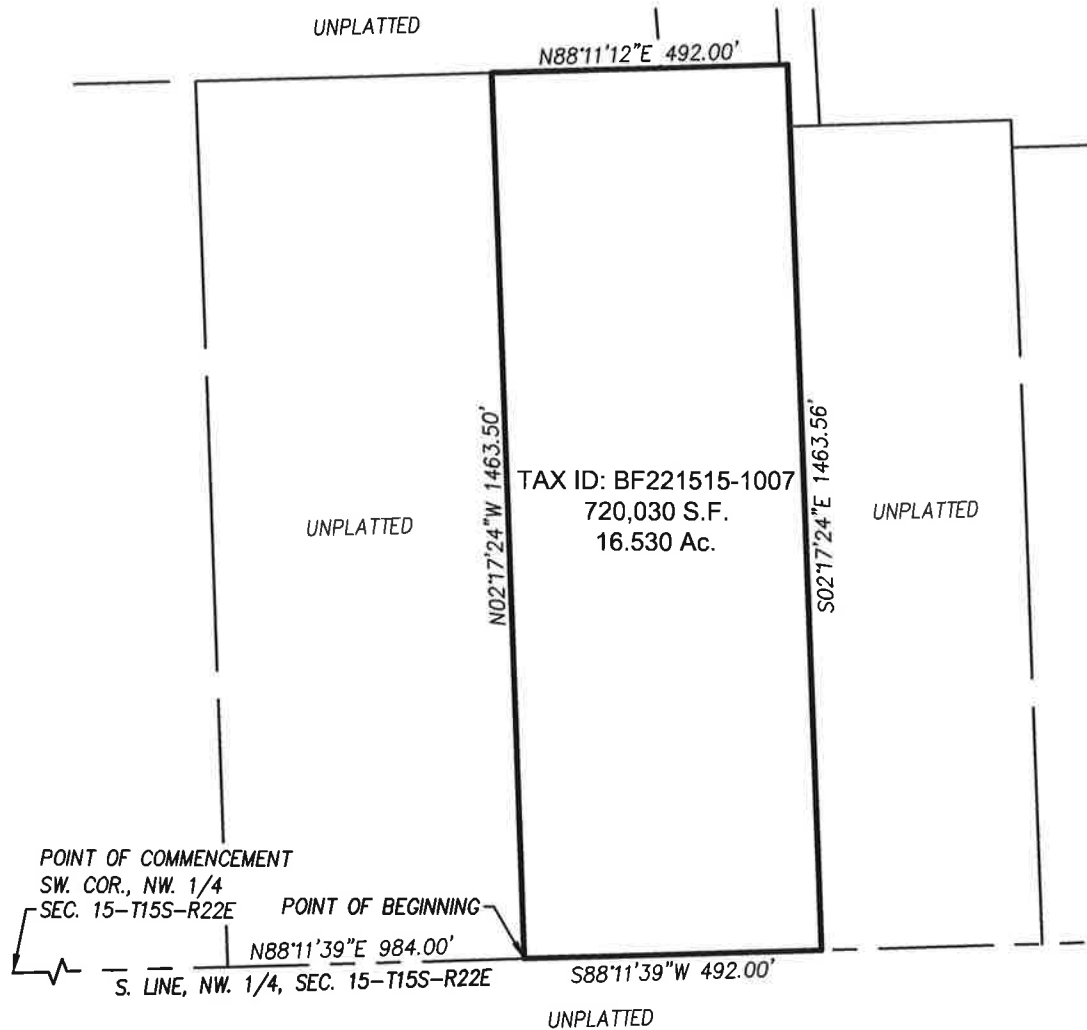
Exhibit A

Rezoning Description:

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

Commencing at the Southwest corner of said Northwest Quarter; thence North 88°11'39" East, along the South line of said Northwest Quarter, a distance of 984.00 feet to the Point of Beginning; thence departing said South line, North 02°17'24" West, parallel with the West line of said Northwest Quarter, a distance of 1463.50 feet; thence North 88°11'12" East, parallel with the North line of said Northwest Quarter, a distance of 492.00 feet; thence South 02°17'24" East, parallel with the West line of said Northwest Quarter, a distance of 1463.56 feet to a point on the South line of said Northwest Quarter; thence South 88°11'39" West, along said South line, a distance of 492.00 feet to the Point of Beginning, containing 720,030 square feet or 16.530 acres, more or less.

Exhibit A



NOT TO SCALE
Basis of Bearings: Kansas State
Plane, North Zone, NAD83



Renaissance Infrastructure Consulting

132 Abbie Avenue
Kansas City, Kansas 66103

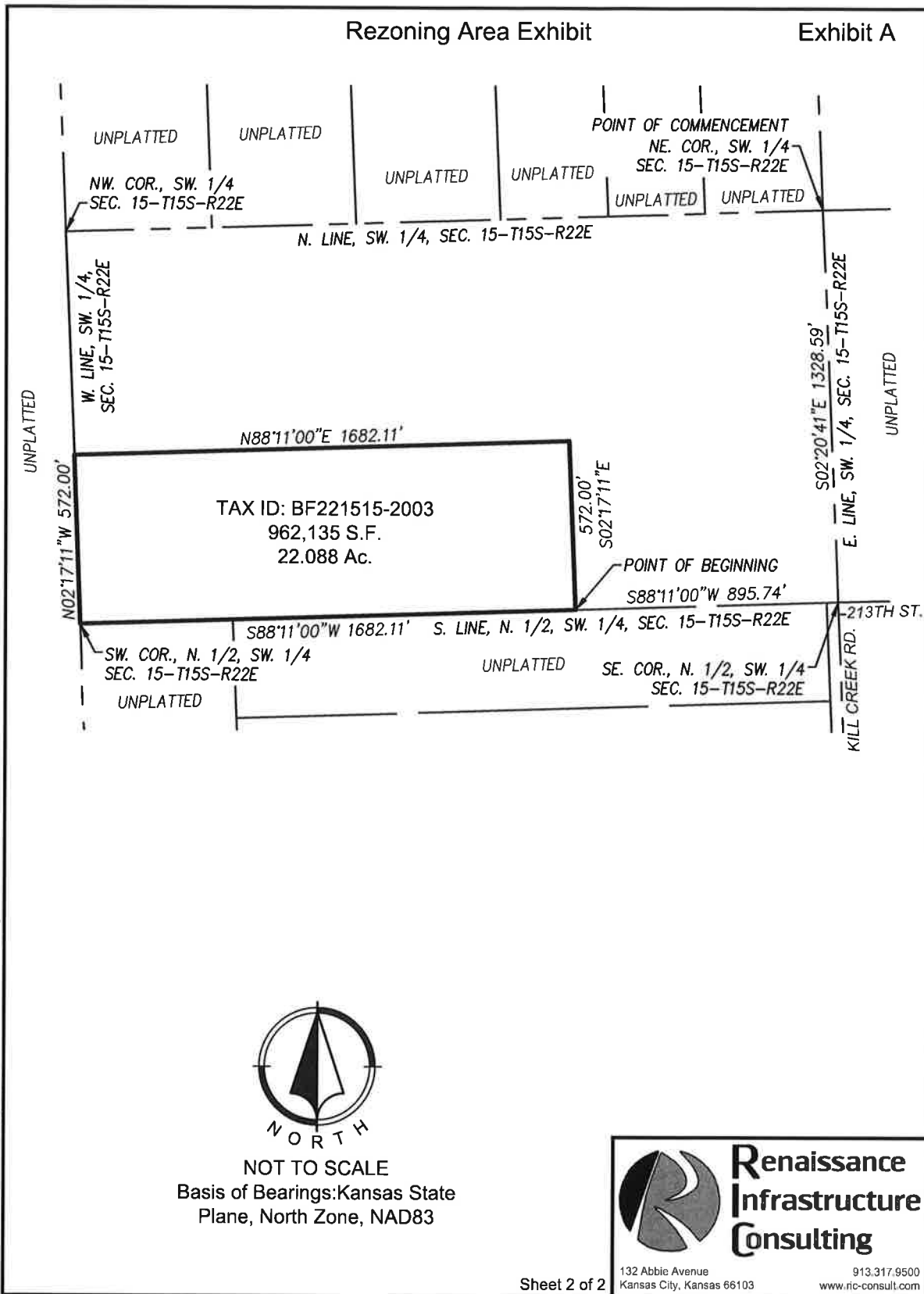
913.317.9500
www.ric-consult.com

Exhibit A

Rezoning Description:

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast Corner of said Southwest Quarter; thence South 02°20'41" East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet to the Point of Beginning; thence continuing thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 1,682.11 feet to the Southwest corner thereof; thence North 02°17'11" West, along the West line of said Southwest Quarter, a distance of 572.00 feet; thence departing said West line, North 88°11'00" East a distance of 1,682.11 feet; thence South 02°17'11" East a distance of 572.00 feet to the Point of Beginning, containing 962,135 square feet or 22.088 acres, more or less.



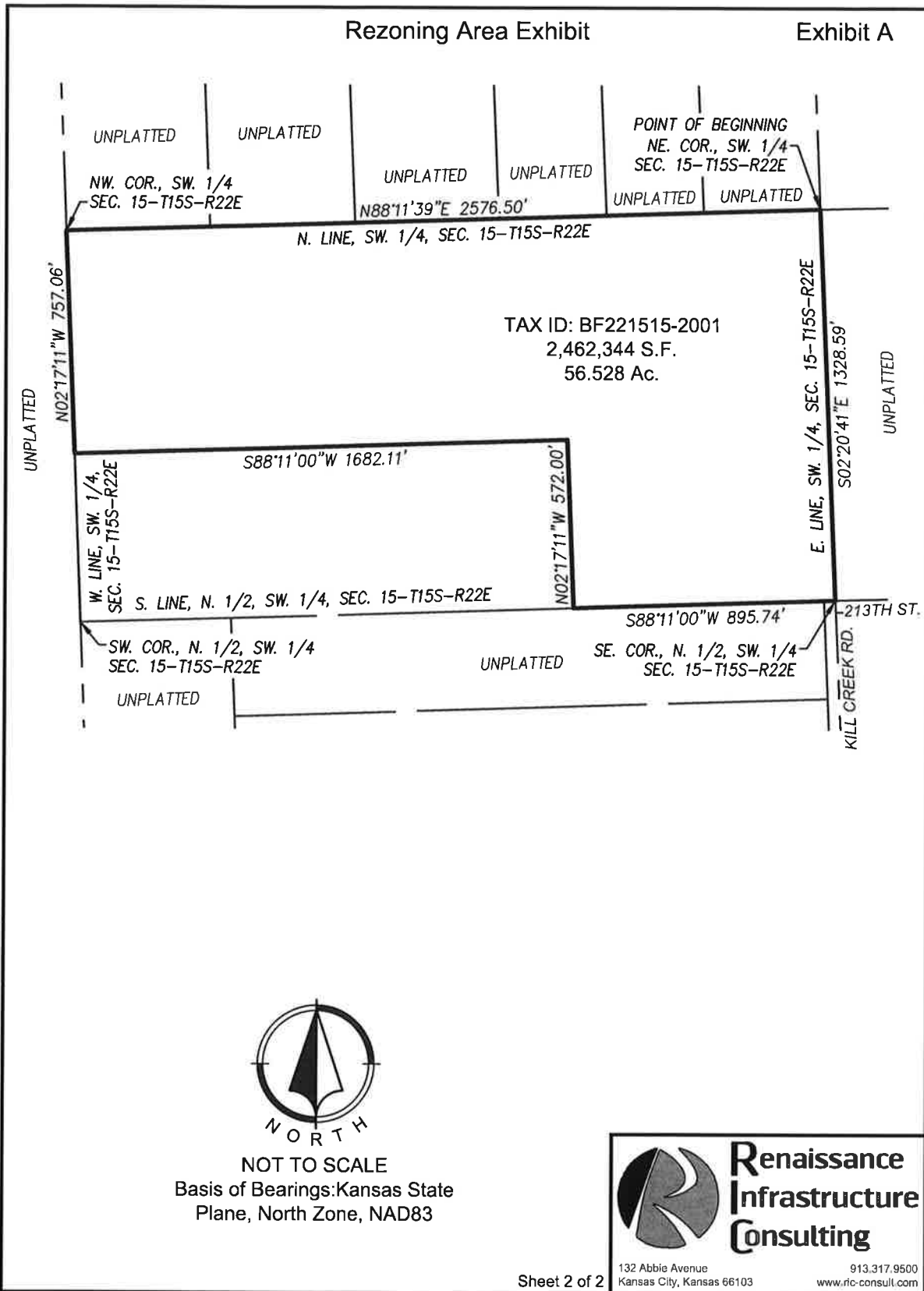
Jan 14, 2021 5:10pm
Z:\RIC Design\2020\20-0212\DWG\20-0212 Surv-Resoning Exhibit.dwg

Exhibit A

Rezoning Description:

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northeast Corner of said Southwest Quarter; thence South 02°20'41" East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet; thence departing said South line, North 02°17'11" West a distance of 572.00 feet; thence South 88°11'00" West a distance of 1,682.11 feet to a point on the West line of said Southwest Quarter; thence North 02°17'11" West, along said West line, a distance of 757.06 feet to the Northwest corner of said Southwest Quarter; thence North 88°11'39" East, along the North line of said Southwest Quarter, a distance of 2,576.50 feet to the Point of Beginning, containing 2,462,344 square feet or 56.528 acres, more or less.



Jan 14, 2021 5:02pm
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EDGERTON CITY HALL
PLANNING COMMISSION MEETING
REGULAR SESSION
February 9, 2021

The Edgerton Planning Commission met in regular session with Chairperson John Daley calling the meeting to order at 7:00 PM.

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were Chairperson John Daley, Commissioner Jeremy Little via video conference, Commissioner Deb Lebakken via video conference, Commissioner Charlie Crooks via video conference, and Commissioner Tim Berger via video conference. Also present were City Administrator, Beth Linn, Marketing and Communications Director Kara Banks, Development Services Director Katy Crow, City Attorney Lee Hendricks and Planning and Zoning Coordinator Chris Clinton.

The Planning and Zoning Coordinator announced a quorum was present.

Chairperson Daley requested the Planning Commissioners declare any correspondences that have been received or any communications that might influence their ability to impartially consider the agenda items.

Commissioner Berger stated a packet was left at his door and letters were forwarded from the City.

Commissioner Crooks said a packet was left on his doorstep, a few letters were forwarded to him from the City, and three phone calls were received.

Commissioner Little explained there was a packet on his doorstep, his wife said someone came to his home while he was at work, and he received an email from the City with letters forwarded to him.

Commissioner Lebakken stated she received packet at her house as well, she was stopped by somebody as she was leaving her house, and letters were forwarded to her by the City.

Chairperson Daley said he received packet at his house, had somebody come to his door, and a reporter called City Hall to speak with him as well. He asked the Commissioners if the receipt of any of the correspondence or the communication might influence their ability to impartially consider the agenda items. All Commissioners responded it would not influence their ability.

CONSENT AGENDA

Commissioner Lebakken motioned to approve the minutes. Mr. Lee Hendricks, City Attorney, clarified if Commissioner Lebakken wanted to approve only the minutes, or the entire Consent Agenda. Ms. Beth Linn, City Administrator, stated there is also a requested expiration date extension for FS2019-02. Commissioner Lebakken motioned to approve the consent agenda. Commissioner Crooks seconded the motion. The consent agenda was approved, 4-0.

For the benefit of those attending via video conference, Ms. Katy Crow, Development Service Director, stated which city staff members were present in the meeting room.

OLD BUSINESS

REZONING APPLICATIONS ZA2020-02 THROUGH ZA2020-08

Chairperson Daley explained these applications were continued from the previous month's Planning Commission (the Commission) meeting. He reminded all in attendance that the role of the Commission in the rezoning process is that of a recommending body. The action taken this evening on any rezoning is not final, it is a recommendation to the Governing Body, who will make the final decision at a future City of Edgerton City Council meeting.

Chairperson Daley stated that on January 12, 2021, the Commission held a public hearing related to Rezoning Applications ZA2020-02 through ZA2020-08. He explained that the public hearing for those items was opened and closed during that meeting. After the public hearing and discussion, Commissioner Berger made separate motions to continue each application to this meeting. Chairperson Daley said Commissioner Berger also requested City Staff assemble a presentation of the possible economic impacts on the applicant properties and neighboring properties as a result of the requested rezoning. Chairperson Daley stated that each of those motions carried. He explained the Commission is here to review the results of that request and take action on these applications. Chairperson Daley asked if City Staff had that information available.

Ms. Beth Linn, City Administrator, stated City Staff did have it available. She said on January 12, 2021, the Commission directed City Staff to assemble a presentation of the possible economic impacts on the applicant properties and to neighboring properties as a result of the requested rezoning. She explained in preparing the presentation, City Staff used Golden Criteria Number fifteen (15), "the economic impact on the community from the uses allowed in the proposed rezoning," as a guide. The analysis starts by examining the economic impact of the properties requested to be rezoned. Ms. Linn explained the analysis then continues to get broader in nature to address the economic impact of the adjacent properties and finally the economic impact more regionally.

Ms. Linn explained in order to determine the economic impact of the parcels requested to be rezoned, the City's Financial Advisor, Columbia Capital Management (CCM), prepared a chart of actual and projected revenues generated to all taxing jurisdictions for the properties. She stated the current tax generation is the amount of taxes paid now based on the 2020 mill levy rate and current appraised value. The abatement tax generation is the projected amount of taxes paid if the properties were developed as logistics park using a similar structure to other Logistics Park Kansas City (LPKC) projects. Ms. Linn said the post-abatement tax generation projected the amount of taxes paid the properties were developed as logistics park using a similar structure to other LPKC projects once the abatement expires, which is ten (10) years, based on estimated full appraised value. Ms. Linn explained each column is the annual amount for each taxing jurisdiction on each property. The final row shows the annual total per property.

Ms. Linn informed the Commission there has not been any site plans submitted to the City for any of the properties. In order to complete the analysis of the economic impact requested by the Commission, City Staff used logistics park development patterns similar to other areas of LPKC. Any development of these properties would still require all the development process steps to be completed, including but not limited to applications, public hearing, and required approvals.

Ms. Linn said since opening in 2013, LPKC has created 4,600 new direct jobs in Edgerton. The jobs range widely in responsibility from warehouse associates and forklift operators to human resources, distribution center managers and even corporate officers. She explained that according to the Economic Policy Institute in January 2019, for every 100 jobs created in the transportation and warehousing sector, there are 276 indirect jobs created in supplier and induced jobs. Ms. Linn said by using this multiplier, a total of 12,696 indirect jobs have been created. This makes for a total job creation of 17,296 jobs by LPKC.

Ms. Linn explained in the preparation of the analysis of the economic impact to adjacent properties, City Staff analyzed historical property valuations of residential property, which is traditional single family, two family, duplex, and large lot rural single family, adjacent to the development of warehouse and distribution centers, manufacturing, or other similar uses. City Staff focused on two example areas for the analysis. The first area is the area adjacent to LPKC development in Edgerton and the other is an area adjacent to the I-35 Logistics Park/New Century Air Center development in Olathe. She explained all of the data was provided by Johnson County.

Ms. Linn stated the analysis for adjacent properties to LPKC and Edgerton focuses on several types of residential development. LPKC Phase I, which is north of Interstate 35 (I-35), began construction in 2013 and Phase II, south of I-35, started construction in 2018. City Staff analyzed property valuation of traditional single family and two family or duplex residential development data adjacent to LPKC Phase I in the BlueHawk and Genesis Farms developments located north of 181st Street and just east of the Edgerton city limits, which started construction in 2003. She explained this area developed before, during, and after LPKC development. Eight-five (85) new houses have been constructed after LPKC opened in 2013 and the average appraised value in this area for properties constructed prior to 2013 increased fifty-three percent (53%) from 2013 to 2020. For the properties constructed after 2013, the average appraised value increased by forty-eight percent (48%). Ms. Linn stated the average appraised value for properties in this area in 2013 was \$132,775 and the average appraised value for properties in this area in 2020 was \$210,986.

Ms. Linn continued by stating City Staff also examined valuation data from traditional single-family properties in the Sherman Estates development located south of 181st Street just east of the Edgerton city limits. This area was generally developed prior to the start of LPKC, however there were six (6) new housing permits constructed since 2013. The appraised value in this area for properties constructed prior to 2013 increased by forty-five percent (45%) from 2013 to 2020 and for the properties constructed after 2013, the average appraised value increased by twenty-two percent (22%).

Ms. Linn explained that large lot rural single family residential properties were the next data City Staff analyzed. She said the data was gathered from properties located within LPKC and/or the Overweight Corridor, which is along 191st Street, Waverly Road, Homestead Lane, and Four Corners Road. She informed the Commission that the average appraised value for large lot rural single family residential within LPKC and/or in the Overweight Corridor has increased 697% since 2013. The average appraised value of properties in the area in 2013 was \$101,724 and increased to an average appraised value in 2020 of \$447,090.

Ms. Linn stated that City Staff analyzed property valuation data for large lot rural single family residential properties in the Peppertree neighborhood south of 199th Street and west of Homestead

Lane. She said that most of the properties were developed before LPKC opened in 2013, but one property in Peppertree was built in 2014. Ms. Linn said the average appraised value for the properties in this area increased fifty-six percent (56%). In 2013, the average appraised value for properties in the area was \$234,635 and in 2020, the average appraised value increased to \$369,048.

Ms. Linn said the next area of large lot rural single family residential properties City Staff analyzed were properties adjacent to LPKC Phase II across the street from the Kubota North American Distribution Center, which began construction in 2018. The properties are along 207th Street from Homestead Lane to Waverly Road. The average appraised value of these properties has increased thirteen (13%) since 2018. In 2018 the average appraised value was \$242,026 and in 2020 it was \$266,771.

Ms. Linn explained City Staff looked at the area adjacent to the I-35 Logistics Park and the New Century Air Center. This area includes several similar uses and more intensive uses than what is permitted in the City of Edgerton Logistic Park (L-P) District such as warehouse and industrial at I-35 Logistics Park; various manufacturing at New Century Air Center; and an asphalt plant and quarry at Hamm Asphalt Plant and Quarry. She said City Staff looked at traditional single family residential development. The analysis examines property valuation data for the Reserve at Prairie Highlands development north of 151st Street and South Clare Road within one-half mile of the I-35 Logistics Park development and within one mile of New Century Air Center. This area developed before, during, and after the development of the I-35 Logistics Park and New Century Air Center. Ms. Linn stated the average appraised value for traditional single family residential property constructed prior to 2013 has increased by thirty-four percent (34%). This area has had seventy-six (76) new housing starts since 2013. The average appraised value for homes constructed after 2013 has increased by fifty-one percent (51%). The average appraised value in the area in 2013 was \$265,616. In 2020, the average appraised value for properties in this area increased to \$351,103.

Ms. Linn said that City Staff concluded by analyzing the economic impact for the region. She said LPKC has driven significant private investment regionally as well. Commercial construction projects in nearby jurisdiction including the development of the Hampton Inn, Groundhouse South, Olathe Health Gardner, Edgerton Urgent Care, and the future Quick Trip in Gardner. She stated that south of Edgerton along I-35, the City of Wellsville is home to the newly constructed Bert's Travel Plaza, which is a full-service truck stop with a large parking area for trucks, truck wash on site, large drivers lounge, private showers, and laundry machines. Located next to Bert's is the home of Keim Trucking including their commercial driver license (CDL) training center.

Ms. Linn explained that neighboring jurisdictions have also experience significant growth in housing starts as well. Since LPKC opened in 2013, the City of Gardner had 879 residential building permits issued, both single family and multifamily dwellings, and the City of Spring Hill had 702 residential building permits issued. Ms. Linn said these may not all be attributed directly to the development of LPKC, but certainly there is a link between growth in employment opportunity in this area with the demand for housing options in close proximity.

Chairperson Daley inquired if any of the Commissioners had any questions for City Staff. He reminded the Commissioners that the public hearing has been closed and not open to discussion with the public.

Commissioner Berger stated that upon his reading of the economic impact study, he thought the areas selected by City Staff have been good examples, however this area for the rezoning is more unique

than the selected areas. He expressed his appreciation the effort but forth by City Staff in the report.

Commissioner Little stated one of the items that was just read related to the proximity to Logistics Park Kansas City (LPKC) and intermodal. It is brought up in the Golden Criteria a few times. He asked what is the definition of 'proximity' as used in the Staff Reports and how close are the parcels to LPKC and other Logistics Park (L-P) District zoned parcels? Commissioner Little stated the Commissioners use the Golden Criteria to review rezoning applications and he wants to know the proximity that was used. Ms. Linn replied there is not a definition or a set distance to be used outlined in the Golden Criteria. She said the term proximity can be defined differently by different individuals. Mr. Hendricks agreed with Ms. Linn and stated that 'proximity' is defined by each situation.

Commissioner Little said he has been thinking about the statements provided at the previous meeting, especially regarding Golden Criteria number thirteen (13), which discusses traffic impact. He stated the Comprehensive Arterial Road Network Plan (CARNP) shows Gardner Road and 199th Street as four (4) lane wide roadways. As of right now those roads are two lanes with no shoulders. Commissioner Little asked why there is a discrepancy between the CARNP and what is actually there. Ms. Linn replied it is a comprehensive plan for the road network and is what the county wide plan is for major arterial roads. She explained the CARNP was a plan that was constructed over a few years and has been in place for a while. CARNP is what the County road network needs to be at full development of the County. It is what the roadway is to be in the future. Mr. David Hamby, City Engineer, agreed with Ms. Linn and said it is a future plan and it is the anticipated full buildout. She explained as LPKC has developed, there were lot of roadways that were not suitable for truck traffic and those roads have been improved as development has happened. Commissioner Little said that if the rezoning is approved it could be years before the roadways are improved for the traffic. Ms. Linn stated the rezoning is first step in the development process and changes the land use. After that is the platting process which divides the land. Finally, is the site plan which is when the infrastructure and buildings are looked at and how the project connects to the road network. She said the roadway was upgraded while the Kubota facility was built. Ms. Linn said she is aware of trucks driving on other roadways that are not fit for them and are outside of Edgerton's jurisdiction, but the way the warehouses connect to the roadways that are fit for the trucks are reviewed in the site plan. Commissioner Little understood he is looking ahead in the development process. Commissioner Berger explained the future is alluded to in the reports and it is difficult to not use that information to make the Commissioners' decisions.

Chairperson Daley reminded the Commissioners that each application requires a motion and vote.

Commissioner Berger motioned to recommend denial of Application ZA2020-02. Commissioner Lebakken seconded the motion. The Commission recommended the Governing Body deny Application ZA2020-02, 4-0.

Commissioner Berger motioned to recommend denial of Application ZA2020-03. Commissioner Little seconded the motion. The Commission recommended the Governing Body deny Application ZA2020-03, 4-0.

Commissioner Berger motioned to recommend denial of Application ZA2020-04. Commissioner Lebakken seconded the motion. The Commission recommended the Governing Body deny Application ZA2020-04, 4-0.

Commissioner Berger motioned to recommend denial of Application ZA2020-05. Commissioner Little seconded the motion. The Commission recommended the Governing Body deny Application ZA2020-05, 4-0.

Commissioner Berger motioned to recommend denial of Application ZA2020-06. Commissioner Lebakken seconded the motion. The Commission recommended the Governing Body deny Application ZA2020-06, 4-0.

Commissioner Berger motioned to recommend denial of Application ZA2020-07. Commissioner Lebakken seconded the motion. The Commission recommended the Governing Body deny Application ZA2020-07, 4-0.

Commissioner Berger motioned to recommend denial of Application ZA2020-08. Commissioner Little seconded the motion. The Commission recommended the Governing Body deny Application ZA2020-08, 4-0.

Chairperson Daley stated any recommendations made by the Planning Commission during this meeting related to rezoning Application ZA2020-02 through ZA2020-08 will be heard by the Governing Body at the March 11, 2021 City Council Meeting. He explained the action for those applications has completed and he requested anybody leaving to do so in a manner that would allow the Commission to continue onto the next items.

NEW BUSINESS

Chairperson Daley explained during the remainder of the meeting, there will be public hearings for new items and an opportunity to hear public comment and concerns. He said the applicant will be allowed to present their information in order for the Commission to make a recommendation to the Governing Body. Anyone willing to speak during the public comments portion of the meeting will be able to do. Chairperson Daley requested speakers provide their name, address, and cell phone number on a sign in sheet. He stated each speaker will be limited to three (3) minutes. Due to Covid-19 and the social distancing constraints placed upon the meeting room, there is an overflow area available at the Edgerton Library across the street where live audio of the meeting is provided. City Staff will contact anyone wishing to speak at City Hall.

PUBLIC HEARING – REZONING APPLICATIONS ZA2021-01 THROUGH ZA2021-05

Chairperson Daley introduced the applications. He stated City Staff will review the application received then the applicant will introduce their side of the proposal. After the applicant has presented, public comment will be received, and City Staff will keep a list of questions. The applicant will have the opportunity to respond to any comments received. Chairperson Daley reminded all in attendance that public comment is only allowed during the public hearing. Once the hearing has been closed, the time for comment has passed and no further comments from the audience will be taken.

The Chairperson reminded everyone present that the public hearing is for the rezoning applications and nothing further. Rezoning is about the proposed change in use of the land. Anything related to the development of the land like the roads, what a building looks like, or a stormwater plan, will be discussed at a future meeting which would include future public hearings related to those items, in the

event the rezoning is approved by the City Council. Chairperson Daley stated the public hearing is strictly to discuss the use of the land.

Chairperson Daley opened the public hearing.

Ms. Katy Crow, Development Service Director, stated Application ZA2021-01 was applied for by Brett Powell who is an agent for NPD Management. The property owner is Johnson County Land Company, LLC and is requesting a rezoning from Johnson County Rural (RUR) to the City of Edgerton Logistics Park (L-P). The property is located at 32425 W 207th Street and is 33.915 acres in size. Ms. Crow said the rezoning is being requested for future intermodal-related, logistics park development. The property was annexed into the City of Edgerton on March 15, 2018 as part of the Phase II expansion of Logistics Park Kansas City (LPKC). Ms. Crow explained LPKC is a 2,300-acre master-planned distribution and warehouse development anchored by the Burlington Northern Santa Fe Railway (BNSF) intermodal facility which opened in late 2013 and is located approximately two miles north of the subject site. The companies located within LPKC benefit from significant transportation saving. Ms. Crow explained the maps and figures outlining the nearby zoning designations surrounding the subject parcel and the proximity to other L-P locations. She said the last figure explains the nearby roads that Johnson County has designated as arterial roadways in the Comprehensive Arterial Road Network Plan (CARNP). Ms. Crow said access to the parcel is from 207th Street from the north. The water provider is Johnson County Water District #7, the sanitary sewer will be provided by the City of Edgerton, gas will be provided by Kansas Gas Service, and the electrical provider is Evergy. She said police service will be provided by the City of Edgerton through the Johnson County Sheriff's Office and Johnson County Fire District #1 will provide fire protection. The property is located within the Bull Creek watershed.

Ms. Crow stated the subject property was annexed into the City of Edgerton on March 15, 2018 and at the time it held a Johnson County Rural (RUR) zoning designation, which it still holds today. She explained the City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern type industrial uses or industrial park to support activities related to trade, rail, and other transport services. Limitations are placed on the uses in the district to significantly restrict the outside activities and outside store of material, noise, vibration, et cetera. The UDC also states manufacturing uses should be conducted within a totally enclosed building. The conduction of outdoor activities and outdoor storage is not allowed. External effects such as excessive noise or odor should not extend beyond property lines. Ms. Crow explained permitted uses within the L-P District include warehousing/distribution centers; motor freight transportation terminals; manufacturing, processing, fabrication, or assembly of commodity – limited; along with other permitted uses.

Ms. Crow then went through each of the Golden Criteria for application ZA2021-01:

1. **Need for the Proposed Change** – When this parcel was annexed into Edgerton, it contained a Johnson County RUR zoning designation as assigned by the County. That zoning designation only allows for an agricultural use and it is considered a holding designation post annexation. Prior to any development occurring on the parcel, rezoning to a City of Edgerton zoning designation is necessary. The applicant has requested that this parcel be rezoned to L-P to allow for the future construction of projects similar to other projects in other L-P District areas. Given the parcels' proximity to LPKC Phases I and II, the BNSF Railway intermodal facility, I-35

and the Homestead interchange, L-P District zoning is the most compatible designation for these uses.

2. **Magnitude of the Change** – The Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35. However, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. Due to the unexpected pace of development in Phase I of LPKC, a Phase II expansion of LPKC was initiated in 2018 and this parcel is part of the area which would comprise that continued expansion. Development in this area is driven by the Homestead Lane interchange and the proposed rezoning to L-P District is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. As is noted in the City of Edgerton UDC, landscaping and vegetation will be used to minimize adverse impacts to adjacent residential properties. Large size parcels like this one (33.915 acres) would be appropriately sized to accommodate an industrial development and the size allows for adequate berming and screening along adjacent parcels. Given the parcel's proximity to LPKC, the BNSF Railway intermodal facility, I-35 and the Homestead Lane interchange, the magnitude of the change would not be considered unusual when the property is being used for industrial development.
3. **Whether or not the change will bring harm to established property rights** - The subject property is surrounded by undeveloped acreage and low-density rural single-family residential. L-P zoning designations require significant berming and landscaping adjacent to any residential developments. If rezoned L-P, as requested, a separate Site Plan review and approval would be required prior to the issuance of any building permits. Part of a Site Plan review would include attention to buffering and setbacks, stormwater management and the appropriate transition between adjoining properties and any proposed industrial use. This Site Plan review will help mitigate impact that might occur to adjacent properties.
4. **Effective use of Land** - L-P District permitted uses at this location are an effective and efficient use of the property due to its proximity to the BNSF Railway intermodal facility, LPKC and the I-35 interstate system.
5. **The extent to which there is a need in the community for the uses allowed in the proposed zoning** - Construction of warehousing, distribution, limited manufacturing and related uses near the intermodal facility allows an inland port for goods in transit, by reducing truck traffic in the surrounding area and allowing for more efficient use of the supply chain.
6. **The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space** – This parcel is located near the new 207th Street corridor, Kubota Tractor North American Distribution Center and the Hostess Distribution Center. Continued development of the area includes intermodal related uses. With the extensive road improvements, including the interchange at I-35 and Homestead Lane and the improvements along 207th Street, the character of the area is changing from rural to industrial. Some nearby parcels zoned Johnson County RUR and RN2 contain single family homes. However, the residential density in this area is lower than some of the parcels adjacent to development in Phase I of LPKC. As noted previously, the Site Plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
7. **Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties** - The proposed zoning is compatible the existing zoning and existing use of the parcel across 207th Street (Kubota North America Distribution Center). The City's Unified Development Code (UDC) states that the purpose of the L-P District is to create a limited multimodal industrial zone which provides for modern types of industrial uses or an

industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The Site Plan review process is designed to mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.

8. **Suitability of the uses to which the property has been restricted under its existing zoning** - The existing Johnson County RUR zoning of the applicant property is viewed as a holding designation related to the annexation of the parcel. Johnson County RUR zoning is primarily for agricultural and low-density residential use. An industrial use on a property zoned for agriculture would not be a permitted use therefore, a rezoning to the L-P District is the most appropriate designation for the proposed use indicated by the applicant.
9. **Length of time the subject property has remained vacant under the current zoning designation** - Based upon available aerial photography, the property has been used for agricultural purposes in unincorporated Johnson County dating back to at least 2006.
10. **The extent to which the zoning amendment may detrimentally affect nearby property** - The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The Site Plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
11. **Consideration of rezoning applications requesting Planned Development Districts (PUD) for multifamily and non-residential uses should include architectural style, building materials, height, structural mass, siting, and lot coverage** - This is not a request for a PUD.
12. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services** – For any development which occurs on this parcel, it will be the responsibility of the developer to work with the utility companies to extend any necessary utilities not already in the service area. The parcel currently receives electric service and there is a connection point along 207th Street for gas service. The City of Edgerton Municipal Code requires that all properties within city boundaries connect to City of Edgerton sanitary sewer service. Should this parcel be developed, the developer would be responsible for the extension of and connection to City of Edgerton wastewater infrastructure.
13. **The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property** – Homestead Lane and 207th Street to just east of Waverly Road have been constructed to accommodate the traffic that will accompany the Phase II expansion of LPKC. During the Site Plan review process, both the type and volume of traffic associated with a new development are evaluated, often with the requirement that a traffic study be performed as part of the applicant's due diligence. This includes evaluating the transportation network in the area and any current and future access points to the parcel. Infrastructure upgrades to accommodate the new development's traffic volume and type are required and adequate off-street parking must be provided as on-street parking is not allowed.

14. **The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm** - The City will follow National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management requirements which require any application to address runoff and water pollution mitigation measures as part of the development of the property. Any construction that occurs on site will be required to get a NPDES permit from the State of Kansas and a land disturbance permit from the City. Those permits require a stormwater pollution prevention plan that is reviewed by the City and the State. Mitigation of pollution in the form of air, noise, light, etc., will be addressed as part of the Site Plan review process.
15. **The economic impact on the community from the uses allowed in the proposed zoning** - Uses allowed in the L-P District, have the potential to benefit the residents and the community in a positive way by providing jobs, economic opportunities, and tax revenues to respective jurisdictions. During the Covid-19 pandemic, supply chain logistics were instrumental to delivering food and supplies to areas across the United States. This type of commercial industry continues to be an important contributor to the economy of this area.
16. **The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial** - There would be little relative gain, if any, to the public health, safety, and welfare from the denial of these zoning applications. However, the City would be adversely impacted due to the lost opportunities for jobs, economic activity and tax revenue if the anticipated logistics park uses and facilities were to locate in another community.
17. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** - Due to the unexpected pace of development in Phases I and II of Logistics Park Kansas City, the Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35. However, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. This parcel is located 0.32 miles from I-35 and the Homestead Lane interchange. Development in the area is driven by its proximity to the highway system and the proposed rezoning is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. Any development that would occur on this parcel would be required to be in compliance with the City of Edgerton UDC. L-P Zoning does not allow tenants to conduct exterior operations or have exterior storage. The review of strict parameters related to the aesthetics of development on L-P zoned parcels is conducted as part of a Site Plan review, including an evaluation of building materials, screening between adjacent parcels and parking requirements.
18. **The recommendation of professional staff** – City staff recommends approval of proposed rezoning Application ZA2021-01 from Johnson County Rural (RUR), to City of Edgerton Logistics Park District (L-P) with the following stipulations:
 - a. All infrastructure requirements of the City shall be met;
 - b. All platting requirements of the City shall be met;
 - c. All Site Plan application requirements of the City shall be met;
 - d. Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City.

Ms. Crow explained for application ZA2021-02, a majority of the review comments of the Golden Criteria stayed the same, but the different information will be explained. She stated the application is for rezoning a parcel of land located at 32295 W 207th Street. The applicant is Brett Powell, who is an agent from NPD Management. The property is owned by Wellsville Land Company, LLC. The applicant has requested the same rezoning from Johnson County RUR to City of Edgerton L-P and the parcel is about 5.903 acres. She explained the maps in the Staff Report of showing nearby zoning designations and the proximity of the parcel to other L-P uses. She stated the last figure outlines the CARNP. She explained access to this parcel is from 207th Street from the north.

Ms. Crow outlined the Golden Criteria that were different from the previous application:

1. **Need for the Proposed Change** – When the parcel was annexed into Edgerton, it contained a RUR zoning designation as assigned by Johnson County. That zoning designation is only a holding designation and a rezoning is required prior to any land development occurring. The applicant has requested an L-P Zoning District designation to allow for the future construction of projects similar to other projects in other L-P zoned areas. Given the parcels' proximity to LPKC Phases I and II, the BNSF Railway intermodal facility and I-35, L-P District zoning is the most compatible designation for these uses.
2. **Magnitude of the Change** – The Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35. However, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. Due to the unexpected pace of development in Phase I of LPKC, a Phase II expansion of LPKC was initiated in 2018 and this parcel is part of the area which would comprise that continued expansion. Development in this area is driven by the Homestead Lane interchange and the proposed rezoning to L-P District is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. As is noted in the City of Edgerton UDC, landscaping and vegetation will be used to minimize adverse impacts to adjacent residential properties. Given the parcel's proximity to LPKC, the BNSF Railway intermodal facility, I-35 and the Homestead Lane interchange, the magnitude of the change would not be considered unusual when the property is being used for industrial development.
12. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services** – For any development which occurs on this parcel, it will be the responsibility of the developer to work with the utility companies to extend any necessary utilities not already in the service area. The parcel currently receives electric service and there is a connection point along 207th Street for gas service. The City of Edgerton Municipal Code requires that all properties within city boundaries connect to City of Edgerton sanitary sewer service. Should this parcel be developed, the developer would be responsible for the extension of and connection to City of Edgerton wastewater infrastructure.
13. **The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property** – Homestead Lane and 207th Street to just east of Waverly Road have been constructed to accommodate the traffic that will accompany the Phase II expansion of LPKC. During the Site Plan review process, both the type and volume of traffic associated with a new development are evaluated, often with the

requirement that a traffic study be performed as part of the applicant's due diligence. This includes evaluating the transportation network in the area and any current and future access points to the parcel. Infrastructure upgrades to accommodate the new development's traffic volume and type are required and adequate off-street parking must be provided as on-street parking is not allowed.

14. **The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm** - The City will follow National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management requirements which require any application to address runoff and water pollution mitigation measures as part of the development of the property. Any construction that occurs on site will be required to get a NPDES permit from the State of Kansas and a land disturbance permit from the City. Those permits require a stormwater pollution prevention plan that is reviewed by the City and the State. Mitigation of pollution in the form of air, noise, light, etc., will be addressed as part of the Site Plan review process.
17. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** - Due to the unexpected pace of development in Phases I and II of Logistics Park Kansas City, the Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35. However, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. This parcel is located 0.40 miles from I-35 and the Homestead Lane interchange. Development in the area is driven by its proximity to the highway system and the proposed rezoning is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. Any development that would occur on this parcel would be required to be in compliance with the City of Edgerton UDC. L-P Zoning does not allow tenants to conduct exterior operations or have exterior storage. The review of strict parameters related to the aesthetics of development on L-P zoned parcels is conducted as part of a Site Plan review, including an evaluation of building materials, screening between adjacent parcels and parking requirements.
18. **The recommendation of professional staff** - City staff recommends approval of proposed rezoning Application ZA2021-02 from Johnson County Rural (RUR), to City of Edgerton Logistics Park District (L-P) with the following stipulations:
 - a. All infrastructure requirements of the City shall be met;
 - b. All platting requirements of the City shall be met;
 - c. All Site Plan application requirements of the City shall be met;
 - d. Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City.

Ms. Crow stated ZA2021-03 is an application for the same rezoning change on a parcel of land located at 32285 W 207th Street. She said it was applied by Brett Powell, agent of NPD Management, and is owned by Moonlight Farms, LLC. The parcel is 16.530 acres in size. She explained the maps in the Staff Report of showing nearby zoning designations and the proximity of the parcel to other L-P uses. She stated the last figure outlines the CARNP. She explained access to this parcel is from a private drive which extends approximately 1,200 feet south from 207th Street.

Ms. Crow outlined the different analysis of the Golden Criteria:

1. **Need for the Proposed Change** – When the parcel was annexed into Edgerton, it contained a RUR zoning designation as assigned by Johnson County. That zoning designation is only a holding designation and a rezoning is required prior to any land development occurring. The applicant has requested L-P Zoning District designation to allow for the future construction of projects similar to other projects in L-P zoned areas. Given the parcels' proximity to LPKC Phases I and II, the BNSF Railway intermodal facility, I-35 and the Homestead interchange, L-P District zoning is the most compatible designation for these uses.
2. **Magnitude of the Change** – The Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35. However, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. Due to the unexpected pace of development in Phase I of LPKC, a Phase II expansion of LPKC was initiated in 2018 and this parcel is part of the area which would comprise that continued expansion. Development in this area is driven by the Homestead Lane interchange and the proposed rezoning to L-P District is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. As is noted in the City of Edgerton UDC, landscaping and vegetation will be used to minimize adverse impacts to adjacent residential properties. Given the parcel's proximity to LPKC, the BNSF Railway intermodal facility, I-35 and the Homestead Lane interchange, the magnitude of the change would not be considered unusual when the property is being used for industrial development.
12. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services** – For any development which occurs on this parcel, it will be the responsibility of the developer to work with the utility companies to extend any necessary utilities not already in the service area. The parcel currently receives electric service and there is a connection point along 207th Street for gas service. The City of Edgerton Municipal Code requires that all properties within city boundaries connect to City of Edgerton sanitary sewer service. Should this parcel be developed, the developer would be responsible for the extension of and connection to City of Edgerton wastewater infrastructure.
13. **The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property** – Homestead Lane and 207th Street to just east of Waverly Road have been constructed to accommodate the traffic that will accompany the Phase II expansion of LPKC. During the Site Plan review process, both the type and volume of traffic associated with a new development are evaluated, often with the requirement that a traffic study be performed as part of the applicant's due diligence. This includes evaluating the transportation network in the area and any current and future access points to the parcel. Infrastructure upgrades to accommodate the new development's traffic volume and type are required and adequate off-street parking must be provided as on-street parking is not allowed.
14. **The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm** - The City will follow National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management requirements which require any application to address runoff and water pollution mitigation measures as part of the development of the

property. Any construction that occurs on site will be required to get a NPDES permit from the State of Kansas and a land disturbance permit from the City. Those permits require a stormwater pollution prevention plan that is reviewed by the City and the State. Mitigation of pollution in the form of air, noise, light, etc., will be addressed as part of the Site Plan review process.

17. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** - Due to the unexpected pace of development in Phases I and II of Logistics Park Kansas City, the Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35. However, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. This parcel is located 0.58 miles from I-35 and the Homestead Lane interchange. Development in the area is driven by its proximity to the highway system and the proposed rezoning is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. Any development that would occur on this parcel would be required to be in compliance with the City of Edgerton UDC. L-P Zoning does not allow tenants to conduct exterior operations or have exterior storage. The review of strict parameters related to the aesthetics of development on L-P zoned parcels is conducted as part of a Site Plan review, including an evaluation of building materials, screening between adjacent parcels and parking requirements.
18. **The recommendation of professional staff** - City staff recommends approval of proposed rezoning Application ZA2021-03 from Johnson County Rural (RUR), to City of Edgerton Logistics Park District (L-P) with the following stipulations:
 - a. All infrastructure requirements of the City shall be met;
 - b. All platting requirements of the City shall be met;
 - c. All Site Plan application requirements of the City shall be met;
 - d. Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City.

Ms. Crow stated ZA2021-04 is an application for the same rezoning change on a parcel of land located at 32330 W 213th Street. She said it was applied by Brett Powell, agent of NPD Management, and is owned by Wellsville Farms, LLC. The parcel is 22.088 acres in size. She explained the maps in the Staff Report of showing nearby zoning designations and the proximity of the parcel to other L-P uses. She stated the last figure outlines the CARNP. She explained access to this parcel is from a private drive at the corner of South Kill Creek Road and 213th Street.

Ms. Crow outlined the different analysis of the Golden Criteria:

1. **Need for the Proposed Change** – When this parcel was annexed into Edgerton, it contained a Johnson County RUR zoning designation as assigned by the County. That zoning designation only allows for an agricultural use and it is considered a holding designation post annexation. Prior to any development occurring on the parcel, rezoning to a City of Edgerton zoning designation is necessary. The applicant has requested that this parcel be rezoned to L-P to allow for the future construction of projects similar to other projects in other L-P District areas. Given the parcels' proximity to LPKC Phases I and II, the BNSF Railway intermodal facility, I-35 and the Homestead interchange, L-P District zoning is the most compatible designation for these uses.

2. **Magnitude of the Change** – The Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35; however, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. Due to the unexpected pace of development in Phase I of LPKC, a Phase II expansion of LPKC was initiated in 2018 and this parcel is part of the area which would comprise that continued expansion. Development in this area is driven by the Homestead Lane interchange and the proposed rezoning to L-P District is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. As is noted in the City of Edgerton UDC, landscaping and vegetation will be used to minimize adverse impacts to adjacent residential properties. Large size parcels like this one (22.088 acres) would be appropriately sized to accommodate an industrial development and the size allows for adequate berming and screening along adjacent parcels. Given the parcel's proximity to LPKC, the BNSF Railway intermodal facility, I-35 and the Homestead Lane interchange, the magnitude of the change would not be considered unusual when the property is being used for industrial development.
12. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services** – For any development which occurs on this parcel, it will be the responsibility of the developer to work with the utility companies to extend any necessary utilities not already in the service area. The parcel currently receives electric service and there is a connection point along 207th Street for gas service. The City of Edgerton Municipal Code requires that all properties within city boundaries connect to City of Edgerton sanitary sewer service. Should this parcel be developed, the developer would be responsible for the extension of and connection to City of Edgerton wastewater infrastructure.
13. **The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property** – Homestead Lane and 207th Street to just east of Waverly Road have been constructed to accommodate the traffic that will accompany the Phase II expansion of LPKC. Today 213th Street is a gravel road from Waverly Road to Kill Creek Road. Kill Creek Road is also a gravel road south of 213th Street. However, the Johnson County Comprehensive Arterial Road Network Plan (CARNP) assigns a Type I/2-Lane Arterial Roadway designation to 213th Street and Kill Creek Road and designates them both as main throughways. During the Site Plan review process, both the type and volume of traffic associated with a new development are evaluated, often with the requirement that a traffic study be performed as part of the applicant's due diligence. This includes evaluating the transportation network in the area and any current and future access points to the parcel. Infrastructure upgrades to accommodate the new development's traffic volume and type are required and adequate off-street parking must be provided as on-street parking is not allowed.
14. **The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm** - The City will follow National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management requirements which require any application to address runoff and water pollution mitigation measures as part of the development of the property. Any construction that occurs on site will be required to get a NPDES permit from the State of Kansas and a land disturbance permit from the City. Those permits require a

stormwater pollution prevention plan that is reviewed by the City and the State. Mitigation of pollution in the form of air, noise, light, etc., will be addressed as part of the Site Plan review process.

17. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** - Due to the unexpected pace of development in Phases I and II of Logistics Park Kansas City, the Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35. However, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. This parcel is located 0.85 miles from I-35 and the Homestead Lane interchange. Development in the area is driven by its proximity to the highway system and the proposed rezoning is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. Any development that would occur on this parcel would be required to be in compliance with the City of Edgerton UDC. L-P Zoning does not allow tenants to conduct exterior operations or have exterior storage. The review of strict parameters related to the aesthetics of development on L-P zoned parcels is conducted as part of a Site Plan review, including an evaluation of building materials, screening between adjacent parcels and parking requirements.
18. **The recommendation of professional staff** - City staff recommends approval of proposed rezoning Application ZA2021-04 from Johnson County Rural (RUR), to City of Edgerton Logistics Park District (L-P) with the following stipulations:
 - a. All infrastructure requirements of the City shall be met;
 - b. All platting requirements of the City shall be met;
 - c. All Site Plan application requirements of the City shall be met;
 - d. Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City.

Ms. Crow stated ZA2021-05 is an application for the same rezoning change on a parcel of land located on the northwest corner of the intersection of West 213th Street and South Kill Creek Road. She said it was applied by Brett Powell, agent of NPD Management, and is owned by Wellsville Farms, LLC. The parcel is 56.528 acres in size. She explained the maps in the Staff Report of showing nearby zoning designations and the proximity of the parcel to other L-P uses. She stated the last figure outlines the CARNP. She explained access to this parcel is from 213th Street and Kill Creek Road at the southeast corner of the property.

Ms. Crow outlined the different analysis of the Golden Criteria:

1. **Need for the Proposed Change** – When this parcel was annexed into Edgerton, it contained a Johnson County RUR zoning designation as assigned by the County. That zoning designation only allows for an agricultural use and it is considered a holding designation post annexation. Prior to any development occurring on the parcel, rezoning to a City of Edgerton zoning designation is necessary. The applicant has requested that this parcel be rezoned to L-P to allow for the future construction of projects similar to other projects in other L-P District areas. Given the parcels' proximity to LPKC Phases I and II, the BNSF Railway intermodal facility, I-35 and the Homestead interchange, L-P District zoning is the most compatible designation for these uses.
2. **Magnitude of the Change** – The Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35; however, it does address development of areas for

industrial use due to their proximity to the intermodal and easy access to the interstate. Due to the unexpected pace of development in Phase I of LPKC, a Phase II expansion of LPKC was initiated in 2018 and this parcel is part of the area which would comprise that continued expansion. Development in this area is driven by the Homestead Lane interchange and the proposed rezoning to L-P District is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. As is noted in the City of Edgerton UDC, landscaping and vegetation will be used to minimize adverse impacts to adjacent residential properties. Large size parcels like this one (56.5 acres) would be appropriately sized to accommodate an industrial development and the size allows for adequate berming and screening along adjacent parcels. Given the parcel's proximity to LPKC, the BNSF Railway intermodal facility, I-35 and the Homestead Lane interchange, the magnitude of the change would not be considered unusual when the property is being used for industrial development.

12. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services** – For any development which occurs on this parcel, it will be the responsibility of the developer to work with the utility companies to extend any necessary utilities not already in the service area. Electrical service currently crosses the parcel and there is a connection point along 207th Street for gas service. The City of Edgerton Municipal Code requires that all properties within city boundaries connect to City of Edgerton sanitary sewer service. Should this parcel be developed, the developer would be responsible for the extension of and connection to City of Edgerton wastewater infrastructure.
13. **The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property** – Homestead Lane and 207th Street to just east of Waverly Road have been constructed to accommodate the traffic that will accompany the Phase II expansion of LPKC. Today 213th Street is a gravel road from Waverly Road to Kill Creek Road. Kill Creek Road is also a gravel road south of 213th Street. However, the Johnson County Comprehensive Arterial Road Network Plan (CARNP) assigns a Type I/2-Lane Arterial Roadway designation to 213th Street and Kill Creek Road and designates them both as main throughways. During the Site Plan review process, both the type and volume of traffic associated with a new development are evaluated, often with the requirement that a traffic study be performed as part of the applicant's due diligence. This includes evaluating the transportation network in the area and any current and future access points to the parcel. Infrastructure upgrades to accommodate the new development's traffic volume and type are required and adequate off-street parking must be provided as on-street parking is not allowed.
14. **The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm** - The City will follow National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management requirements which require any application to address runoff and water pollution mitigation measures as part of the development of the property. Any construction that occurs on site will be required to get a NPDES permit from the State of Kansas and a land disturbance permit from the City. Those permits require a stormwater pollution

prevention plan that is reviewed by the City and the State. Mitigation of pollution in the form of air, noise, light, etc., will be addressed as part of the Site Plan review process.

17. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** - Due to the unexpected pace of development in Phases I and II of Logistics Park Kansas City, the Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35. However, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. This parcel is located 0.81 miles from I-35 and the Homestead Lane interchange. Development in the area is driven by its proximity to the highway system and the proposed rezoning is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. Any development that would occur on this parcel would be required to be in compliance with the City of Edgerton UDC. L-P Zoning does not allow tenants to conduct exterior operations or have exterior storage. The review of strict parameters related to the aesthetics of development on L-P zoned parcels is conducted as part of a Site Plan review, including an evaluation of building materials, screening between adjacent parcels and parking requirements.
18. **The recommendation of professional staff** - City staff recommends approval of proposed rezoning Application ZA2021-05 from Johnson County Rural (RUR), to City of Edgerton Logistics Park District (L-P) with the following stipulations:
 - a. All infrastructure requirements of the City shall be met;
 - b. All platting requirements of the City shall be met;
 - c. All Site Plan application requirements of the City shall be met;
 - d. Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City.

Chairperson Daley requested the applicant make their presentation.

Mr. Patrick Robinson, Vice President of NorthPoint Development, addressed the Commission. He stated that the Homestead Lane interchange was constructed in 2013 which indicated a big change in this area. The interchange has brought forth the anticipation of commercial uses. He stated the map and rezoning application shows the infrastructure improvements have been made. This project is close to the new wastewater treatment plant and all of the other utility infrastructure is nearby and can easily be extended to this project. Mr. Robinson addressed access on Application ZA2021-05. He said the current access is from 213th Street, but access will be limited to only allow access from 207th Street. He stated that NorthPoint has been in contact with neighbors to provide easements and with other nearby residents on 213th Street regarding the project. He knows some of the residents in the area have been hired by companies in LPKC. Mr. Robinson represented that there is a family-owned company that wants to build on the parcels associated with these applications. He said he is willing to answer any questions and agrees with the Staff Report and stipulations.

Chairperson Daley asked City Staff if any written testimony was received prior to the meeting. Mr. Chris Clinton, Planning and Zoning Coordinator, replied City Staff has received comments that have been provided to the Commission prior to the meeting and will be added to the minutes. City Staff has received comments from:

- Tim and Lee Dye – 31308 W 217th Street, Spring Hill, KS 66083
- Matt Hotle – 32243 W 207th Street, Edgerton, KS 66021

- Curtis and Debra Kennon – 28155 W 215th Street, Gardner, KS 66030
- Charles and Charlene Soetaert – 31120 W 217th Street, Spring Hill, KS 66083
- Carl and Pat Peer – 32695 W 215th Street, Spring Hill, KS 66083
- Kelly and Janice Craven – 32953 W 207th Street, Edgerton, KS 66021
- Geneva Muro – 29345 W 199th Street, Gardner, KS 66030
- Brett and Mindi Kuper – 22241 Moonlight Road, Gardner, KS 66021
- Mark Hall – 23506 S Gardner Road, Spring Hill, KS 66083
- Joyce Ghaisarnia – 21725 S Waverly Road, Spring Hill, KS 66083
- Rick Speck 32915 W 207th Street, Edgerton, KS 66021
- Russ Robinson – S Gardner Road

Chairperson Daley stated that if someone is present to speak, they were asked to sign in and provide their name and address for the record along with a number so City Staff can inform them it is their turn to speak. He reminded everybody that 3 minutes is how long each speaker will be given. He requested all speakers speak clearly and slowly so that all Commissioners can hear the speaker.

Mr. Ben Johnson, 21365 S Moonlight Road, Gardner, KS 66030, spoke before the Commission. He said he has some comments regarding the parcels outlined in Applications ZA2021-03, ZA2021-04, and ZA2021-05. The parcel regarding ZA2021-03 is a narrow strip of land that connects the other parcels to the City. The proposed rezoning goes against the planning of the area. Bull Creek Park is nearby and is a place for the citizens of the County to enjoy the countryside. He stated a 1,000,000 square foot building is shown to be on the shores of Bull Creek. This will create runoff that goes to Hillsdale Lake where many residents get their drinking water. Mr. Johnson questioned the fact that City Staff has not been able to update the Edgerton Comprehensive Plan which has not been updated and reviewed since 2011.

Mr. Tim Smith, 21175 S Moonlight Road, Gardner, KS 66030, addressed the Commission. He said when Ms. Crow was reading the Golden Criteria, under number three (3), undeveloped acreage was mentioned in the Staff Report. He said he and others nearby bought land as homeowners and bought it for their families and chose to live in rural environment. He stated he is now working from home while schools are in session and have students in class. He sees school buses drive by. He thought about how rural communities have long driveways and kids wait at the end of the drive for the bus. He asked what the truck traffic is going to do for the children. Mr. Smith stated that the development is going to bring in a lot of traffic. He also stated water runoff is going into the watershed and that is where residents get their drinking water. Mr. Smith wants to know how NorthPoint values the land they buy. He asked if they value only the land, or if the houses are included in the valuations. The residents have invested in their properties and now the investments are being upset by LPKC. Mr. Smith said he agrees growth needs to happen but only in the correct format. He requested the Planning Commission recommend denial of the rezoning applications.

Mr. Wayne Davis, 29080 W 199th Street, Gardner, KS 66030, approached the Commission. He stated he has a few concerns about the rezonings. He questioned who the author actually was of the Staff Reports but does note the UDC says residential uses should be planned away from LPKC, he believes it should also be the other way around. LPKC development should be done away from residential properties to protect the residents. Mr. Davis said he has seen residential properties around most of the parcels developed for LPKC. He stated that NorthPoint cherry-picks which properties to purchase and have less fees to pay and then they link the properties together to be annexed. Mr. Davis said the

remaining property owners are the ones who pay after NorthPoint purchases and develops the land. He stated that the properties lose value. He told the story of a neighbor who has put their house for sale due to previous meeting and the possibility of a warehouse to be nearby. The fear is that the warehouse will affect property value and the quality of life of nearby residences. He explained the house has not sold yet, but many prospective buyers have looked at the property. Part of the selling process is the full disclosure commitment, and the rezoning request was part of that commitment the seller disclosed. He speculates that is why there has not been an offer put on the property. Mr. Davis said no property should be considered for rezoning unless the infrastructure is already provided.

Mr. Frank Bannister, 19815 S Gardner Road, Gardner, KS, 66030, spoke to the Commission. He stated he opposes the rezoning request. He asked the Commission to fall back on good common sense and vote against these applications for the same reasons as the previous applications. He said there is no difference between the land use and the incompatibility and lack of infrastructure. Mr. Bannister believes there is no need to approve the rezonings as it is the same scenario as the applications from the previous meeting. He said it is a cookie cutter Staff Report that does not take into accountability the surrounding area and does not mention the negative impacts to the residents. He said these parcels are zoned rural residential for a reason. He likened putting warehouses in this area is like putting a square peg into a round hole. Mr. Bannister asked if NorthPoint has traveled 199th Street and Gardner Road. He stated there are truckers getting lost and kids getting to school at the same time. He demanded trucks to stay on I-35 and if development stopped on the north side of I-35, there would not be any issues. Now that the development has crossed I-35, there are issues. Mr. Bannister said there is no way in the world it makes sense to approve the applications and asked the Commission to vote the same way for the same reasons as ZA2020-02 through ZA2020-08.

Mr. Brent Cunningham, 29245 W 199th Street, Gardner, KS 66030, informed the Commission his main concern is the truck traffic. He requested the Commissioners go to Spring Hill and watch as the trucks crowd yellow lines and force other drivers out of their way. He said when and if NorthPoint develops behind his house, rock blasting is a concern. He wondered what will happen when a gas deposit ignites. He asked if a representative from NorthPoint would want to live in a home that backs up to a 1,000,000 square foot warehouse. He speculated nobody from NorthPoint would want to live there.

Mr. Charlie Koch, 27449 W 215th Street, Spring Hill, KS 66083, approached the Commission. He thanked the Commission for their earlier vote to recommend denial of the rezonings. He referenced the economic study done by City Staff. He does not remember the growth being as high as the study claims and does not agree with the numbers presented. He stated this area is a neighborhood and they walk the streets for exercise and go to each other's' houses. It is a traditional neighborhood with bigger yards. Mr. Koch stated LPKC development would not fit in any suburban neighborhood if it were to fill an empty lot. Mr. Koch represented that industrial use does not fit into their way of life and does not fit in this area. He handed the Commissioners maps that show which parcels have a rural residential development on. The maps have been attached to these minutes.

Ms. Jennifer Whitlow, 31700 W 217th Street, Spring Hill, KS 66083, spoke before the Commission. She said her and her family bought their dream home in 2017 on eleven (11) acres. This was shortly after Project Mustang, which is now the Kubota facility, was announced. Since then, the area has been infringed upon by NorthPoint. She stated she is proud of the Commission on their previous vote. Ms. Whitlow said the same things apply to these applications. She knows the warehouses are there but the infrastructure in the area is not working. There was a fatally accident on 207th Street and Gardner Road

where a driver was hit. She explained the truck drivers are not using Homestead Lane and are turning away from the interstate. She stated if a person driving in that area is not looking, they could end up in a fatality accident. She said the recent accommodations that have been made do not do enough to deter drivers from going away from I-35. She acclaimed rezoning a property is not for future development, it is for development to happen now. She requested the Commission reject all of the rezoning applications. If not all of the applications, then at least ZA2021-03, ZA2021-04 and ZA2021-05 as those parcels are close to rural homes. She stated if someone is looking for a home in the country, they would not look in this area. She alleged it is not right for a company to infringe on their rights like NorthPoint is.

Ms. Tomina Meyers, 21354 S Clare Road, Spring Hill, 66083, addressed the Commission. She said she lives two (2) blocks east of a parcel that requested rezoning that was denied. She said she is also concerned about these applications. She inquired to who is paying for the infrastructure upgrades. She said Homestead Lane has been improved but the trucks are using 215th Street, 207th Street, and 199th Street more than Homestead Lane. She has had to help drivers backing down Clare Road many times. She stated when asked why the trucks are there, the driver tells her they were told to use this route. There have been fatalities from truckers avoiding ditches. She asked how many people have to die before the development stops. She stated trucks are not using the proper infrastructure and they are using gravel or chip and seal roads. The development is causing home values to drop. She said the home values presented by City Staff have gone up because of the federal rate. The development is going to hurt five (5), ten (10), and twenty (20) acre lots. She said the residences do not want to be next to warehouses with trucks. She acclaimed NorthPoint will try again and implored the Commission to reject the applications. She said the Commission should reject ZA2021-03, ZA2021-04, and ZA2021-05 at the very minimum because those roads are not fit for the trucks. She asked the Commissioners if they want the warehouses next to their houses.

Ms. Staci Cook, 30103 Pinecrest Drive, Spring Hill, KS 66083, spoke before the Commission. She stated there are too many inconsistencies with what City Staff has presented. She said Mr. Koch addressed the economic study, which, ignores the bad side of the development. She said this area is rural and does not fit the character of LPKC. She stated the Comprehensive Plan does not allow leapfrog development, that is what is happening with these applications and growth should be used to control urban sprawl. She noted the Staff Report mentions no future adverse effect, but she acclaimed there would negative affect now. She stated she drives Gardner Road and sees many semitrucks on that road. Miami County Conservation has said hard surfaces increase runoff and this development is not nice to the watershed. She said this leads to a decreased property value and a dangerous way of living. She mentioned Golden Criteria number 17 states exterior uses are not allowed but a batch plant can be used at night. She accused the City of Edgerton of disregarding its own plans and allowing development in incorrect areas. She said the Commission is to review the Comprehensive Plan annually to make sure what is approved is in line with that per State statute.

Mr. James Oltman, President of ElevateEdgerton!, spoke before the Commission. He said he has seen how quickly and efficiently the City of Edgerton can get projects moving with a lower tax burden to the residents. He understands the increased concern about the truck traffic, but this is the ideal place for development. There is not a location any closer to I-35 with access to 207th Street near the Kubota facility. He said there is no better location for potential development as the infrastructure is there. The utilities are just to the north and wastewater to the west is closer still. He stated this is exactly why the improvements were made earlier. He requested the Commission consider the improvements that have

already been done. This is a great way and place to keep trucks from other roadways.

Ms. Jennifer Williams, 21993 Moonlight Road, Spring Hill, KS 66083, approached the Commission. She said what has been stated is a consensus of the residents. She said they do not want the roads to be improved, they are not a holding pattern, and they are a neighborhood. She said nobody wants to be bought out of their property. She said Johnson County addressed this land as an asset to the County. She warned that without this land, there would be no County Fair and no 4-H projects. She stated that the development would render this land unsafe. She said NorthPoint was not supposed to be in this area. She said her friends and neighbors were the only ones that knew about the development. She stated that nobody knew about who was buying the land and LPKC was not supposed to be here. She warned that development will continue to 169 Highway and into Miami County. She wondered where the development will stop. She said Councilmember Ron Conus was on the board that wanted to keep LPKC north of I-35. Ms. Williams said the economic study is from 2013 to 2020. She said the country was recovering from a recession and the County had to flatten property values to get through it. She said that is when Johnson County started bouncing back. She proclaimed this bounce back is not because of NorthPoint. She said they can list a home in the rural area, and it will not be bought quickly. She requested the Commission to stop the cancer and push it back north of I-35 to where it belongs.

Mr. Eric Twente, 705 W Meriwood Lane, Edgerton, KS 66021, spoke to the Commission. He thanked the Commission who voted against the previous rezonings. He wants to know who pays for the infrastructure improvement. He asked if the tenants will also get a tax abatement to where they don't pay for the land. He also worries about the traffic and water quality. He stated the City and nearby residences will not get better with more warehouses. He requested to keep the area rural. He said he does not want to live in a big city. He asked when will the development stop.

Mr. Devin Self, 27200 W 215th Street, Spring Hill, KS 66083 addressed the Commission. He thanked the Commission for denial of the other applications as it shows they care about the area. He said the concerns is not only about easy access to the interstate. He asked when does the rezoning not fit the vague definition of proximity. He said this project will not make the development end and it will continue south and east. He stated Gardner Road is the prime example that there is an effect of the rezonings. He is sick of trucks driving on Gardner Road which is not a designated truck route. There has been a fatality off of 207th Street and now there is a small sign pointing toward the warehouses. He said he has not heard of any improvements for the infrastructure in this area. He stated safety should come first and not warehouses.

Chairperson Daley stated that concludes the list of those who have signed in. He asked if there were any additional speakers. He stated this time is not to add on to previous statements, but for those who wish to add statements can do so. There were no further comments made.

Chairperson Daley requested City Staff review the questions and comments for responses from the applicant. The applicant would be given the opportunity to respond to the questions asked, grouped by similar theme. Chairperson Daley recessed the meeting for a short break at 9:05 PM and the meeting reconvened at 9:12 PM.

Mr. Robinson addressed the Commission. He acknowledged many of the speakers live on Moonlight Road. He noted the City of Gardner's Comprehensive Plan shows Moonlight Road as a preferred location for an interchange with I-35. The claim that this area was never going to develop is hard for

Mr. Robinson to understand. He said there are many people who have lived in Johnson County who can remember when main throughfares were gravel roads. Mr. Robinson stated Johnson County is the fastest growing county in Kansas. The Homestead Lane interchange makes this the ideal location for LPKC related development. Mr. Robinson said regarding the watershed, the farming uses nearby with the chemicals used are harder on the Hillsdale Lake watershed than the increased runoff of the warehouses.

Mr. Robinson said he has heard that many of the residences are pro-growth, and they always have a catch. This could be the resident does not want a certain type of growth or in a certain time. He acknowledged NorthPoint does own a lot of land, but he also pointed out that they, as property owners, have property rights as well. NorthPoint owns land close to the Homestead Lane interchange and the proper infrastructure is built for LPKC related development. Mr. Robinson noted an alternative development has not been provided either. He said these parcels are zoned RUR and it is a holding designation. He explained Johnson County gives the RUR zoning to every parcel outside of a city because the County wants development to occur in cities.

Mr. Robinson addressed the accusations that NorthPoint is cherry picking properties to develop. He said NorthPoint only purchased land from owners who were willing to sell. NorthPoint has talked to neighbors and has tried their best to find a solution for everybody involved. Mr. Robinson said he was willing to talk to residents who were interested in selling their property. He said everybody is passionate about their property values for when they do sell their homes, but he received only one phone call after the previous meeting. He said apparently not that many people are actually wanting to sell their property. Mr. Robinson states that he is irritated at all the assertions as NorthPoint has property rights too.

Mr. Robinson stated the requested zoning designation of L-P is appropriate because of the location in relation to LPKC and 207th Street. He addressed the comment made by a resident regarding NorthPoint preparing the Staff Report is insulting to City Staff and that person should apologize to City Staff and the Commission. He stated the zoning designation of RUR is a placeholder in Johnson County and that it states that on their website. In regard to trucks on driving on 199th Street, Mr. Robinson said the road is a County designated truck route. Johnson County does show 199th Street as a future four (4) lane road. He stated the City has limited jurisdiction on 199th Street and the City of Gardner annexed a lot of property in the area of 199th Street and Gardner Road and they have some jurisdiction there as well. The issues brought up about the infrastructure needs to be a regional discussion and not only with the City of Edgerton. He said NorthPoint would welcome a round table discussion with all stakeholders to address the concerns with the roads. Mr. Robinson said some of the residents said they didn't move into the area for 4 lane roads, but there are multiple instances when the County plans for the roads in this area being 4 lanes. The improvement of the roads to 4 lanes has always been the County's plan.

Regarding development north of I-35, Mr. Robinson stated that there are about 5,000,000 square feet designated for rail served development. There is no more room north of I-35 for development on NorthPoint owned property. He said these applications are reflection of the demand for LPKC development. Mr. Robinson stated many people used Amazon for Christmas gift shopping and Amazon has an agreement with BNSF to carry all of Amazon's domestic containers. This leads to the demand of warehouses and that demand has to be met somewhere. It could be close to the intermodal or it will go somewhere else and the truck traffic will increase to those other areas. Mr. Robinson commented there are areas in Olathe that are being developed with warehouses that are off gravel roads. He

explained everybody is meeting some sort of demand and the interconnectivity of buying activity reflects the demand of warehouses. The City of Edgerton is in the best position to handle the development. He said there are many multijurisdictional roadways and those other jurisdictions have not aided in the development of the streets. Mr. Robinson understands there is a lot of emotion in the room. He has been working on this project since 2007 and wants to continue the partnership with the City of Edgerton and nearby residents. He reminded everyone of the gentleman who spoke in favor of the rezoning with his son by his side. Mr. Robinson said he is here speaking for people like him and his family who want opportunities in Edgerton.

Chairperson Daley explained the public will now be allowed time to respond to the applicant's comments. Each speaker will be allotted two (2) minutes during this time. He requested each speaker to step up to the podium and state their name and address. He explained this will continue until all of those wanting to respond to the applicant's comments have done so. Chairperson Daley requested that comments not repeat.

Mr. Johnson addressed the Commission. He said he used to live on north side of Gardner and now has moved to the south side. Gardner residents are ready for an interchange at Moonlight Road, so they do not have to deal with the truck traffic. The interchanges are backed up from LPKC employees coming to and leaving from work. He said the City of Edgerton cannot fix the roads, but the City is rerouting the truck traffic through their downtown and they will not allow warehouses to be built in their neighborhood. He said NorthPoint bought the land as Land and Cattle companies and when it became the right time, they flipped the name of the owner and now NorthPoint is putting the blame on the rural residents.

Ms. Williams spoke before the Commission. She said Moonlight Road goes north quite a way and also goes south to Hillsdale Lake. She stated the RUR zoning designation is not a holding designation, it is a way of life. She mentioned the other throughfares in the County grew in the appropriate manner. Many of the residents have been able to find jobs in this area. She told Mr. Robinson people do not want to sell their property. The residents have to abide by the laws of their zoning designations. The residents respect each other and talk to one another when a project is proposed. She argued the County does not agree with the RUR being a place holder. 199th Street is proposed to be a 4-lane road in the future and is not currently a 4-lane road at this time. She said trucks are passing on solid yellow lines and the City of Gardner does not pull them over.

Mr. Bannister approached the Commission. He said the reason why Mr. Robinson only had 1 person call to sell their property is because people are not interested in selling their property. Some of the properties are fifth generation owners of family-owned farms and do not want to back up to warehouses. He said just because the warehouses are not built here and are built elsewhere does not make it right. This area is not the right fit for the warehouses. He has lived on his property since 2007 and he does not know a single person who works in Amazon or Kubota or any other LPKC tenant. Most of the employees at LPKC use Exit 207 and most are not from Johnson County. He agrees that jobs and job creation are good, but he does not know anybody who works there.

Mr. Koch came before the Commission. He said north of 56 Highway is wide open for development. He said there is 1 house per thirty (30) acres, and it is not the same landscape as this area. He said NorthPoint bought 1,000 acres in a neighborhood and the neighborhood totals more acreage and was there first. He claimed Johnson County has low employment rates and Amazon is looking to automate

their facilities. This development is not doing any good just ruining the rural way of life.

Ms. Whitlow addressed the Commission. She stated her and her family did not move into their house to end up moving again. She knows other have this feeling and that is why there were not many calls to Mr. Robinson. She said she used to live in Gardner but realized her and her family wanted more acreage, so they moved. To have somebody buy land and annex and expand the City of Edgerton where it is not supposed to be is insulting. She claimed her neighbors and her family should not have to be focusing on Edgerton City Council and Planning Commission items. She requested NorthPoint not hide behind LLCs and come clean. She told Mr. Robinson not to pretend NorthPoint are farmers. She would rather see NorthPoint buy a large chunk of land and put up a huge buffer space between the warehouses and any nearby buildings. She said her family can't see the stars on 217th Street. She claimed the City of Edgerton is darker than where they live. She does not want to be forced to move. She implored NorthPoint to go away.

Mr. Davis spoke before the Commission. He repeated Mr. Robinson by stating NorthPoint only bought land that was sold, but most of the land was purchased under land and cattle LLCs or farm LLCs and the intended use for industrial was hidden. He said he used to be a truck driver and understands industrial uses are needed. He explained most cities are well developed to where industrial and residential uses are separated to where there are concise pockets of similar uses. He explained he lives on 199th Street for twenty-two (22) plus years and it was a 2-lane road. In 2019 the County purchased fifteen (15) feet of right-of-way to add ditches and shoulders to the road. This was only enough to make the road marginally safer for truck traffic coming to LPKC.

Ms. Meyers approached the Commission. She agrees with what the other residents has said. She stated Mr. Robinson explained 199th Street is to be a 4-lane road. She explained that is a future plan by the County to be done at some point. She said if the goal was to construct warehouses when NorthPoint purchased their land, then they should have warned the sellers. She said 207th Street and 215th Street are being used are not planned to be 4-lane roads. The roads are currently chip and seal or gravel roads and trucks using those streets make it unsafe for those who live in that area. She requested to who is going to pay for the infrastructure and the maintenance of it. She said NorthPoint is not paying for the upkeep of the gravel roads that are being used now. There are no shoulders and are not paved but truck drivers are already using those roads. She asked if there would be a tax abatement to where there will be no taxes paid for ten (10) years. She stated the public will pay for NorthPoint's improvements.

Mr. Smith came before the Commission. He said whenever NorthPoint spoke that they have property owner rights, he agreed with that. But NorthPoint's property rights do not infringe on the residents' property rights. He is not trying to rezone his property and there is no obligation to the City of Edgerton to rezone. The residents bought rural property and it does not have to change.

Ms. Gilliam Power, 21015 Moonlight Road, Gardner, KS 66030 spoke to the Commission. She stated she built a house on good faith. She rarely got to know her neighbors when living in the suburbs but now knows her neighbors. She stated there are a lot of people of faith in this area. It is not a coincidence that the Golden Criteria is not that much different than the golden rule. She said nobody in good conscience would approve the rezonings that harms others like this.

Chairperson Daley requested the applicant respond to the latest comments and questions.

Mr. Robinson addressed the Commission. He said he has heard about the Johnson County master plan many times. He said many people who have looked at the plan know the zoning designation of RUR is a holding designation. He stated 199th Street is planned to become a 4-lane road with 5 acre lots eventually. He explained the areas that have been developed recently have employment zones. There are residential areas off of one of the main thoroughfares then areas with retail or other places for people to work. Mr. Robinson alleged College Boulevard has more people who work in an address off of it than downtown Kansas City does. He explained people have to work somewhere. He believes 199th Street will be a major road to connect the southwest area of Johnson County. Approval of these rezoning requests will allow people to work right at the Homestead Lane interchange. The roadway is built, and it looks like any other arterial roadway.

Mr. Robinson said there will be 1,500 high school students who do not go to college and enter the workforce after graduation. NorthPoint is working on starting an internship program for logistics as a career path. Studies have shown full time benefits can be more important than pay because they want to be able help on farms during the weekends and they need the health insurance. He said these are graduates from nearby schools. He said saying a warehouse does not belong in this location is like saying Edgerton does not belong in the area. However, the annexation did happen, and this is the best location for development. Mr. Robinson said there is no other proposed use that best fits these parcels.

Ms. Linn stated there are a few comments for City Staff to address. She said the CARNP is a future plan and has been in place for decades and it does show a different roadway than what is currently constructed. She stated the City agrees that the trucks should utilizing the proper infrastructure that has been constructed. The City of Edgerton continues to ask for help with other jurisdictions. She said the City and NorthPoint are willing to listen to proposals and seek the aid of other jurisdictions to help with the infrastructure. Ms. Linn explained the Homestead Lane and 207th Street improvement was completed with grants and funding from NorthPoint. The City of Edgerton does have jurisdiction as to who accesses the roadway and where in that area. She stated the City has worked with partners for funding of the infrastructure. She stated there has been no infrastructure improvements made with taxpayer dollars. All of the funding has come from funds raised from LPKC. Ms. Linn explained how the tax abatement process works. She showed an example that was provided in the economic study presented earlier. She said there are still payments that have to be made, it is just less than what the taxes would be at that moment in time. This example provides just less than \$1,000,000 to the Gardner-Edgerton School District.

Chairperson Daley stated with all testimony and related rebuttals being heard, the public hearing is closed. He asked if any of the Commissioners had any questions.

Chairperson Daley said it is hard to believe that with the expensive bridge that was constructed that there would not be any development of the land to the south of I-35. NorthPoint does not have land to the north of I-35 for another project. He stated the City of Gardner is to the east, then Big Bull Creek Park is to the west. Chairperson Daley said the development has to go south of I-35. He said there are areas nearby that are growing and constructing warehouses near residential areas.

Mr. Lee Hendricks, City Attorney, informed the Commission that as a recommending body, the Commissioners will need to include a rationale for their recommendation of approval or denial. He recommended the Commissioners use the findings in the Staff Reports as guidance on their rationale

provided, whether they agree or disagree with those findings. He stated the rationale does not need to be restated in full for subsequent motions if their reasoning is identical to previous motions. They can just refer to the prior justification.

Commissioner Berger asked if the Commissioners needed to defend their motions. Mr. Hendricks replied he should have been clearer about this for the previous motions made. He stated that the Commissioners are not required to defend their motions but rather to explain their rationale for voting so that the City Council can understand that rationale when considering their approval or denial.

Commissioner Berger stated he would want to prepare comments beforehand as he feels like he has to justify his voting. Mr. Hendricks explained the Golden Criteria presented in the Staff Report are the factors that provide justification to the votes. He said as the Commission moves forward, the Golden Criteria and public comments should be considered and the rationale for the Commission's recommendation needs to be expressed. Ms. Linn explained this is typically done during the Commission's discussion and captured in the minutes. Mr. Hendricks agreed and stated there does not need to be a presentation, just a discussion where the rationale is expressed. Commissioner Berger inquired if Chairperson Daley is voting. Chairperson Daley answered only if there is a tie, but he can still provide his opinion during the discussion. Commissioner Berger asked if the space that already zoned L-P is needs to be developed first. Ms. Linn replied each property owner can provide an application for rezoning at any time and does not need to be developed in a certain time from when the property is rezoned. This applicant said the infrastructure is already constructed while there will be some improvements that need to be constructed. Chairperson Daley stated it is directly across from a L-P developed parcel.

Chairperson Daley reminded the Commissioners each application will require a motion and a vote.

Commissioner Crooks motioned to recommend approval of Application ZA2021-01, rezoning of 1 parcel of land located at 32425 W 207th Street. Commissioner Lebakken seconded the motion. Application ZA2021-01 was recommended for approved, 3-1. Commissioner Berger voted against the motion stating parcels that have already been zoned L-P should be developed before more parcels are rezoned. He understands the infrastructure is there but there are other parcels that do not require this step.

Commissioner Crooks motioned to recommend approval of Application ZA2021-02, rezoning of 1 parcel of land located at 32295 W 207th Street. Commissioner Lebakken seconded the motion. Application ZA2021-02 was recommended for approval, 3-2. Commissioners Berger and Little voting against the motion and Chairperson Daley breaking the tie.

Commissioner Lebakken motioned to recommend approval of Application ZA2021-03, rezoning of 1 parcel of land located at 32285 W 207th Street. Commissioner Crooks seconded the motion. Application ZA2021-02 was recommended for approval, 3-2. Commissioners Berger and Little voting against the motion and Chairperson Daley breaking the tie.

Commissioner Crooks motioned to recommend approval of Application ZA2021-04, rezoning of 1 parcel of land located at 32330 W 213th Street. Commissioner Lebakken seconded the motion. Application ZA2021-04 was recommended for approval, 3-2. Commissioners Berger and Little voting against the motion and Chairperson Daley breaking the tie.

Commissioner Crooks motioned to recommend approval of Application ZA2021-05, rezoning of 1 parcel of land generally located at the northwest corner of W 213th Street and S Kill Creek Road.

Commissioner Lebakken seconded the motion. Application ZA2021-05 was recommended for approval, 3-2. Commissioners Berger and Little voting against the motion and Chairperson Daley breaking the tie.

Chairperson Daley stated the action on rezoning Applications ZA2021-01 through ZA2021-05 has been completed. He requested those leaving the meeting do so in an orderly fashion, so the Commission may continue with the further business on the agenda.

FINAL PLAT FOR LOGISTICS PARK KANSAS CITY SOUTH, THIRD PLAT – APPLICATION FP2020-04

Chairperson Daley introduced the application and requested City Staff provide the Commission with their report.

Ms. Crow stated Application FP2020-04, Final Plat for Logistics Park Kansas City South, Third Plat requests approval for the final platting of one (1) lot. The west side of the new lot would front the east side of Waverly Road right-of-way. The plat indicates a proposed street on the east side of the proposed lot which would be newly constructed. This Final Plat request is being made in preparation of construction of Inland Port 52. This Final Plat request aligns with the request made with Preliminary Plat Application PP2019-02, which was presented to and approved by the Commission on August 9, 2019. This Final Plat application combines two smaller parcels which have not been platted, into one larger lot that totals 61.961 acres.

Ms. Crow stated access to the site would be from Waverly Road on west and from the proposed street on the east. She said the water service is provided by Johnson County Water District 7, sanitary sewer is provided by the City of Edgerton, electrical service is provided by Evergy, and gas service is provided by Kansas Gas Service. Police protection is provided by the City of Edgerton through the Johnson County Sheriff's Office and fire protection is provided by Johnson County Fire District #1. Ms. Crow stated the parcel is located within the Bull Creek watershed.

Ms. Crow explained City Staff reviewed the Final Plat submittal for compliance with the Approved Final Plat requirements in Article 13, Section 13.3 of the Edgerton Unified Development Code (UDC). She said City Staff had the following comments:

- The instrument of survey which shows the point of beginning, corners, bearing, courses, distances, exterior boundaries, interior lot boundaries, abandoned lot lines, pins, monuments found or set. All P.I.'s corners, boundaries must be monumented with a 2" x 24" metal bar. The applicant has acknowledged that upon recording of the plat, confirmation of the monuments being set will be required.
- All easements with widths, and road with curve data. The applicant has not provided the book and page on some of the exiting easements. Ms. Crow explained the applicant stated records are still being obtained to determine the book and page. If the records cannot confirm the easements, the easements will be recorded with this Final Plat.
- Certificate of the Register of Deeds. Applicant has acknowledged that the certificate will be added upon filling the Final Plat with Johnson County.
- Surveyor's Certificate and Seal and certificate for survey review by the County Surveyor or

designated Land Surveyor. The plat is not currently signed by the engineer. Ms. Crow informed the Commission the applicant will have the document sealed prior to Governing Body approval.

Ms. Crow said City Staff recommends approval of Application FP2020-04 Final Plat for Logistics Park Kansas City South, Third Plat, subject to compliance with the following stipulations:

1. The commencement of any improvements shall not occur prior to the approval and endorsement of the Final Plat by the Governing Body and the submittal and approval of construction plans for all streets, sidewalks, stormwater sewers, sanitary sewers, and water mains contained within the Final Plat. The property owner and/or developer shall work with City Staff to determine the best possible placement for a stormwater easement and shall dedicate said stormwater easement on the submitted Final Plat.
2. The applicant shall meet all requirement of Recording a Final Plat as defined in Section 13.5 of the Edgerton UDC.
3. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton UDC.
4. All City Engineer comments related to the Stormwater Management Plat must be addressed.
5. All Final Plat requirements of the City listed earlier shall be met or addressed prior to recording of the Plat.
6. If the Final Plat is not recorded with the Johnson County Register of Deeds within one year after acceptance by the Governing Body, the plat will expire. Planning Commission re-approval and Governing Body re-acceptance is required for expired Final Plat.

Chairperson Daley asked if the applicant wanted to discuss any items regarding the Final Plat.

Mr. Robinson stated he agrees with the Staff Report with the stipulations and requested approval of the application.

Chairperson Daley said this is regarding the division of the land. He said it is zoned properly and this application is not regarding what is being built.

Commissioner Crooks motioned to approve Application FP2020-04 with the stipulations. Commissioner Little seconded the motion. Application FP2020-04 was approved, 4-0.

PUBLIC HEARING – FINAL SITE PLAN FOR INLAND PORT 52 – APPLICATION FS2020-11

Chairperson Daley introduced the item. He explained City Staff will review the application and then the applicant can add any additional information. After that, the floor will be open for public comment. During which, City Staff will keep a list of questions and the applicant will have time to respond to the questions. He said public comment is only allowed during the public hearing and once the public hearing has been closed, no further comments will be taken. Chairperson Daley said each speaker will be limited to 3 minutes.

Chairperson Daley opened the public hearing for Final Site Plan Application FS2020-11.

Ms. Katy Crow stated this application is for a Final Site Plan for a new warehouse to be called Inland Port 52 (IP 52). This warehouse is to be constructed at the northeast corner of the intersection of 207th

Street and Waverly Road and to be north of the Hostess Distribution Center, which is Inland Port 51. The applicant is Brett Powell, an agent of NPD Management, LLC who is representing the property owner, Hillsdale Farms, LLC. She explained Application FS2020-11 will be on the lot that was proposed on Final Plat Application FP2020-04. Water would be provided by Johnson County Water District #7, sanitary sewer will be provided by the City of Edgerton, Evergy will provide electrical service and Kansas Gas Service is to provide gas to the development. Ms. Crow said police service will be provided by the City of Edgerton through the Johnson County Sheriff's Office and Johnson County Fire District #1 is to provide fire protection. She stated the development is located within the Bull Creek watershed.

Ms. Crow stated City Staff reviewed the Final Site Plan for compliance with the requirements of Article 10, Section 10.1 and Article 5, Section 5.2 of the UDC. The applicant has acknowledged all accessible parking areas and accessible routes are to meet ADA requirements. She explained the provided photometric plan does not extend to the property lines and the height of the luminaries is listed at thirty-five (35) feet which is 10 feet higher than allowed. The applicant will need to update the Final Site Plan. The City Engineer has requested the northern most connection at the back of the curb be provided on the Final Site Plan for review. Ms. Crow said City Staff will monitor the site to ensure all above ground facilities are screened from public view and all irrigation appurtenances are appropriately screened. The applicant has indicated that screening of added site items is the responsibility of the tenant. However, the Site Plan represents a binding agreement with the owner applicant, and they will be held responsible for code compliance.

Ms. Crow explained the applicant has provided articulation that does not meet the exact calculations of the UDC, City Staff feels the articulation provided coupled with the changes in paint colors meet the spirit and intent of the code. She said City Staff does recommend approval of the deviation. The deviation would apply to the horizontal and vertical articulation. Ms. Crow noted another deviation with the parking stalls on the site. The applicant is proposing thirteen (13) by sixty (60) truck parking stall, which is consistent with previous projects in LPKC. If the future tenant of the building requires different parking spaces, then the applicant has stated they will restripe the parking lot to accommodate those needs. Ms. Crow stated the proposed landscaping does meet the code requirements. The applicant has acknowledged the screening of dumpsters will be addressed when the building permit for the Tenant Finish is applied for. She said the applicant will also address any diesel emission requirements as needed.

Ms. Crow explained the City of Edgerton desires to permanently remove all through LPKC traffic on Waverly Road between 207th Street and 199th Street. City Staff is working with the applicant to develop a plan to bifurcate Waverly Road. The applicant must construct a plan approved by the City Engineer to accomplish this goal prior to the issuance of a Certificate of Occupancy for IP 52. The plan proposes the construction of a private road that runs parallel between the two buildings. This new road is shown on the Hostess Distribution Center parcel. A Revised Final Site Plan will be needed for the IP 51 site to show this road on that site. The private road is also shown going over a private sanitary sewer stub. Ms. Crow said the applicant has submitted a revised Final Site Plan for IP 51 for City Staff to review. She explained a stormwater management report has been submitted. The site was originally studied as part of the IP 51-54 Stormwater Drainage Study. The supplied memo states that the proposed development is in conformance with the original study. A SWPPP and an erosion and sediment control plan has been submitted and a land disturbance permit from the City will be required prior to construction.

Ms. Crow stated City Staff recommends approval of Application FS2020-11 with the following stipulations:

1. The recommendations and comments noted before related to infrastructure, landscaping, the stormwater plans and all else discussed are included as stipulations as part of approval of the Final Site Plan;
2. Signage proposed later shall receive separate approval according to the provisions of the UDC;
3. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City. The property owner and/or developer shall work with City Staff to determine the best possible placement for a stormwater easement and shall dedicate said easement on the Final Plat;
4. Any items added as part of a tenant finish must comply with the Edgerton UDC and it is the building owner's ultimate responsibility to ensure code compliance;
5. 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 notation 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.

Chairperson Daley stated the applicant may present any additional information at this time.

Mr. Robinson addressed the Commission. He stated NorthPoint wanted to contact the Planning Commission during the continued rezoning applications but understood that was not an option as the Commission is a quasi-judicial body. However, NorthPoint does desire to formulate a working partnership with the Commission. He explained there is a demand for the product and there are very few sites for a building this size. NorthPoint has constructed the largest spec building five (5) times in Edgerton. These buildings have brought in great tenants for LPKC. He stated there is less than 5,000,000 square feet available to the north of I-35. He said IP VII was the largest spec in the Kansas City area and has been leased by PepsiCo and NorthPoint hopes PepsiCo is just as generous as Hostess has been. Mr. Robinson explained there are thirty-five (35) fully loaded cargo vessels off the west coast to unload. This is more ships than the last slowdown in 2013. He said there are limited sites but there have been rewards realized for building the larger warehouses like IP 52.

Mr. Robinson stated that even before the Waverly Road bifurcation was discussed by staff tonight, NorthPoint has been looking at ways to prohibit trucks on Waverly Road. NorthPoint has thought about 2 cul-de-sacs with a truck barrier that would allow vehicular traffic only, but that did not work. NorthPoint has been discussing solutions. The current thought is two cul-de-sacs and adding a green space to protect the nearby residents. NorthPoint does want to fix issues as they arrive. The temporary cul-de-sacs on the east side just pass the northeast entrance will eventually tie into a road that goes north. NorthPoint is discussing the alignment of the road with the residents to the north.

Chairperson Daley stated public comment will now be accepted. He asked if City Staff has received any written testimony prior to the meeting. Mr. Clinton stated City Staff has received items from Mr. Tom and Donna Mertz – 20233 Waverly Road, Edgerton, KS 66021 and an email signed by Michelle and Chris Reed – 20295 Waverly Road, Edgerton, KS 66021; Judy and Hank Flageolle – 20175 Waverly

Road, Edgerton, KS 66021; Laura and Rick Singleton – 20115 Waverly Road 20115 Waverly Road, Edgerton, KS 66021; and Mr. and Mrs. Mertz. Mr. Clinton stated these items have been provided to the Commissioners and will be attached to the minutes.

Chairperson Daley stated if a person is present to speak, they were to sign in and provide their name and address for the record along with a phone number so City Staff could inform you it was your turn to speak. He said each speaker will have 3 minutes to speak at the podium in City Hall. He requested all speakers speak clearly and slowly so all Commissioners are able to hear.

Mr. Mertz addressed the Commission. He provided drawings to the Commission, which will be attached to the minutes. He stated the key for the residents on Waverly Road is that as development comes, the new road should stay to the east and have a green space in the area to limit lighting on residents.

Mr. Reed spoke before the Commission. He stated he is concerned that the building will be twenty (20) feet above grade and the lighting will come into their house. The proposed warehouse is just to the south of his residence. He requested additional buffering to stop the lighting.

Mr. Flageolle approached the Commission. He explained he bought his property in 2016 and moved in last March. He and his family love the place and knew there would be warehouses coming. There are no trucks on their property and closing Waverly Road to truck traffic would be wonderful. He said he agrees with the map that was provided by Mr. Mertz.

Mr. Oltman addressed the Commission. He said he supports this project as this space is needed to continue growth. LPKC is full to the north of I-35. If there is a warehouse that is needed next month, it is not availability as all places are leased. More warehouse space is needed. The City of Edgerton and the City's partners have excelled at constructing well thought out infrastructure and development all around. He explained he provides tours around LPKC to those who could be in real estate, elected officials, or possible tenants and they are all impressed with the facility. He said when something gets done a lot, it gets numbing, but the work done in Edgerton is exceptional.

Chairperson Daley asked if there were other present who wanted to speak. With no further comments, Chairperson Daley request City Staff compile the questions for the applicant. Ms. Linn asked about the additional screening to the north.

Mr. Robinson replied it has not been customary for detention to be allowed to just grow but can be done with the vacation of Waverly Road. He stated he is willing to work with Mr. Reed to help protect their property from light getting to their home. This could be adding landscaping on NorthPoint's property or providing some on Mr. Reed's property. He explained north of I-35, some residents wanted berming and landscaping, others wanted a walking trail and NorthPoint was happy to accommodate that. Related to the proposed roadway extending north, Mr. Robinson explained there is property they own to the north, but they would have to acquire additional property to get the exact alignment proposed by Mr. Mertz. Mr. Robinson stated that NorthPoint will talk to the property owners to discuss options.

Chairperson Daley stated anybody wishing to respond to the comments may do so. They will be allotted 2 minutes. He requested those wishing to respond to step up to the podium and state their name and address.

Mr. Flageolle spoke before the Commission. He explained his property would be west of proposed building 3 and stated if anything can be done to add the green space, it would be greatly appreciated.

Mr. Reed inquired if the master plan showed exactly what is going to be built and where.

Ms. Linn stated NorthPoint compiles concepts plans but the Final Site Plan is the binding document, and the master plan differs from what the Final Site Plans show.

Chairperson Daley stated the applicant may address any further items brought up by the public. He explained this is not a time for debate.

Mr. Robinson said he has no further comments at this time.

Chairperson Daley closed the public hearing.

Chairperson Daley opened the floor to discussion and questions from the Commissioners.

Ms. Linn stated City Staff wants to address two items. She stated City Staff has requested moving the location of the cul-de-sac on the east side of the property and NorthPoint has agreed to moving it east as far as they can on land they own. She stated City Staff does have some concerns in letting the detention areas naturally grow as they can get overgrown and could be an eyesore, but the City will work with the applicant to find a balance of aesthetics and functionality in the detention areas.

Chairperson Daley inquired about light spilling onto other properties. Ms. Linn replied the UDC requires zero-foot candles of light at 5 feet above grade at the property line, but that is different than being able to see the light. She acknowledged Mr. Robinson and NorthPoint is willing to work with the property owners to add items to the neighboring property to mitigate any issues.

Commission Crooks asked if the application should be tabled to the next month. Ms. Linn replied if the Commissioners have questions that cannot be answered at this time, then yes. She explained it is not unusual for City Staff and the Commission to add stipulations. She explained the applicant has testified that they will work with neighboring properties owners to mitigate issues. Mr. Hendricks agreed. Ms. Linn said City Staff recommends approving the application and adding the two stipulations she stated earlier related to the landscaping and location of the cul de sac for the Waverly bifurcation.

Commissioner Berger motioned to approve Final Site Plan Application FS2020-11 with the stipulations listed by Ms. Crow and Ms. Linn. Commissioner Crooks seconded the motion. FS2020-11 was approved with the stipulations, 4-0.

TEMPORARY CONSTRUCTION USE FOR CONCRETE STRATEGIES BATCH PLANT – APPLICATION TU2021-01

Chairperson Daley introduced the item and request City Staff present their findings.

Ms. Crow stated Article 9, Section 9.6E of the UDC states that the Commission is authorized to review and approve the use of property during times of construction, reconstruction, or adaptation to permit

temporary living quarters for construction personnel, offices, buildings for storage, outdoor storage, machinery yards, portable concrete or asphalt mixing plants, sanitary facilities, and similar uses. On previous occasions, the Commission has approved the use of certain property for construction-related activities associated with LPKC subject to stipulations and the approval of City Staff.

Ms. Crow explained City Staff received an application from Concrete Strategies Inc. (CSI) to construct a batch plant which would provide concrete for the construction of IP 52 located north of the Hostess Distribution Center on January 19, 2021. The property where the batch plant is located is owned by Wellsville Farms, LLC and is part of LPKC Phase II. Pursuant to Article 9, Section 9.6E of the UDC, the use of privately owned property for temporary construction activities requires the property owner's permission. She said with their application, CSI has provided a letter from NPD on behalf of Wellsville Farms, LLC dated January 9, 2021. In the letter, the owner gives permission for the batch plant to operate on their property with a fixed end date of January 1, 2022 and a restriction that the batch plant only be used for project for which explicit permission is granted, IP 52 in this instance. The owner retains the right to evict CSI from the property at any time with 30 days advance notice.

Ms. Crow stated CSI has indicated typical operating hours would be from 6:00 AM to 5:00 PM. However, overnight operations from 10:00 PM to 9:00 AM are requested during warmer months. The applicant has indicated that ambient temperature, wind speeds, solar radiation, and low humidity are all factors which can impair the quality of concrete by accelerating the rate of moisture loss and rate of cement hydration. She said these conditions are weather dependent and the applicant has agreed to apprise City Staff of when overnight operations will occur and will update City Staff with any schedule changes. She said maps of the haul routes have been provided with the application as well. The proposed haul route to the project site with mixed concrete will be to cross Waverly Road into the construction site of IP 52. A secondary route has been proposed of going south on Waverly Road, then east on 207th Street to access the construction site. Raw materials deliveries will use Homestead Lane south to 207th Street, east to Waverly Road and then north to the plant entrance. City Staff has stipulated that stop signs must be present at both Waverly Road access points and if uninterrupted traffic flow is requested, flaggers must be present. If flaggers are used, City Staff must be notified in advance. The applicant is required to maintain Waverly Road between the batch plant haul route road and 207th Street, including the cross-access area on Waverly Road.

Ms. Crow said footing and site work require the least amount of hauling at 1-4 trucks per hour. This will increase when slab work begins and require 7-10 trucks per hour. When paving and tilt up walls start being poured, 6-8 trucks will be needed per hour. Dump trucks for the hauling of wet concrete are prohibited by the City. Applicant has stated agitator and mixer trucks will be used during this project. Applicant has stated they will clean trucks off onsite during pours and any concrete dribbled onto City roads will be immediately swept and cleaned. Applicant has stated all trucks will be rinsed prior to entering public roadway and all detachable chutes will be hung and fastened before leaving the pour site. Applicant will provide personnel to monitor roadway and cleanliness of the trucks.

Ms. Crow indicated that the property owner has stated that permission to use their property will expire on January 1, 2022. She explained because temporary construction uses are for active construction activities only, and not for the storage of non-operating equipment, City Staff is recommending the batch plant only be given permission to operate through the expiration of the property owner's permission or the completion of IP 52 and the issuance of a Certificate of Occupancy, whichever comes first. If a new project arises in the future that would require the use of the batch plant, a new

Temporary Construction Use Permit Application must be submitted to the City. She said the applicant is required to fully restore the site to its original condition prior to batch plant installation. This includes, but is not limited to, the planting of seed to deter possible erosion onto adjacent properties and roadways. This site restoration must be completed by the vacation date of January 1, 2022.

Ms. Crow said City Staff does recommend approval of Application TU2021-01 with the following stipulations:

1. Stop Signs must be placed at both sides of haul road adjacent to Waverly Road. Should applicant wish to have an uninterrupted haul across Waverly, flaggers must be present to manage cross traffic on Waverly Road. Applicant must notify City staff and Public Safety of the presence of flaggers prior to implementing use;
2. No trucks of any kind, including delivery of materials, may use Waverly Road north of the site to travel to 199th Street;
3. Dump trucks cannot be used to transport wet concrete and all possible precautions must be taken to ensure that concrete is not dribbled onto public roadways by mixer or agitator trucks;
4. Off-site impacts from on-site construction-related activities shall be minimized to the extent possible. This shall include compliance with all City regulations and policies related to the tracking of debris onto public streets. Applicant agrees to not trail concrete onto paved roadways used for haul route and will clean up any spillage due to the improper use/cleaning of equipment;
5. Any damage caused to any public infrastructure along the haul route due to concrete operations is the responsibility of the applicant to repair;
6. Applicant and any subcontractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable time period;
7. Hours of operation shall be limited to from 7:00 AM to 5:00 PM unless otherwise approved by staff for special weather dependent hours;
8. Applicant shall maintain a valid City of Edgerton Business License;
9. All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use;
10. All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied;
11. Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission;
12. All occupied buildings shall have access to potable water from an approved water source;
13. All signage shall be placed pursuant to applicable sign regulations for the City of Edgerton, including traffic control signage;
14. Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or any other applicable chapter of City Code;
15. On-site Stormwater Management Plan shall be approved by City prior to the disturbance of land;
16. Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
17. Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code;
18. Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan;

19. Property owner and/or general contractors shall provide a Construction Management Plan to the City;
20. This Temporary Construction Use is only for the construction of Inland Port 52. Should any other projects be awarded to the applicant, a new Temporary Construction Use permit must be obtained including the submittal of a new application, a new permission letter from the owner, and a review by the Planning Commission;
21. Permission for temporary construction activities is granted for a period ending January 1, 2022, with permission subject to the revocation before that by the property owner per the attached letter.
22. Additionally, prior to full site vacation on January 1, 2022 the property must be restored to a planted condition and no debris, equipment, concrete, gravel piles, etc. may be left behind. Applicant must contact city staff for an onsite inspection to review site conditions when the property is vacated. Failure to do so may result in disapproval of future activities.

Chairperson Daley asked if the applicant wanted to make any additional statements. The applicant declined to speak at this time.

Chairperson Daley asked if this application is not approved, where would the concrete come from. Mr. Steve Schuering, CSI, replied it would have to come from the north, about 25 minutes away and at least with the same number of trucks. Chairperson Daley confirmed there is no hauling allowed on Waverly Road north to 199th Street. Ms. Crow replied that is correct.

Commissioner Berger motioned to approve Application TU2021-01 with the stipulations outlined by City Staff. Commissioner Lebakken seconded the motion. Application TU2021-01 was approved with the stipulations, 4-0.

FUTURE MEETING

The next Planning Commission meeting is scheduled for March 9, 2021 at 7:00 PM and will be held virtually as well due to Covid-19 restrictions.

ADJOURNMENT

Motion by Commissioner Berger to adjourn the meeting, Commissioner Little seconded. Motion was approved, 4-0. The meeting was adjourned at 11:15 PM.

Submitted by Chris Clinton, Planning and Zoning Coordinator

From: [Tim & Lee Dye](#)
To: [Kara Banks](#)
Subject: Rezoning
Date: Monday, February 8, 2021 3:42:18 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender leeleetimbo@sbcglobal.net

Dear Kara,

We wish to notify the City of Edgerton, Ks that we OPPOSE the rezoning of the 5 parcels of land in and around W 213th St & S Kill Creek Road. Please share our opposition notice with the Planning Commission in regards to the February 9, 2021 Public Hearing.

Thank you,


Tim Dye

Lee Dye

31308 W 217th St

Spring Hill KS 66083

From: [Matt Hotle](#)
To: [Kara Banks](#)
Subject: PLEASE HELP!!!
Date: Monday, February 8, 2021 8:44:36 PM
Attachments: [image.png](#)

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender mhotle@gmail.com

Hello,

My name is Matt Hotle and I live at [32243 W 207th st in Edgerton](#). (across from KUBOTA)
I moved here last year with my wife and our 4 kids. It was always our dream to have a beautiful home out in the country. After years of saving we finally were able to come up with the \$160,000 down payment we needed to make our life long dream come true. It is so beautiful and peaceful and is pure heaven here and to still be in the Gardner/Edgerton school district is amazing!

Now not only a year later and the dream looks like it could become a nightmare. After seeing a map of Northpoint's "plan" it seems that my property could be among the worst affected by them creating swiss cheese out of our beautiful community. I understand they must develop but they need to either buy everyone out or go somewhere else!

Is northpoint going to build roads through peoples yards and warehouses right next to homes all through Gardner and Springhill? Here is a picture where my property is in red.



**Under this "plan" Northpoint is building 3 of their tiniest warehouses surrounding us?
Why not just buy everyone out instead of being petty and building super small
warehouses surrounding people and building inefficient roads through properties to get**

there? Speaking of roads the road they will build along my property line is about 50-70feet from my master bedroom window and garage. **The re-grading of the 50-100 foot valley that's right there, will put the road 30 feet above us** looking down into our now private yard. This will cause our home value to plummet!

Please someone come out to my house and see what clearing the property next to me for a 1/2 mile road to reach the 2 tiniest warehouses would look like. A road 30 feet up will destroy our home's value!

All the properties surrounding us are for sale. Why can't they just buy people out instead of destroying our community and home values? I understand that all they care about is money that makes sense but isn't there anyone to stand up for the residents of the community? Please help us save our home! (or at least require that northpoint buy people's land vs destroying their home values.

Thank you,
Matt Hotle

From: [Curt Kennon](#)
To: [Kara Banks](#)
Subject: Opposing the Rezoning of ZA2021-01, ZA2021-02, ZA2021-03, ZA2021-04, and ZA2021-05
Date: Monday, February 8, 2021 9:44:11 PM

My reasons for opposing the rezoning is that it would destroy rural residential property values, it is dangerously close to Bull Creek and an environmental hazard on the Hillsdale Watershed and Hillsdale Lake, and the increased traffic would destroy our peace and quiet of living in a rural property. The rezoning violates the Johnson County and Southwest Corridor Plans.

Respectfully,

Curtis W. & Debra J. Kennon
28155 W. 215th Street
Gardner, KS 66030
913-271-2944
email - "kennonhd55@gmail.com"

From: cescms522@aol.com
To: [Kara Banks](#)
Subject: annexation
Date: Monday, February 8, 2021 6:46:20 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender cescms522@aol.com

Dear Kara,

We are notifying the city of Edgerton that we OPPOSE THE REZONING of 5 parcels of land around 213th and south Kill Creek Road. We would like our opinion expressed to the Planning Commission at the 2/9/21 hearing.

We have lived south of Gardner for over 40 years. There has been no improvement to single lane traffic or shoulder allowance on Gardner Road in this amount of time.
The majority of roads in this area are gravel.

The amount of semitruck traffic in our area has increased immensely since the Intermodel and surrounding warehouses have come in.
Someone needs to be accountable for the road improvements that should have come with the increased use.

Thank you,
Charles/Charlene Soetaert

From: [Carl and Pat Peer](#)
To: [Kara Banks](#)
Subject: Rezoning
Date: Monday, February 8, 2021 4:48:17 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender carlandpatpeer@hotmail.com

We wish to notify the City of Edgerton that we OPPOSE the rezoning of the five parcels of land in and around W. 213th St. and south Kill Creek Rd. Please share our opposition notice with the planning commission in regards to the February 9, 2021 public hearing. Thank you, Carl G. Peer and Patricia A. Peer 32695 W. 215th St. Spring Hill, Ks 66083

From: [Kelly Craven](#)
To: [Kara Banks](#)
Cc: rick.speck@gmail.com
Subject: Rezoning change request
Date: Tuesday, February 9, 2021 9:30:20 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender klcraven1@outlook.com

We are writing this letter to protest the rezoning request and expect it to be read aloud and into the record at the public hearing on Tuesday Feb 9th. Unfortunately my wife and I cannot attend as we both have underlying conditions relative to COVID.

Janice and I built our home in 2005 with the expectations that we would be living out our lives in a wonderful rural area. Unfortunately ours and seven of our neighbors have been encroached on with the building of the warehouses. The light and noise pollution have already to a degree changed our attitude on where we live. With this new proposed warehouse at the west end of 207 St [3/4 mile west of Waverly] the light and noise pollution will get even worse, not to mention the property values of our single family homes. Please, someone on the council step up and put yourselves in our position. I understand your thoughts that this is “progress”; progress for who is my question, certainly not the families that live in our neighborhood. Please vote against this proposal.

Having asked you to vote against this change I fully expect there will be some hardliners on the council that will disregard the many requests you’ve had to stop this expansion. If this rezoning is approved, please consider our points and to at least some degree help us to nullify the noise and light pollution, as well as the visual aspect that will degrade our property and living standards.

Please consider the requests below:

- Build a landscaped 20 ft. high earth berm along the west side of the property from 207th to 213th st.
- Improve / pave our private road along with the appropriate drainage to ensure mitigation of runoff issues.
- Pavement needs to be extended to the end of 207th St again to mitigate runoff issues created by this change.

Sincerely,

Kelly and Janice Craven

32953 W 207 St.

Edgerton, KS. 66021

913-558-1756

From: [geneva.muro](#)
To: [Kara Banks](#)
Subject: Rezoning Rural Johnson County South of Gardner City Proper
Date: Tuesday, February 9, 2021 11:08:59 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender murogeneva@hotmail.com

Gentlemen and Ladies, Thank you for the opportunity to address my opposition to this rezoning. I choose to not attend in person because of the extreme cold, and because you are not there in person, either.

To have a logistics park in my backyard, and to have all our neighborhood homes buffering warehouses or light industrial buildings is an outrage and extreme stretch of use of agricultural land. The impact on the hard working, protectors of the their homes, always improving our homes, and being good stewards of our properties is immeasurable. It would be harder for me to put a shed up on my ground than what you are trying to pass. You want me to just live with your warehouses. How will this benefit me and my neighbors? Are the trucks demanded to be "green"? Are there any other protections for us other than a "berm"? So, in essence, I have to sacrifice the equity in my home, my hard earned dollars invested in my home to have unknown persons from counties or states unknown live in my backyard.

There are plenty of parcels of ground along and north of I-35 from Gardner to Wellsville that would be more well suited for warehouses. The damage done to long term residents of rural Johnson County far outweighs the benefit of a fifteen dollar an hour job.

Thank you, Geneva Muro
29345 W. 199th Street
Gardner, KS
913-634-3023

Sent from my iPad

From: [Brett Kuper](#)
To: [Kara Banks](#)
Subject: Rezoning of ZA2021-01, ZA2021-02, ZA2021-03, ZA2021-04, and ZA2021-05
Date: Tuesday, February 9, 2021 11:13:55 AM

Hi Kara,

I am writing to let you know that we strongly oppose the rezoning of ZA2021-01, ZA2021-02, ZA2021-03, ZA2021-04, and ZA2021-05. We are very concerned about the excess truck traffic on narrow roads that were not meant for large trucks. My family and I were driving north down Gardner Road about a week ago and a truck going south pulled 1-2 feet into our lane to make the wide turn, which forced us far over to the edge of the road. This safety risk will only get worse as more warehouses are built in areas that were not developed to handle truck traffic.

We are also concerned that the warehouses built will greatly reduce residential property values in the area. This rezoning also goes against the Johnson County and Southwest Corridor Plans and will be an environmental hazard on the Hillsdale Watershed.

Sincerely,
Brett and Mindi Kuper
Address: 22241 Moonlight Rd, Spring Hill, KS 66083

From: [Mark](#)
To: [Kara Banks](#)
Cc: [mark hall](#)
Subject: Rezoning Opposition
Date: Tuesday, February 9, 2021 11:23:48 AM

Kara,

I am writing to let you know that I am in strong opposition to the rezoning of land ZA2021-01, ZA2021-02, ZA2021-03, ZA2021-04, and ZA2021-05 for the following reasons;

1. the rezoning violates the Johnson County and Southwest Corridor plans
2. it is close to Bull Creek and the rezoning and the eventual building of commercial warehouses in and around the area is an environmental risk/hazard to the Hillsdale Watershed and Hillsdale lake from which many of us count on for drinking water
3. the rezoning and building of warehouses in the area is having a negative economic impact on home owners home values making it difficult for those that want to sell their homes or get loans to make additional invests in their homes
4. increased commercial semi-truck traffic at all hours of the day and night is already making driving on roads in the area dangerous and rezoning and building more warehouses will make it that much worse

I hope to attend the meeting tonight but if I can't I trust you will share my concerns with all council members and hope my comments will have a positive impact on a no vote in regard to the rezoning of the above properties.

Respectfully
Mark Hall
23506 S Gardner Road

From: [Joyce Ghaisarnia](#)
To: [Kara Banks](#)
Subject: Rezoning Applications ZA 2021-01 thru ZA 2021-05
Date: Tuesday, February 9, 2021 7:14:15 AM

My name is Joyce Ghaisarnia. My husband Esmaeil and I live 21725 S Waverly Rd, Spring Hill KS 66083.

I am contacting you to reject the above rezoning applications. I drove by Kubato and the Hostess warehouse last night on my drive home from work. As I approached the warehouses on the north side of 207th street, I realized there were several homes on the south side of 207th. I am appalled that those residents are met with a constant glaring white light directly across the street. There is no way that the warehouse development was not detrimental to the property value and quality of life for the residents in those homes.

As Edgerton continues the land grab and lets Northpoint continue with developing warehouse within a rural agricultural region, the property values of the homeowners near the those facilities are immediately impacted. There should be no further development of warehouses south of 207th and west of Gardner road. I have looked at the FEMA land maps regarding the flood zone area. Has FEMA been contacted to perform an impact study on the result of taking the farmland away from the ability to absorb rain water during a heavy rain. By building warehouses and paving over acres of property, this will unfortunately have an impact on the Bull Creek tributary that feeds into Hillsdale lake. Thousands of residents get their drinking water from the lake.

In addition, since no one making a decision on this rezoning lives in this area, how is the city of Edgerton going to handle the light pollution. As I go outside my property at night and look to the northwest, there is a constant glow from the warehouses. Continuing to build these huge conglomerates, the light pollution will only worsen. This has a direct impact on the residents health living in this area. It is like being in a jail cell with bright lights shining on your during an interrogation. There is no relief from it.

If Northpoint is truly concerned about the residents in this area, they should be building low density subdivisions to provide housing for the employees of their warehouses already built. That is what would benefit the residents the best instead of hiding behind the different shell companies and Edgerton making a land grab.

Thank you

From: [Rick Speck](#)
To: [Kara Banks](#)
Subject: Rezoning Proposal For The L-P Logistics Park Approximately Between 3/4 of a Mile West of Waverly between W 207th Street and W 213th Street
Date: Tuesday, February 9, 2021 1:04:08 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender rick.speck@gmail.com

Please present this email to the Council this evening. Thank you.

Thank you for allowing me to write a response to the property rezoning proposal referenced above. Unfortunately, due to Covid restrictions, my wife and I are reluctant to attend and voice our objections and concerns to this rezoning to our home area. We live at 32951 W. 207th Street at the West end of the proposed rezoning proposal. We have lived in this area for approximately 6 years and during this time we have made substantial improvements to our property in anticipation of staying in the nice rural county area. It has been especially nice with the announcement of the addition of the Johnson County Parks adding the Big Bull Creek Park which is adjacent to our property.

With all of that being said, you can understand how we are not happy with hearing that development is being planned that encroaches on our planned living peaceful living environment. It threatens our property values and our future plans of living out a happy and valued life. In our area, there are 5 families - some are retirees, some young with children, some are working people.

We all have been watching this large investment group buying large pieces of property in our area from the farmers we all knew. They have no attachment to the community only the bottom line for their investors and slick short-term gains for the City of Edgerton. Those of us living out here next to the proposed L-P Logistic Park risk more than financial issues and inconvenience of changes to the peace and joy we have living in the county. It's just a shame.

Prior to approving this proposed zoning: A joint study needs to be completed with the Johnson County Parks Department concerning possible conflicts with rezoning and future development of Stage 3 of the Big Bull Creek Park at the West end of 207th Street where the JCP had announced the possibility of entending the egress of this road for horse trails and hiking trails.

In closing, I am not in favor of the rezoning of this rural area that disturbs so many families' lives for the profit of a group of investment people who have no tie back to the community. Like I said previously, it's a shame.

Regards,
Rick Speck
32951 W. 207th St
Edgerton, Ks 66021

From: [Donald Roberts](#)
To: [Russ Robinson](#)
Cc: [Beth Linn](#); [Kara Banks](#)
Subject: RE: Open Letter to Edgerton Council and Planning Commission
Date: Tuesday, February 9, 2021 2:06:01 PM

Thanks for your email Russ! Can I please have your address for the record?

Sincerely,
Donald Roberts

From: Russ Robinson <rrussrobinson@gmail.com>
Sent: Tuesday, February 9, 2021 1:43 PM
To: Donald Roberts <mayor@edgertonks.org>; Clay Longanecker <clonganecker@edgertonks.org>; Ron Conus <rconus@edgertonks.org>; Katee Smith <ksmith@edgertonks.org>; Josh Lewis <jlewis@edgertonks.org>; Josh Beem <jbeem@edgertonks.org>
Subject: Open Letter to Edgerton Council and Planning Commission



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender rrussrobinson@gmail.com

Dear Mayor and City Council Members:

My name is Russ Robinson. I live just off South Gardner Road in the watershed. I have lived in Johnson County for more than 20 years and in the Gardner-Edgerton area for the last seven years. I am writing you because the city website fails to provide the names and email addresses for Planning Commission members. I urge you to forward this to them, since it is unlikely that I will be able to get into the scheduled hearing.

I have read the LPKC Master Plan, the land use documents and plans for the Hillsdale watershed and the Big Bull Creek Master Plan. My research indicates that the decisions the council and planning commission make on rezoning the parcels off South Gardner Road between 207th St. and 215th St. (Gardner Road Parcel) will go far beyond Edgerton city boundaries. Your decision will impact more 300,000 residents of Johnson and Miami counties.

Have you stepped outside your house lately at 6 p.m. and just listened? You can hear activity at the intermodal at Hillsdale Lake. And it will only get worse if you allow another warehouse on the Gardner Road Parcel. It is up to you to protect the quality of life in Edgerton, Gardner, south Johnson County, north Miami County and south to the lake.

The Edgerton Master Plan and LPKC development plan indicate that the Gardner Road Parcel was designated for "rural housing." Such development is compatible with the residential/commercial project now under construction at Clare Road and 56 Highway.

In your web site bios, each of you said your goal is "to do the right thing" for the 1,700 or so citizens of Edgerton. Your responsibility goes far beyond the borders of Edgerton. Expanding warehousing

development by gerrymandering city boundaries, violating the LPKC Master Plan, endangering the watershed and cow-towing to a wealthy developer are not actions that have the best interests of the citizens of Edgerton at heart.

Please consider very carefully the decision you must make and reject the proposal to expand warehousing in our area. Your decision will have a major impact on thousands of families.

--

Regards,

Russ Robinson

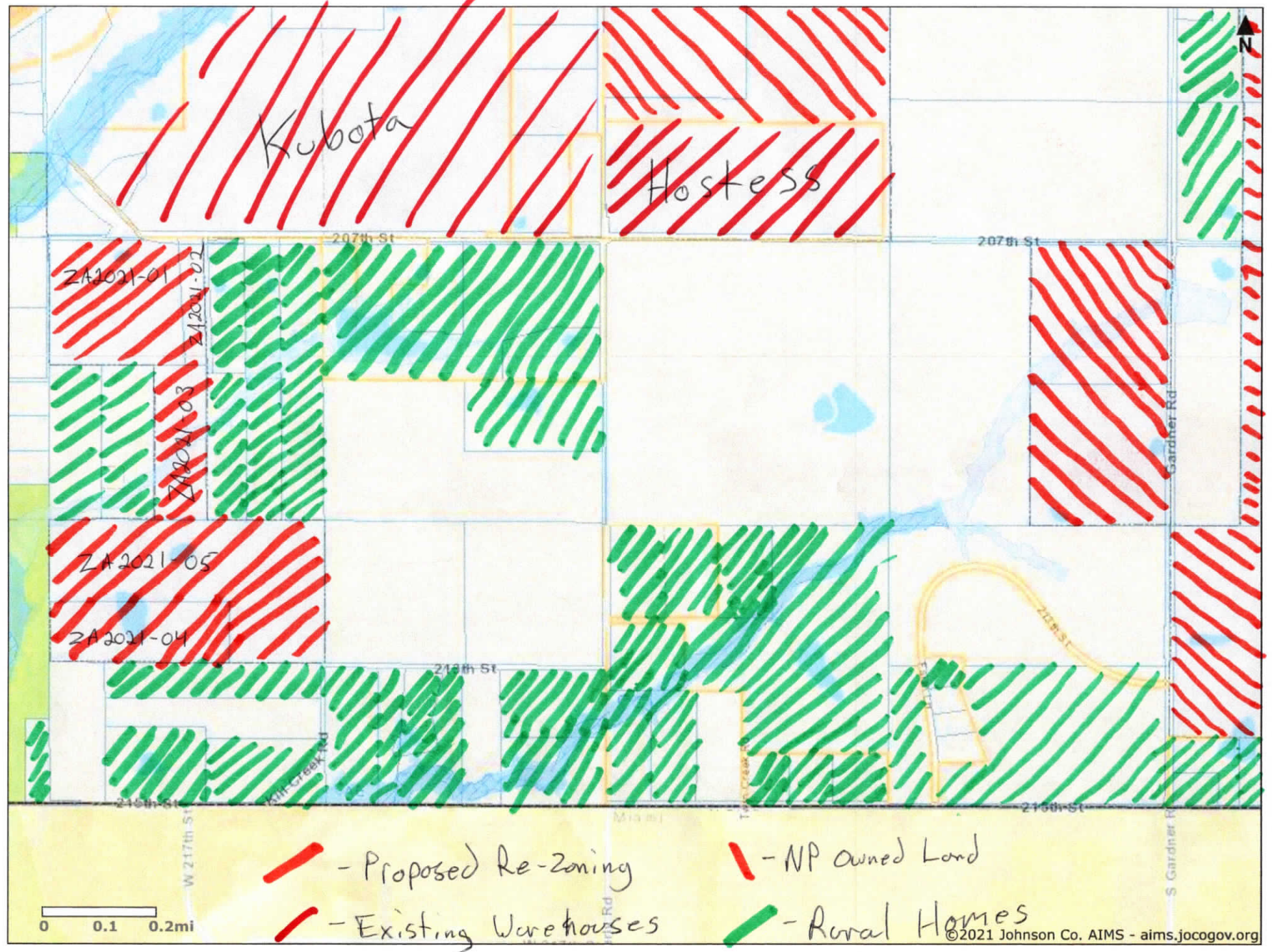
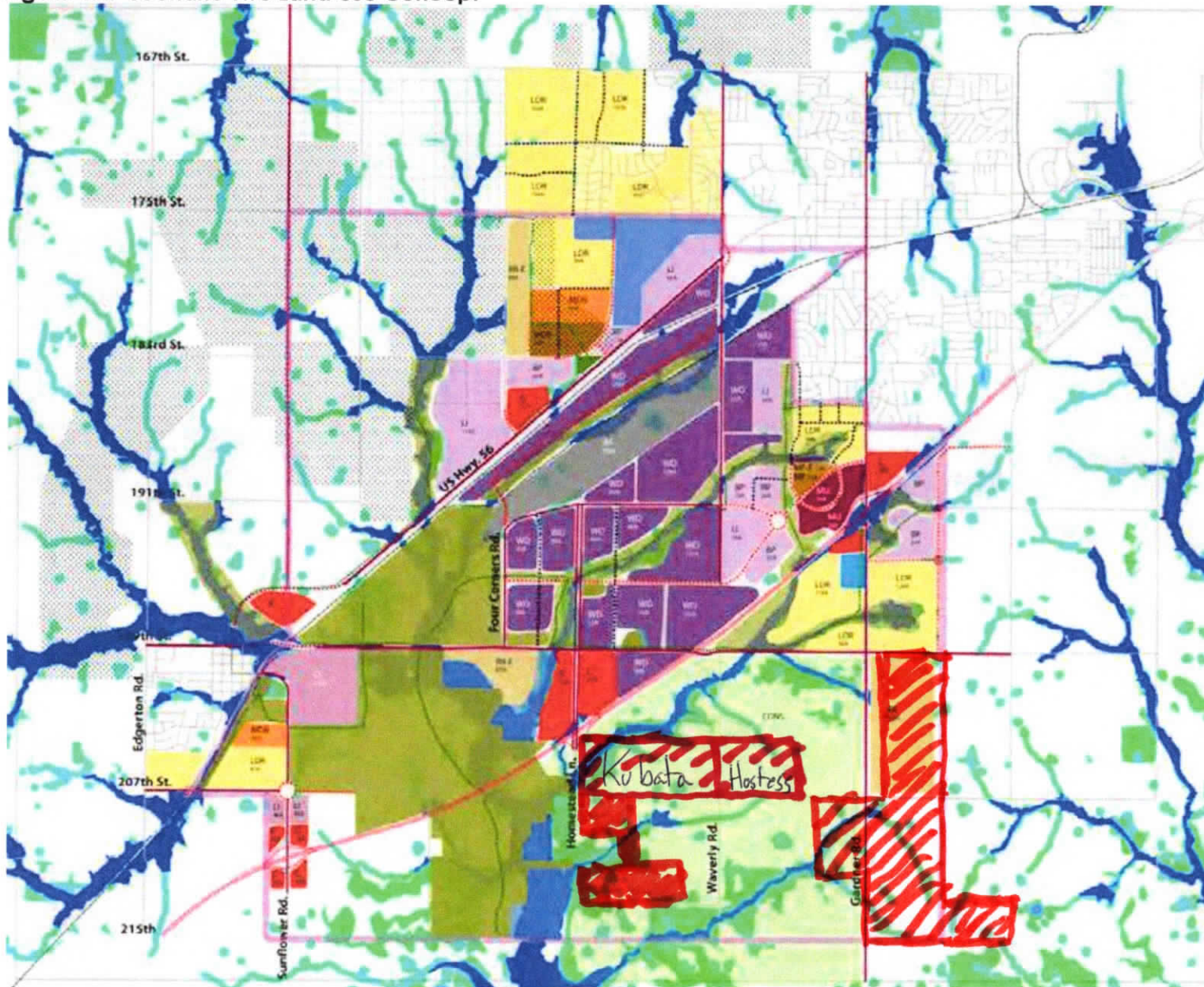


Figure 4.4: Scenario Two Land Use Concept



SCENARIO TWO Land Use Concept

- Rural Residential (RR)
- Conservation Development (CONS)
- Low Density Urban Residential (LDR)
- Medium Density Urban Residential (MDR)
- High Density Urban Residential (HDR)
- Commercial (C)
- Mixed Use (MU)
- Business Park or Limited Industry (BP and LI)
- Warehousing and Distribution (WD)
- Civic
- Parks and Open Space
- Areas with Concentrations of Oil Wells



From: [Tom Mertz](#)
To: [Kara Banks](#)
Cc: creed@kcbuilding.com
Subject: Site Plan for property north of Hostess
Date: Monday, February 1, 2021 1:55:08 PM
Attachments: [image003.png](#)



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender TMertz@tradenetpublishing.com

Kara,

I apologize first if I did not capture your correct first name. Please share this with the Edgerton Planning Commission and City Council.

Chris and Michelle Reed and Donna and I are landowners on the north side of this property. We understand development of warehouses will take place in this property. At this point in time we have not been able to see a site plan. Is that available?

Our concern is relative to this image and the road shown.



Plans had been presented with a major heavy haul road going on east side of Hostess north. Is that still part of the plan? We seriously object to the road plan shown in this drawing versus a heavy haul street on the east side of these properties. We are already losing value and being damaged with these warehouses coming to our neighborhood. Having heavy truck traffic on our property line when there is a reasonable alternative on the east side of the warehouses would further erode our property values beyond what they would be if the street was on the east side of the warehouses. The heavy haul street going down the center section line would also open up development on the east half of the section.

We are sharing our concerns. We will pursue legal recourse to make sure that the road shown does

not happen. Please share this with the Planning Commission and appropriate parties. Any information you can share with us would be helpful. We don't wish to injure or cause harm to NorthPoint, the City of Edgerton, and associated parties. We do feel however that there are better "plans" than the road design shown in this image and we will aggressively pursue that premise.

I would expect this communication to become part of the public record and shared with the Planning Commission and Edgerton City Council.

Thanks,

Tom Mertz

913 908 7201

The best way to reach me is via email at tmertz@tradenetpublishing.com

From: [Tom Mertz](#)
To: [Kara Banks](#)
Subject: RE: Waverly Rd Warehouses
Date: Thursday, February 4, 2021 11:21:44 AM
Attachments: [image002.png](#)
[image003.png](#)

Edgerton Planning Commission,

I am making these comments based simply on a drawing on NorthPoint's website. I have not had opportunity to see any site plans so they may be relevant or irrelevant.

In visiting with our neighbors one of them pointed out that if the road is built along our property lines there will only be value added to one side of the road. If the street is on the half section line east of the warehouses there will be value add for the entire section. As public servants since this road will become a city street it would serve a larger tax base located east of warehouses and add value for the east half of the section.

Thanks,

Tom Mertz

The best way to reach me is via email at tmertz@tradenetpublishing.com

From: Kara Banks <kbanks@edgertonks.org>
Sent: Thursday, February 4, 2021 11:04 AM
To: Tom Mertz <TMertz@tradenetpublishing.com>
Subject: RE: Waverly Rd Warehouses

Mr. Mertz,

Did you want me to include this with your comments for the planning commission?

Thanks,

Kara



Kara Banks • Marketing and Communications Manager
404 E Nelson St. Edgerton, KS 66061
P: 913.893.6231 C:913.302.3962

From: Tom Mertz <TMertz@tradenetpublishing.com>

Sent: Wednesday, February 3, 2021 6:31 PM

To: aburks@northpointkc.com

Cc: Kara Banks <kbanks@edgertonks.org>; Forward DMertz <dmertz@firesideridge.com>; creed@kcbuilding.com; hankflageolle@gmail.com; mmjjssmm@gmail.com

Subject: Waverly Rd Warehouses

Aaron,

I live just north of the Hostess building. We realize there is going to be additional development both north and west of it. We (our neighbors along Waverly) would prefer that Waverly be dead ended at the half section line and that a main heavy haul road be built on the half section line east of Hostess going north. I have attached a image.



The detention pond north of Hostess could be allowed to return to native vegetation without impacting it's retention value. Overtime the lighter green area could be allowed to fill in. With your recent purchase in the northeast corner of the section you have a greater ability to make the north south route work on the half section line. You currently control property on at least one side of the proposed road it's entire length.

We are losing value in our properties with the warehouses coming in. This plan on your website showing a road right against our south and east property lines would lower values even further.



We ask that you strongly consider the road plan we have submitted.

Thanks,

Tom Mertz

913 908-7201

The best way to reach me is via email at tmertz@tradenetpublishing.com

From: [Tom Mertz](#)
To: [Kara Banks](#); [Patrick Robinson \(patrick@northpointkc.com\)](#)
Cc: [Rick Singleton](#); [hankflageolle@gmail.com](#); [creed@kcbuilding.com](#); [Forward DMertz](#); [Stanley N. Woodworth](#)
Subject: Objection to FS2020-11 Final Site Plan for Inland Port 52 located at northeast of the intersection of 207th Street and Waverly Road
Date: Monday, February 8, 2021 9:03:02 AM
Attachments: [image001.png](#)
[image002.png](#)

Edgerton Planning Commision and Edgerton City Council,

We object to the street design of the north east corner of Inland Port 52 as shown on page 24 of the agenda PDF. Per NorthPoint's website they also own and plan to build additional warehouses west and north of Inland Port 52. We recommend that the street on the east side of Hostess and Inland Port 52 continue north along the half section line to serve the EAST side of future warehouse north of Inland Port 52. This would give trucks a straight shot without curves from future warehouse to 207th street. In addition with the recent purchase by NorthPoint of property on the southwest corner of 199th and Gardner Road the developer has contingent property from 199th to 207th along the half section line. With minor additional purchases NorthPoint could complete this street. If this is not an option the street could curve west on north end of future warehouse then go north on right of way currently owned by NorthPoint.

We suggest that the City of Edgerton abandon Waverly Road from 207th north to the half section line of Section 11. Johnson County can dead end Waverly at the half section line with access to 199th Street. Any streets needed by developer north of 207th can become private streets. Developer can provide easement for electric transmission lines.

We suggest that City of Edgerton require developer to put in a private street running west to east on north side of future Kubota building, future warehouse west of Hostess, and north side of Inland Port 52. This private street would intersect with north south street at northeast corner of Inland Port 52. This street easement would supply utilities and sewer to all future warehouses.

The plans discussed here are actually less street footage than the site plans on NorthPoint's website. The number of public streets to be maintained by the City of Edgerton would decrease as Waverly is abandoned and the west east street becomes an internal private drive of the development. Developing a major north south street on the half section line would service more acres already annexed by the City of Edgerton including the recently developer purchased property at 199th and Gardner Road. It would also serve future development on the east half of Section 11. The road plan on NorthPoint's website with road on west side of future warehouse north of Inland Port 52 would not serve any additional development.

We would also suggest that the City of Edgerton allow property north of new west east private drive return to native habitat. This is part of the Bull Creek watershed and would allow for natural vegetation and wildlife to offset some of the impacts of the warehouse development in the area. Any increase in natural vegetation would help offset the increase of diesel emissions caused by the increased truck traffic. Encouraging natural areas should be part of the City of Edgerton's strategic

plan. It is a common development strategy to require acres of “park space” to offset acres of development. As our country strives to become carbon neutral any increases in natural vegetation to offset diesel emissions would reflect positively on the City of Edgerton.

The presence of warehouses in our “backyards” is already negatively impacting us with increased noise, light, traffic, and a reduction in property values. An additional road on the east side of our properties with truck traffic will deteriorate our values even further. There are no economic or business reasons for the City of Edgerton to run the street on the west side versus the east side of the future warehouse north of Inland Port 52. In fact we have shared economic and business benefits for the road being on the east side. In light of this we would feel damaged economically if the City of Edgerton puts the street on the west side of future warehouse and would pursue a legal effort to collect those damages. We feel very comfortable arguing this case in a court of law particularly since we have raised our objections and presented a fair and reasonable alternative.

Here is a drawing showing proposed streets and green space.



This is the drawing referred to on NorthPoint’s website.



Thanks,

Donna and Tom Mertz
20233 Waverly Rd, Edgerton Ks. 66021
913 9087201

The best way to reach me is via email at tmertz@tradenetpublishing.com

Michelle and Chris Reed
20295 Waverly Rd, Edgerton Ks. 66021
creed@kcbuilding.com

Judy and Hank Flageolle
20175 Waverly Rd, Edgerton Ks. 66021
hankflageolle@gmail.com

Laura and Rick Singleton
20115 Waverly Rd, Edgerton Ks. 66021
mmjjssmm@gmail.com



Notification Area for Application ZA2021-01

Property ID	Area (ft ²)	Acres	Situs Address	Owner1	Owner2	Owner Address	City, State Zip	Zoning	Area In Buffer (ft ²)	Acres In Buffer	% of Parcel	% of Buffer	Protest Petition Received?
2F221515-1009	714,384	16.4	32655 W 207TH ST	CHMIDLING, RUSSELL D.	CHMIDLING, JANET S.	32655 W 207TH ST	EDGERTON, KS 66021	RUR	492,002	11.29	68.90%	11.97%	No
4F221516-3011	105,851	2.43	32953 W 207TH ST	CRAVEN LIVING TRUST		32953 W 207TH ST	EDGERTON, KS 66021	RUR	105,472	2.42	99.60%	2.57%	Yes
4F221516-3020	217,364	4.99	32885 W 207TH ST	CRIST, DARRELL		32885 W 207TH ST	EDGERTON, KS 66021	RUR	80,780	1.85	37.10%	1.97%	No
4F221509-4013	861,181	19.77	0 NS NT	JO CO PARK & RECREATION	DISTRICT	7900 RENNER RD	SHAWNEE, KS 66219	RUR	61,603	1.41	7.20%	1.50%	No
4F221509-4009	560,182	12.86	0 NS NT	JO CO PARK & RECREATION	DISTRICT	7900 RENNER RD	SHAWNEE, KS 66219	RUR	531,639	12.2	94.90%	12.93%	No
4F221516-3022	384,635	8.83	0 NS NT	JO CO PARK & RECREATION	DISTRICT	7900 RENNER RD	SHAWNEE, KS 66219	RUR	157,451	3.61	40.90%	3.83%	No
4F221516-3015	421,661	9.68	32957 W 207TH ST	KLUTTS, ROBERT	KLUTTS, NATASHA	32957 W 207TH ST	EDGERTON, KS 66021	RUR	32,034	0.74	7.60%	0.78%	No
BP55830000 0001	8,322,138	191.05	31600 W 207TH ST	KUBOTA NORTH AMERICA CORPORATION		10 INVERNESS DR E STE 250	ENGLEWOOD, CO 80112	L-P	50,448	1.16	14.70%	1.23%	No
4F221516-3014	410,335	9.42	32955 W 207TH ST	MADDEN, JEFFERY L		32955 W 207TH ST	EDGERTON, KS 66021	RUR	87,511	2.01	21.30%	2.13%	No
BF221515-1007	713,077	16.37	32285 W 207TH ST	MOONLIGHT FARMS LLC		4825 NW 41ST ST STE 500	RIVERSIDE, MO 64150	RUR	90,040	2.07	12.60%	2.19%	No
4F221516-3021	217,800	5	32875 W 207TH ST	OSWALD, BRET A.	OSWALD, JANET L.	32875 W 207TH ST	EDGERTON, KS 66021	RUR	217,593	5	100.00%	5.29%	No
4F221516-3019	217,364	4.99	0 NS NT	OSWALD, BRET A.		32875 W 207TH ST	EDGERTON, KS 66021	RUR	215,472	4.95	99.10%	5.24%	No
4F221516-3004	491,357	11.28	32717 W 207TH ST	POE, ANITA		PO BOX 3363	OLATHE, KS 66063	RUR	491,466	11.28	100.00%	11.96%	No
4F221516-3007	431,680	9.91	0 NS NT	POE, ANITA		PO BOX 3363	OLATHE, KS 66063	RUR	431,861	9.91	100.00%	10.51%	No
BF221509-4010	474,804	10.9	20590 HOMESTEAD LN	SEC OF TRANSPORTATION	STATE OF KANSAS	700 SW HARRISON ST FL 14	TOPEKA, KS 66603	A-G	68,312	1.57	14.40%	1.66%	No
4F221516-3012	107,158	2.46	32951 W 207TH ST	SPECK FAMILY LIVING TRUST		32951 W 207TH ST	EDGERTON, KS 66021	RUR	106,947	2.46	100.00%	2.60%	Yes
2F221515-1005	711,335	16.33	32275 W 207TH ST	VANCLEAVE, DOROTHY K.	VANCLEAVE, ARTHUR L.	32275 W 207TH ST	EDGERTON, KS 66021	RUR	491,988	11.29	69.20%	11.97%	No
BF221515-1002	243,936	5.6	32295 W 207TH ST	WELLSVILLE LAND CO LLC		4825 NW 41ST ST STE 500	RIVERSIDE, MO 64150	RUR	227,756	5.23	93.40%	5.54%	No
BF221510-2001	211,266	4.85	32590 W 207TH ST	WELLSVILLE LAND CO LLC		4825 NW 41ST ST STE 500	RIVERSIDE, MO 64150	A-G	87,609	2.01	41.50%	2.13%	No
4F221509-4008	82,328	1.89	32640 W 207TH ST	YAHWEH BLESSED ONE SPENDTHRIFT TRUST		15954 S MUR-LEN RD STE 144	OLATHE, KS 66062	RN2	82,191	1.89	100.00%	2.00%	No
Totals:									4,110,175	94.35		5.17%	2

**PROTEST PETITIONS
INSIDE STATUTORY
NOTIFICATION AREA**

RECEIVED

FEB 22 2021

3:13pm 1st 10
pgs
total

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT
(Address or Legal Description)

as Case No. ZA2021-01, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

[Signature] Craven Living Trust 32953 W. 207th St., Edgerton, KS 66021
Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

16-15-22 BG 662.4' W & 339.5' N NE CR SE1/4 NE1/4 N 324.5' XW 330' 2.46 ACS M/L MC 369 2

ACKNOWLEDGMENT

STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 22nd day of February, 2021, before me came Kelley L Craven to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: [Signature]

My Commission Expires: 10/01/2024



ZA2021-01

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

Beginning at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}11'12''$ East, along the North line of said Northwest Quarter, a distance of 1209.71 feet; thence departing said North line, South $04^{\circ}54'42''$ East a distance of 1195.98 feet; thence South $88^{\circ}11'12''$ West, parallel with the North line of said Northwest Quarter, a distance of 1264.41 feet to a point on the West line of the Northwest Quarter of said Section 15; thence North $02^{\circ}17'24''$ West, along said West line, distance of 1194.28 feet to the Point of Beginning, containing 1,477,339 square feet or 33.915 acres, more or less.

RECEIVED

FEB 22 2021

1045 *LS*

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT

(Address or Legal Description)

as Case No. ZA2021-01, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

Richard L Speck Speck Family Living Trust 32951 W. 207th St., Edgerton, KS 66021
Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

16-15-22 BG 662.4' W NE CR SE1/4 NE1/4 N 339.5' W 315.25'S 339.5' & E 315.5' TO BG 2.46ACS
M/L MC 369 3

ACKNOWLEDGMENT

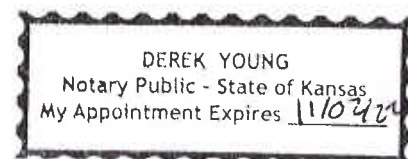
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 20th day of 02, 2021, before me came Richard Speck to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: *[Signature]*

My Commission Expires: 11/02/22



ZA2021-01

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

Beginning at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}11'12''$ East, along the North line of said Northwest Quarter, a distance of 1209.71 feet; thence departing said North line, South $04^{\circ}54'42''$ East a distance of 1195.98 feet; thence South $88^{\circ}11'12''$ West, parallel with the North line of said Northwest Quarter, a distance of 1264.41 feet to a point on the West line of the Northwest Quarter of said Section 15; thence North $02^{\circ}17'24''$ West, along said West line, distance of 1194.28 feet to the Point of Beginning, containing 1,477,339 square feet or 33.915 acres, more or less.

**Protest Petitions Received Outside of
the Notification Area for ZA2021-01**

	Protestor(s)	Address
1	Hale, Korey and Tara	31615 W 213th St
2	Peer, Carl and Patricia	32695 W 215th St
3	Terrell, Troy	21415 Kill Creek Road

**PROTEST PETITIONS
OUTSIDE STATUTORY
NOTIFICATION AREA**

RECEIVED

FEB 23 2021

10:25pm 10 pgs

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT
(Address or Legal Description)

as Case No. ZA2021-01, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

Signature

Korey Hale 31615 W. 213th St., Spring Hill, KS 66083
Owner's Name (Printed) Owner's Address

Signature

Tara Hale 31615 W. 213th St., Spring Hill, KS 66083
Owner's Name (Printed) Owner's Address

Signature

Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

15-15-22 S 1/2 SE1/4 BG 1328.52' N & 760.8' E SW CR E 366.36' SW 514.02' SE 316.08' SW 375.35'
N 868.82' TO POB EX .34 AC IN ST 5.94 ACS M/L

ACKNOWLEDGMENT

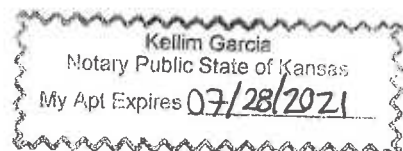
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 23 day of February, 2021, before me came Korey and Tara Hale to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written

Notary Public: Kellin Garcia

My Commission Expires: 07/28/2021



ZA2021-01

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

Beginning at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}11'12''$ East, along the North line of said Northwest Quarter, a distance of 1209.71 feet; thence departing said North line, South $04^{\circ}54'42''$ East a distance of 1195.98 feet; thence South $88^{\circ}11'12''$ West, parallel with the North line of said Northwest Quarter, a distance of 1264.41 feet to a point on the West line of the Northwest Quarter of said Section 15; thence North $02^{\circ}17'24''$ West, along said West line, distance of 1194.28 feet to the Point of Beginning, containing 1,477,339 square feet or 33.915 acres, more or less.

RECEIVED

FEB 23 2021

S sets HZ

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT #1
(Address or Legal Description)

as Case No. ZA2021-01, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

<u>Carl Glenn Peer</u> Signature	<u>CARL GLENN PEER</u> Owner's Name (Printed)	<u>32695 W. 215TH ST, SPRING HILL, KS 66083</u> Owner's Address
<u>Patricia Ann Peer</u> Signature	<u>Patricia Ann Peer</u> Owner's Name (Printed)	<u>32695 W 215th St. Spring Hill Ks 66083</u> Owner's Address

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

SEE ATTACHMENT #2

ACKNOWLEDGMENT

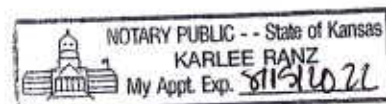
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 23rd day of February, 2021, before me came Carl and Patricia Peer to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: Karlee RanZ

My Commission Expires: 8/15/2022



ZA2021-01

Exhibit ARezoning Description:

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

Beginning at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}11'12''$ East, along the North line of said Northwest Quarter, a distance of 1209.71 feet; thence departing said North line, South $04^{\circ}54'42''$ East a distance of 1195.98 feet; thence South $88^{\circ}11'12''$ West, parallel with the North line of said Northwest Quarter, a distance of 1264.41 feet to a point on the West line of the Northwest Quarter of said Section 15; thence North $02^{\circ}17'24''$ West, along said West line, distance of 1194.28 feet to the Point of Beginning, containing 1,477,339 square feet or 33.915 acres, more or less.

LEGAL DESCRIPTION OF CARL & PAT PEER'S PROPERTY OF
APPROXIMATELY 30 ACRES (COMPRISED OF TWO PARCELS)

Kansas Beneficiary Deed

This Deed Witnesseth, that on this 20th day of August, 2009, CARL GLENN PEER and PATRICIA ANN PEER, husband and wife, of the County of Miami, State of Kansas, Grantors, as joint owners, transfer to the Trustee of the PEER FAMILY TRUST under agreement dated August 20, 2009, Grantee Beneficiary of the County of Miami, State of Kansas, with a mailing address of 32695 W. 215th, Spring Hill, KS 66083, the following described interest in real estate, to wit:

TRACT ONE

Beginning at the Northwest corner of the Northwest Quarter of Section 22, Township 15 South, Range 22 East, thence South $0^{\circ}40'47''$ East 965.25 feet along the West line of said Quarter Section, thence South $89^{\circ}39'17''$ East 662.54 feet, thence North $0^{\circ}39'15''$ West 969.18 feet, thence North $89^{\circ}59'42''$ West 662.91 feet along the North line of said Quarter Section to the point of beginning, containing 15.00 acres, more or less, all in Miami County, Kansas.

Kansas Beneficiary Deed

This Deed Witnesseth, that on this 20th day of August, 2009, CARL GLENN PEER and PATRICIA ANN PEER, husband and wife, of the County of Miami, State of Kansas, Grantors, as joint owners, transfer to the Trustee of the PEER FAMILY TRUST under agreement dated August 20, 2009, Grantee Beneficiary of the County of Miami, State of Kansas, with a mailing address of 32695 W. 215th, Spring Hill, KS 66083, the following described interest in real estate, to wit:

TRACT TWO

Beginning at the Northwest corner of the Northwest Quarter of Section 22, Township 15 South, Range 22 East, thence South $89^{\circ}59'42''$ East 662.91 feet along the North line of said Quarter Section to the true point of beginning, thence South $89^{\circ}59'42''$ East 660.23 feet along the North line of said Quarter Section to a point 33.00 feet East of the Northeast corner of the Northwest Quarter of said Quarter Section, thence South $0^{\circ}37'45''$ East 973.09 feet along a line parallel to the East line of the Northwest Quarter of said Quarter Section to a point 33.00 feet East of the East line of the Northwest Quarter of said Quarter Section, thence North $89^{\circ}39'17''$ West 659.86 feet, thence North $0^{\circ}39'15''$ West 969.18 feet to the point of beginning, containing 15.00 acres, more or less, all in Miami County, Kansas.

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT
(Address or Legal Description)

as Case No. ZA2021-01, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

Troy Terrell
Signature

Troy Terrell
Owner's Name (Printed)

21415 Kill Creek Rd, Spring Hill, KS 66083
Owner's Address

Signature

Owner's Name (Printed)

Owner's Address

Signature

Owner's Name (Printed)

Owner's Address

Legal Description of Protestor's Property:

15-15-22 W 14.984 ACS OF S 1/2 SE 1/4 EX .46 AC IN ST 14.524ACS M/L

ACKNOWLEDGMENT

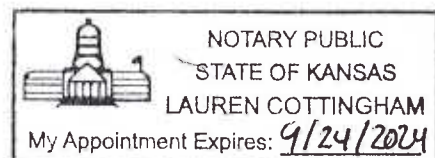
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 22 day of February, 2021, before me came Troy Terrell to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: Lauren Cottingham

My Commission Expires: 9/24/2024



ZA2021-01

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

Beginning at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}11'12''$ East, along the North line of said Northwest Quarter, a distance of 1209.71 feet; thence departing said North line, South $04^{\circ}54'42''$ East a distance of 1195.98 feet; thence South $88^{\circ}11'12''$ West, parallel with the North line of said Northwest Quarter, a distance of 1264.41 feet to a point on the West line of the Northwest Quarter of said Section 15; thence North $02^{\circ}17'24''$ West, along said West line, distance of 1194.28 feet to the Point of Beginning, containing 1,477,339 square feet or 33.915 acres, more or less.

City Council Action Item

Council Meeting Date: March 11, 2021

Department: Community Development

Agenda Item: Consider Ordinance No. 2063 Adopting the Recommendation of the Edgerton Planning Commission to Approve Application ZA2021-02 for the Rezoning of Approximately 5.903 Acres of Land at 32295 W. 207th Street in Edgerton, Kansas From Johnson County "RUR" (Rural District) Zoning to City of Edgerton "L-P" (Logistics Park) Zoning District.

Background/Description of Item: On January 8, 2021, the City of Edgerton received rezoning Application ZA2021-02 from Wellsville Land Co., LLC requesting the rezoning of a 5.903 acre lot located at 32295 W. 207th Street in Edgerton, Kansas from Johnson County "RUR" zoning to City of Edgerton "L-P" Logistics Park zoning.

This parcel is located adjacent to 207th Street in Edgerton, Kansas. Current access to the parcel is from 207th Street. The parcel was annexed into the City of Edgerton on March 15, 2018. The current zoning designation of RUR is considered a holding designation and thus an appropriate zoning designation is required under the City of Edgerton Unified Development Code. This request is to rezone the parcels to L-P, Logistics Park District (L-P) to construct and operate a light manufacturing and/or distribution center similar to projects already developed at Logistics Park Kansas City (LPKC).

Staff reviewed this rezoning application with respect to the Edgerton Comprehensive Plan, the Edgerton Unified Development Code Zoning and Subdivision Regulations, and the laws of the State of Kansas, in particular the "Golden Criteria" as established by the Supreme Court of Kansas in 1978.

The Planning Commission held a Public Hearing on February 9, 2021 regarding this rezoning request and voted 3-2 to recommend approval of Application ZA2021-02 subject to 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.
4. Prior to issuance of building permits, the property shall have an approved Site Plan reviewed and approved by the City.

Copies of the staff report and draft minutes (including written public comments received) are included with this packet. Staff received no further public comment for this application following Planning Commission action.

Both the City of Edgerton Unified Development Code (UDC) and Kansas State Statute 12-757 allow for the filing of a Protest Petition when actions related to the rezoning of a parcel are considered.

After the Public Hearing on February 9, 2021, the City received the following Protest Petitions related to Application ZA2021-02:

- 5 total Protest Petitions received
 - 0 petitions were received from INSIDE the statutory notification area
 - 5 petitions were received from OUTSIDE the statutory notification area
- The 0 petitions received from within the notification area total to 0.0% of the total buffer area around the parcel requesting rezoning. This falls short of the 20% amount that requires passage by a three-fourths (3/4) vote of all members of the Governing Body.
- Spreadsheet of the notification area and copies of the protest petitions have been included with the packet.

City Attorney has prepared the enclosed draft ordinance approving the recommendation of the Planning Commission based on the Planning Commission staff report.

Related Ordinance(s) or Statute(s): K.S.A. 12-715b, K.S.A. 12-741, et. Seq. to K.S.A. 12-771 – Establishment of the Unified Development Code; 12-757 – Zoning Amendments

Funding Source: N/A

Budget Allocated: N/A

Finance Director Approval: N/A

Recommendation: Approval of Ordinance No. 2063 Adopting the Recommendation of the Edgerton Planning Commission to Approve Application ZA2021-02 for the Rezoning of Approximately 5.903 Acres of Land at 32295 W. 207th Street in Edgerton, Kansas From Johnson County "RUR" (Rural District) Zoning to City of Edgerton "L-P" (Logistics Park) Zoning District.

Enclosed:

- Ordinance No. 2063

- Staff Report from February 9, 2021 Planning Commission Meeting including Application ZA2021-02
- Draft minutes from the February 9, 2021 Planning Commission Meeting – included with Application ZA2021-01
- Notification Area Spreadsheet with calculation from Johnson County AIMS
- Protest Petitions Outside Statutory Area received related to Application ZA2021-02

Prepared by: Katy Crow, Development Services Director

ORDINANCE NO. 2063

AN ORDINANCE ADOPTING THE RECOMMENDATION OF THE CITY OF EDGERTON PLANNING COMMISSION TO APPROVE APPLICATION ZA2021-02 FOR THE REZONING OF APPROXIMATELY 5.903 ACRES OF LAND AT 32295 W. 207th STREET IN EDGERTON, KANSAS FROM JOHNSON COUNTY "RUR" (RURAL DISTRICT) TO CITY OF EDGERTON "L-P" (LOGISTICS PARK) ZONING DISTRICT

WHEREAS, the Planning Commission of the City of Edgerton, Kansas received a request on January 8, 2021, from Wellsville Land Company, LLC, the owner of a parcel of land totaling approximately 5.903 acres, located at 32295 W. 207th Street in Edgerton, Kansas to rezone that property from Johnson County "RUR" (Rural District) to City of Edgerton "L-P" (Logistics Park) District; and

WHEREAS, following a public hearing in front of the Planning Commission on February 9, 2021 the Planning Commission has recommended that the rezoning request for that property – from Johnson County "RUR" (Rural District) to City of Edgerton "L-P" (Logistics Park) District -- be approved subject to certain conditions; and

WHEREAS, all required newspaper and mailing notifications were performed.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, KANSAS:

Section 1. That the following legally described property generally located at 32295 W. 207th Street in Edgerton, Kansas is hereby rezoned from Johnson County "RUR" (Rural District) to City of Edgerton "L-P" (Logistics Park) District, and that City Staff is hereby directed to reflect said rezoning in the City's Official Zoning map and other City records:

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

Commencing at the Northwest corner of said Northwest Quarter; thence North 88°11'12" East, along the North line of said Northwest Quarter, a distance of 1209.71 feet to the Point of Beginning; thence continuing North 88°11'12" East, along said North line, a distance of 231.90 feet; thence departing said North line, South 03°19'18" East a distance of 1194.65 feet; thence South 88°11'12" West, parallel with the North line of said Northwest Quarter, a distance of 198.70 feet; thence North 04°54'42" West a distance of 1195.98 feet to the Point of Beginning, containing 257,119 square feet or 5.903 acres, more or less.

Section 2. The above rezoning is expressly conditioned on the following:

- a) All infrastructure requirements of the City shall be met.
- b) All platting requirements of the City shall be met.
- c) All Site Plan application requirements of the City shall be met.
- d) Prior to issuance of building permits, the property shall be developed in accordance

with a Site Plan which has been reviewed and approved by the City.

Section 3. That the Governing Body, in making its decision on the rezoning, considered City Staff's comments and recommendations. The Governing Body also based its decision on the following criteria:

- a) The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space.
- b) Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties.
- c) The extent to which the zoning amendment may detrimentally affect nearby property has been addressed.
- d) The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial.
- e) Consistency with the Comprehensive Plan, Utilities and Facilities Plans, Capital Improvement Plan, Area Plans, ordinances, policies, and applicable City Code of the City of Edgerton.

Section 4. This ordinance shall take effect from and after its publication once in the official city newspaper.

ADOPTED BY THE GOVERNING BODY AND APPROVED BY THE MAYOR OF THE CITY OF EDGERTON, KANSAS ON THE 11th DAY OF MARCH, 2021.

CITY OF EDGERTON, KANSAS

By: _____
Donald Roberts, Mayor

ATTEST:

Alexandria Clower, City Clerk

APPROVED AS TO FORM:

Lee Hendricks, City Attorney

STAFF REPORT

February 9, 2021

To: Edgerton Planning Commission
Fr: Chris Clinton, Planning and Zoning Coordinator
Re: Application **ZA2021-02** - Rezoning of a parcel of land located at 32295 W 207th Street

APPLICATION INFORMATION

Applicant: Brett Powell, Agent
NPD Management, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Property Owners: Wellsville Land Company, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Requested Action: Rezoning from Johnson County RUR (Rural) Zoning District to City of Edgerton L-P (Logistics Park) Zoning District.

Legal Description: See attached application for complete legal description.

Site Address/Location: 32295 W 207th Street Edgerton, KS 66021

Existing Zoning and Land Uses: Johnson County Rural (RUR), Agricultural

Existing Improvements: Agricultural Facilities

Site Size: 5.903 acres

REASON FOR REZONING REQUEST:

This rezoning is being requested for future intermodal-related, logistics park development. This property was annexed into the City of Edgerton on March 15, 2018 as part of the Phase II expansion of Logistics Park Kansas City (LPKC). LPKC is a 2,300-acre master-planned distribution and warehouse development anchored by the Burlington Northern Santa Fe Railway (BNSF) intermodal facility, which opened in late 2013 and is located approximately two miles north of the subject site. Companies located within LPKC benefit from significant transportation savings.

The subject property is outlined red on the following maps.

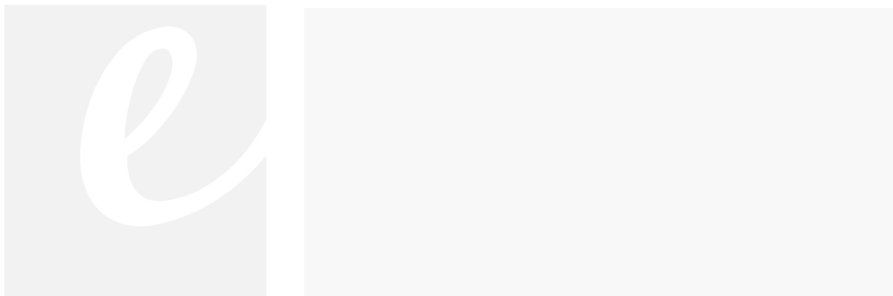


Figure 1 is color coded to indicate the zoning of the parcels adjacent to the subject property. The green denotes Johnson County Rural (RUR) zoning designation. The light yellow indicates a Johnson County Residential Neighborhood 2 (RN2) zoned parcel. The purple indicates City of Edgerton Logistics Park (L-P) zoning. The pink denotes a City of Edgerton Heavy Service Commercial (C-2) zoning designation. The grey areas contain no zoning designation as those parcels are owned by the Kansas Department of Transportation and represent interstate right of way. The border between the City of Edgerton and unincorporated Johnson County is shown as a dotted and dashed line.

Figure 1

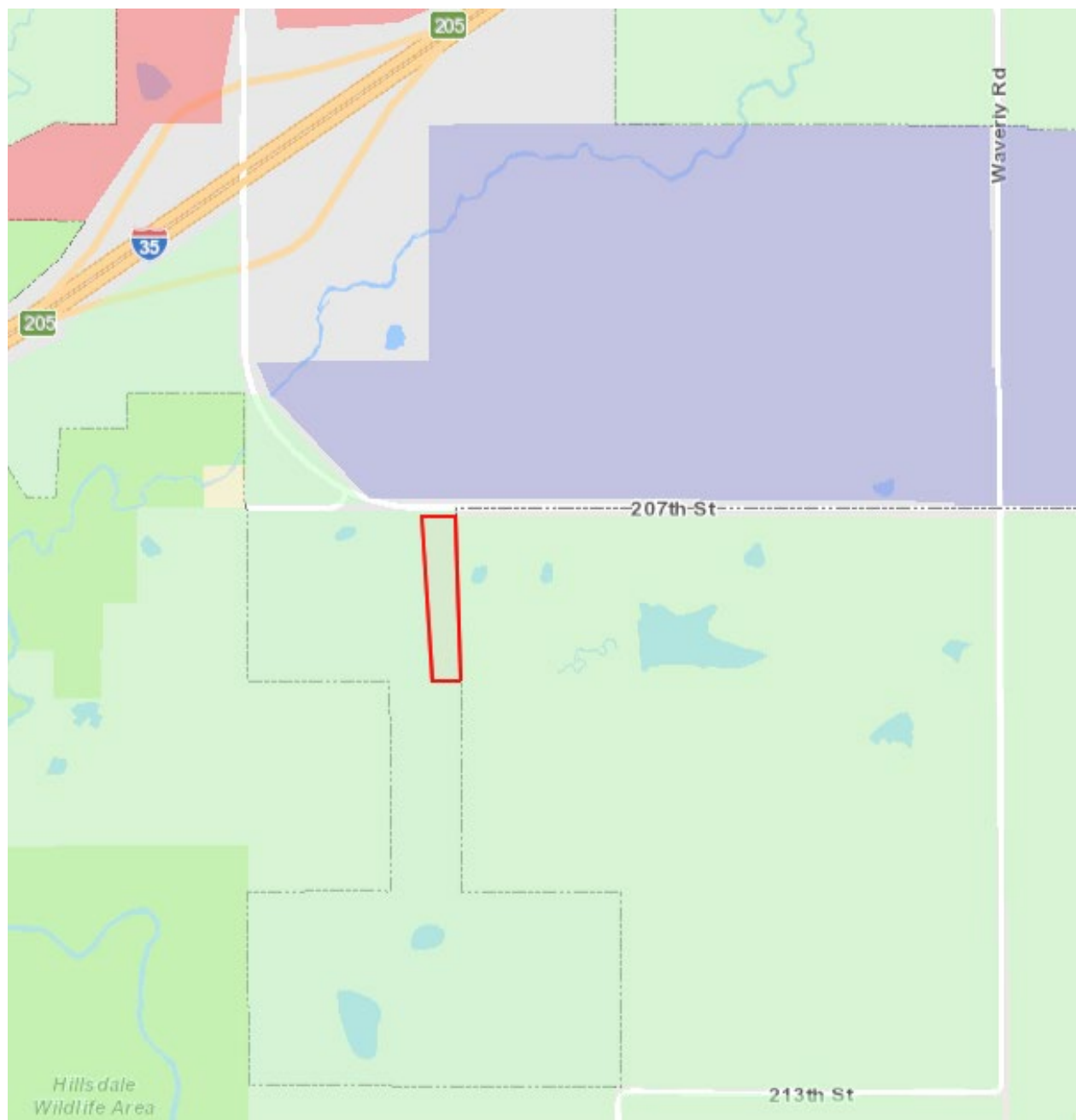


Figure 2 is a closer look at the adjacent parcels and their zoning designations.

On the east side of the subject property are parcels located in unincorporated Johnson County. Those parcels are zoned RUR. Per the Johnson County AIMS website, RUR zoned parcels are agricultural uses and single-family dwellings with a ten (10) acre minimum lot size. Northeast of the parcel, across Homestead Lane and 207th Street, there is a large L-P zoned parcel. The west side of the subject parcel is adjacent to the parcel that is addressed in application ZA2021-01. Two parcels zoned RUR and the parcel addressed in rezoning application ZA2021-03 are south of the subject property.

Figure 2

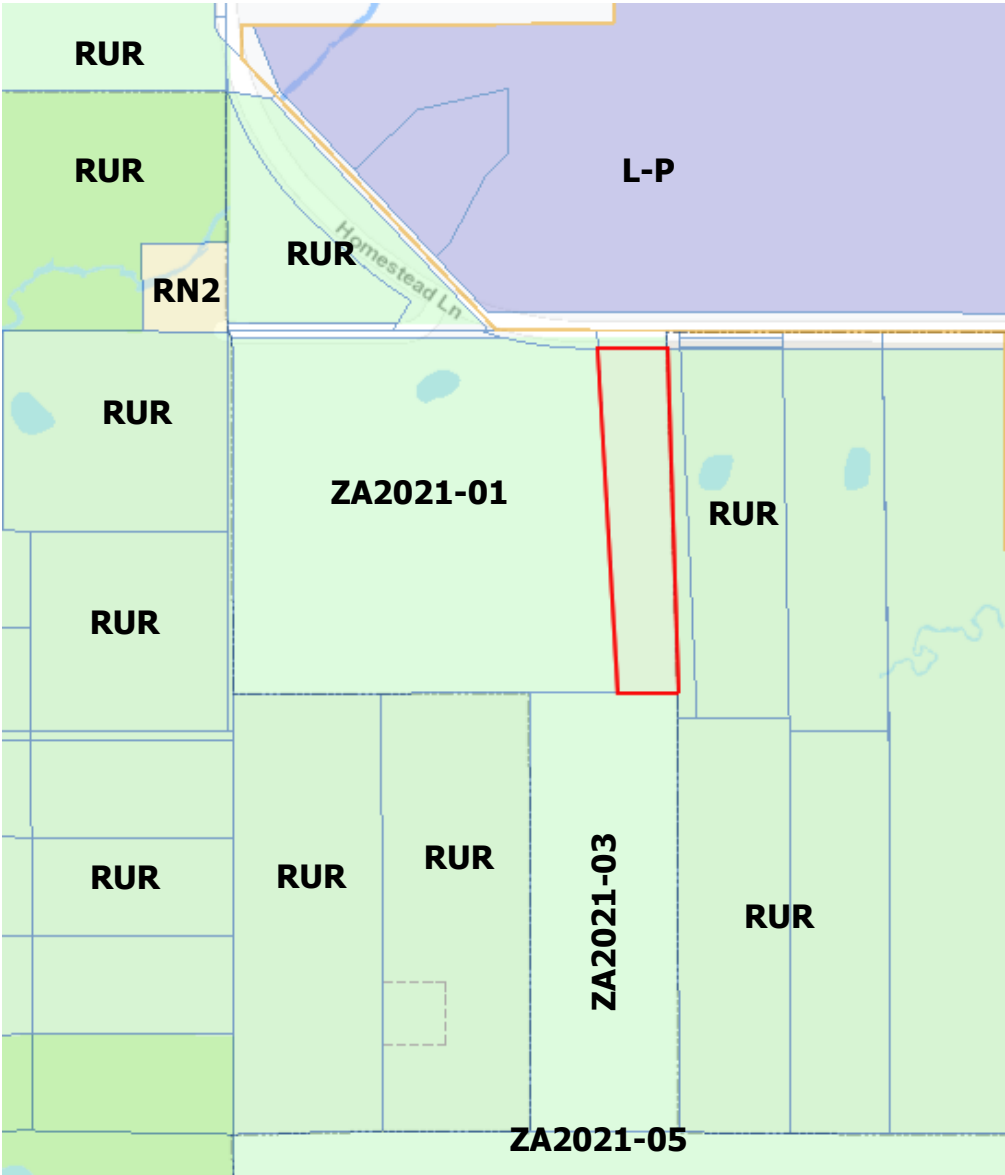


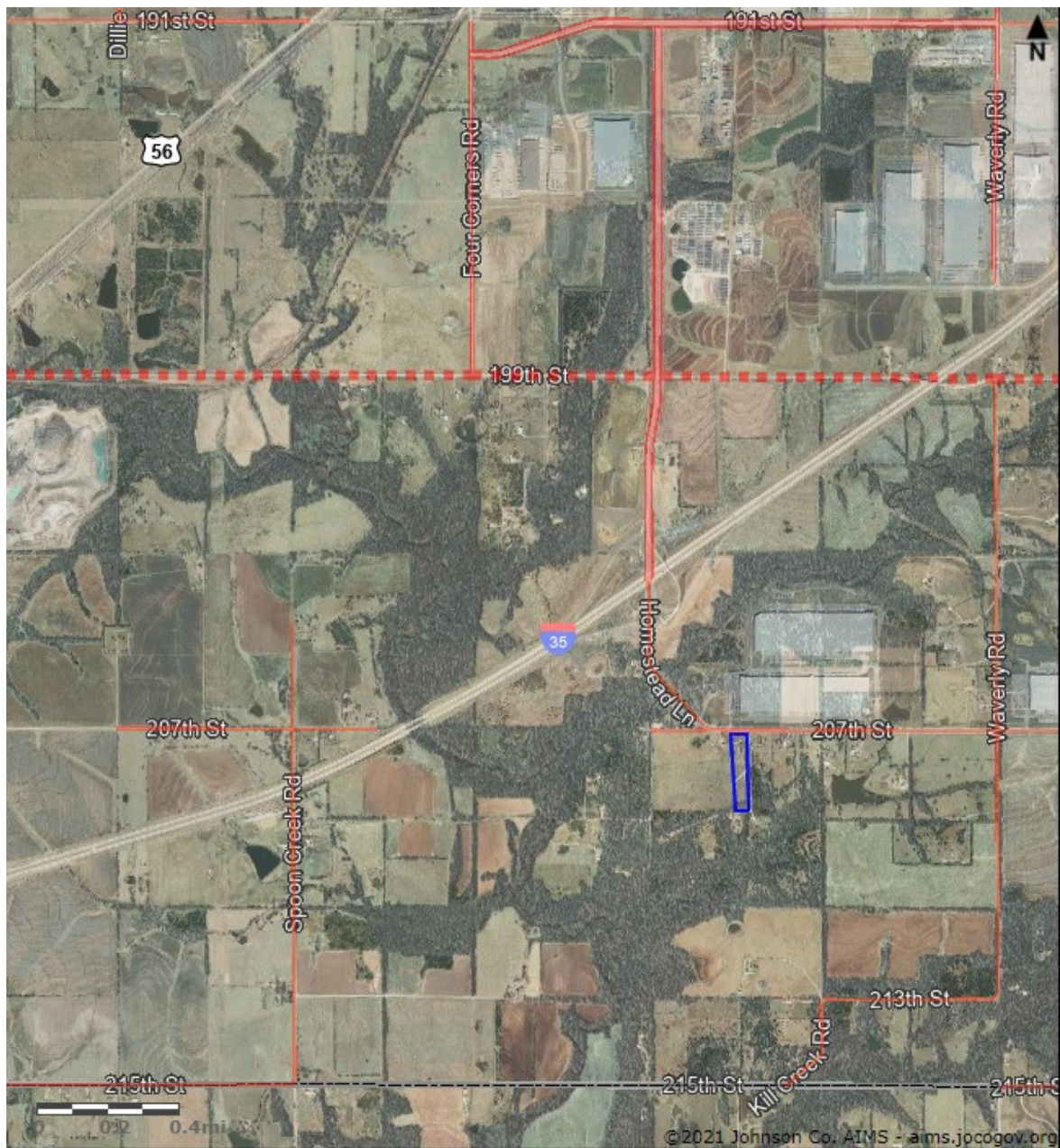
Figure 3 shows the relation of the subject property to other L-P zoned parcels in LPKC on both sides of Interstate 35 (I-35). Per Johnson County AIMS, the subject property is approximately 0.40 miles from I-35 and the Homestead Lane interchange.

Figure 3



Figure 4 shows the relation of the subject property, outlined in blue, to the transportation network with the Johnson County Comprehensive Arterial Road Network Plan (CARNP) routes highlighted.

Figure 4



- CARNP Roads
- Type I / 2 Lanes 120ft. ROW
 - Type II / 2 Lanes 120ft. ROW
 - Type II / 4 Lanes 120ft. ROW
 - • Type III / 2 Lanes 150-200ft. ROW
 - ■ Type III / 4 Lanes 150-200ft. ROW

INFRASTRUCTURE AND SERVICES

1. Access to the parcel is currently from 207th Street on the north.
2. Utilities and service providers.
 - a. Water – Johnson County Water District #7
 - b. Sanitary Sewer – City of Edgerton
 - c. Electrical Service – Evergy
 - d. Gas Service – Kansas Gas Service
 - e. Police services would be provided by the City of Edgerton through the Johnson County Sheriff's Office
 - f. Fire protection is provided by Johnson County Fire District #1
3. Property is located within the Bull Creek watershed.

PROPERTY ZONING HISTORY

The subject property was annexed into the City of Edgerton on March 15, 2018. Prior to that, the property was in unincorporated Johnson County and as of this application the parcels remain zoned Johnson County (RUR).

STAFF ANALYSIS

The applicant has requested rezoning to Logistics Park (L-P) District. The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern type industrial uses or industrial park to support activities related to trade, rail and other transport services. Limitations are placed on the uses in the district to significantly restrict the outside activities and outside storage of materials, noise, vibration, etc. The UDC also states manufacturing uses should be conducted within a totally enclosed building. The conduction of outdoor activities and outdoor storage is not allowed. External effects such as excessive noise or odor should not extend beyond the property lines.

Permitted uses within the L-P District include warehousing/distribution centers; motor freight transportation terminals; manufacturing, processing, fabrication or assembly of commodity – limited; along with other permitted uses.

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

1. **Need for the Proposed Change** – When the parcel was annexed into Edgerton, it contained a RUR zoning designation as assigned by Johnson County. That zoning designation is only a holding designation and a rezoning is required prior to any land development occurring. The applicant has requested an L-P Zoning District designation to allow for the future construction of projects similar to other projects in other L-P zoned areas. Given the parcels' proximity to LPKC Phases I and II, the BNSF Railway intermodal facility and I-35, L-P District zoning is the most compatible designation for these uses.
2. **Magnitude of the Change** – The Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35. However, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. Due to the unexpected pace of development in Phase I of LPKC, a Phase II expansion of LPKC was initiated in 2018 and this parcel is part of the area which would comprise that continued expansion. Development in this area is driven by the Homestead Lane interchange and the

proposed rezoning to L-P District is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. As is noted in the City of Edgerton UDC, landscaping and vegetation will be used to minimize adverse impacts to adjacent residential properties. Given the parcel's proximity to LPKC, the BNSF Railway intermodal facility, I-35 and the Homestead Lane interchange, the magnitude of the change would not be considered unusual when the property is being used for industrial development.

3. **Whether or not the change will bring harm to established property rights** - The subject property is surrounded by undeveloped acreage and low-density rural single-family residential. L-P zoning designations require significant berming and landscaping adjacent to any residential developments. If rezoned L-P, as requested, a separate Site Plan review and approval would be required prior to the issuance of any building permits. Part of a Site Plan review would include attention to buffering and setbacks, stormwater management and transition of uses between adjoining properties and any proposed industrial use. This Site Plan review will help mitigate impact that might occur to adjacent properties.
4. **Effective use of Land** - L-P District permitted uses at this location are an effective and efficient use of the property due to its proximity to the BNSF Railway intermodal facility, LPKC and the I-35 interstate system.
5. **The extent to which there is a need in the community for the uses allowed in the proposed zoning** - Construction of warehousing, distribution, limited manufacturing and related uses near the intermodal facility allows an inland port for goods in transit, by reducing truck traffic in the surrounding area and allowing for more efficient use of the supply chain.
6. **The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space** – This parcel is located near the new 207th Street corridor, Kubota Tractor North American Distribution Center and the Hostess Distribution Center. Continued development of the area includes intermodal related uses. With the extensive road improvements, including the interchange at I-35 and Homestead Lane and the improvements along 207th Street, the character of the area is changing from rural to industrial. Some nearby parcels zoned Johnson County RUR and RN2 contain single family homes. However, the residential density in this area is lower than some of the parcels adjacent to development in Phase I of LPKC. As noted previously, the Site Plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
7. **Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties** - The proposed zoning is compatible the existing zoning and existing use of the parcel across 207th Street (Kubota North America Distribution Center). The City's Unified Development Code (UDC) states that the purpose of the L-P District is to create a limited multimodal industrial zone which provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The Site Plan review process is designed to mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
8. **Suitability of the uses to which the property has been restricted under its existing zoning** - The existing Johnson County RUR zoning of the applicant property is viewed as a holding designation related to the annexation of the parcel. Johnson County RUR zoning is primarily for agricultural and low-density residential use. An industrial use on a property zoned for agriculture would not be a permitted use therefore, a rezoning to the L-P District is the most appropriate designation for the proposed use indicated by the applicant.

9. **Length of time the subject property has remained vacant under the current zoning designation** - Based upon available aerial photography, the property has been used for agricultural purposes in unincorporated Johnson County dating back to at least 2006.
10. **The extent to which the zoning amendment may detrimentally affect nearby property** - The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The Site Plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
11. **Consideration of rezoning applications requesting Planned Development Districts (PUD) for multifamily and non-residential uses should include architectural style, building materials, height, structural mass, siting, and lot coverage** - This is not a request for a PUD.
12. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services** - For any development which occurs on this parcel, it will be the responsibility of the developer to work with the utility companies to extend any necessary utilities not already in the service area. The parcel currently receives electric service and there is a connection point along 207th Street for gas service. The City of Edgerton Municipal Code requires that all properties within city boundaries connect to City of Edgerton sanitary sewer service. Should this parcel be developed, the developer would be responsible for the extension of and connection to City of Edgerton wastewater infrastructure.
13. **The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property** - Homestead Lane and 207th Street to just east of Waverly Road have been constructed to accommodate the traffic that will accompany the Phase II expansion of LPKC. During the Site Plan review process, both the type and volume of traffic associated with a new development are evaluated, often with the requirement that a traffic study be performed as part of the applicant's due diligence. This includes evaluating the transportation network in the area and any current and future access points to the parcel. Infrastructure upgrades to accommodate the new development's traffic volume and type are required and adequate off-street parking must be provided as on-street parking is not allowed.
14. **The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm** - The City will follow National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management requirements which require any application to address runoff and water pollution mitigation measures as part of the development of the property. Any construction that occurs on site will be required to get a NPDES permit from the State of Kansas and a land disturbance permit from the City. Those permits require a stormwater pollution prevention plan that is reviewed by the City and the State. Mitigation of pollution in the form of air, noise, light, etc., will be addressed as part of the Site Plan review process.

15. **The economic impact on the community from the uses allowed in the proposed zoning** - Uses allowed in the L-P District, have the potential to benefit the residents and community in a positive way by providing jobs, economic opportunities, and tax revenues to respective jurisdictions. During the Covid-19 pandemic, supply chain logistics were instrumental to delivering food and supplies to areas across the United States. This type of commercial industry continues to be an important contributor to the economy of this area.
16. **The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial** - There would be little relative gain, if any, to the public health, safety, and welfare from the denial of these zoning applications. However, the City would be adversely impacted due to the lost opportunities for jobs, economic activity and tax revenue if the anticipated logistics park uses and facilities were to locate in another community.
17. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** - Due to the unexpected pace of development in Phases I and II of Logistics Park Kansas City, the Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35. However, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. This parcel is located 0.40 miles from I-35 and the Homestead Lane interchange. Development in the area is driven by its proximity to the highway system and the proposed rezoning is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. Any development that would occur on this parcel would be required to be in compliance with the City of Edgerton UDC. L-P Zoning does not allow tenants to conduct exterior operations or have exterior storage. The review of strict parameters related to the aesthetics of development on L-P zoned parcels is conducted as part of a Site Plan review, including an evaluation of building materials, screening between adjacent parcels and parking requirements.
18. **The recommendation of professional staff** - See Recommendation below.

Recommendation:

City staff recommends **approval** of proposed rezoning **Application ZA2021-02** from Johnson County Rural (RUR), to City of Edgerton Logistics Park District (L-P) 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;
4. Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City.

Attachments:

- Rezoning Application ZA2021-02.
- City of Edgerton Future Land Use Map

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 32295 W 207th StPURPOSE FOR REZONING: For the purpose of constructing and operating a light manufacturing and/or distribution center.REQUESTED REZONING CHANGE: FROM A-G TO L-P Logistics Parkw
(Current Zoning) (Proposed Zoning)LEGAL DESCRIPTION: See attached descriptionCURRENT LAND USE: AgriculturalPROPERTY OWNER'S NAME(S): Wellsville Land Co, LLC PHONE: N/ACOMPANY: Wellsville Land Co, LLC FAX: N/AMAILING ADDRESS: 4825 NW 41st St., Suite 500, Riverside, MO 64150
Street City State ZipAPPLICANT/AGENTS NAME(S): Brett Powell (representing property owner) PHONE: 816-888-7380COMPANY: NPD Management, LLC; represented by NorthPoint Development, LLC FAX: _____MAILING ADDRESS: 4825 NW 41st St., Suite 500, Riverside, MO 64150
Street City State ZipENGINEER/ARCHITECT'S NAME(S): Patrick Cassity PHONE: 816-800-0950COMPANY: Renaissance Infrastructure Consulting FAX: _____MAILING ADDRESS: 5015 NW Canal St., Suite 100, Riverside, MO 64150
Street City State ZipSIGNATURE OF OWNER OR AGENT:  Nathaniel Hagedorn, Manager

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

FOR OFFICE USE ONLY

Receipt 041442004

Case No.: RZ- ZA2021-02 Amount of Fee Paid: \$ 250.00 Date Fee Paid: 01/08/2021Received By:  Date of Hearing: 02/09/2021**REZONING INSTRUCTIONS**

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

Property Information for BF221515-1002

<i>Tax Property ID</i>	BF221515-1002	<i>KS Uniform Parcel #</i>	0462051502001005000
<i>Situs Address</i>	32295 W 207TH ST	<i>Acres</i>	5.6 (243,772.93 ft ²)
<i>Owner1 Name</i>	WELLSVILLE LAND CO LLC	<i>Owner2 Name</i>	
<i>Owner Address</i>	4825 NW 41ST ST STE 500, RIVERSIDE, MO 64150	<i>Year Built</i>	1950
<i>Class</i>	R	<i>Neighborhood Code</i>	804.2
<i>LBCS</i>	1101	<i>Taxing Unit</i>	0913
<i>Zoning</i>	A-G		
<i>City</i>	Edgerton	<i>Zip Code</i>	66021
<i>AIMS Map No.</i>	U15 (T-R-S: 15-22-15)	<i>Quarter Section</i>	NW
<i>Fire Dist.</i>	JoCo FD #1	<i>Sheriff Dist.</i>	0
<i>Commissioner Dist.</i>	6 (Mike Brown)	<i>FEMA Flood Panel #</i>	20091C0134G
<i>School District</i>	Gardner-Edgerton	<i>High School</i>	Gardner-Edgerton
<i>Middle School</i>	Trail Ridge	<i>Elementary School</i>	Nike
<i>Legal Desc. (abbreviated)</i>	15-15-22 BG 1210.1' E NW CR NW1/4 E 231.9' S 1194.65' W 198.7' N 1195.9' TO POB EX .321 AC IN ST 5.585 ACS M/L		

Property Map for BF221515-1002

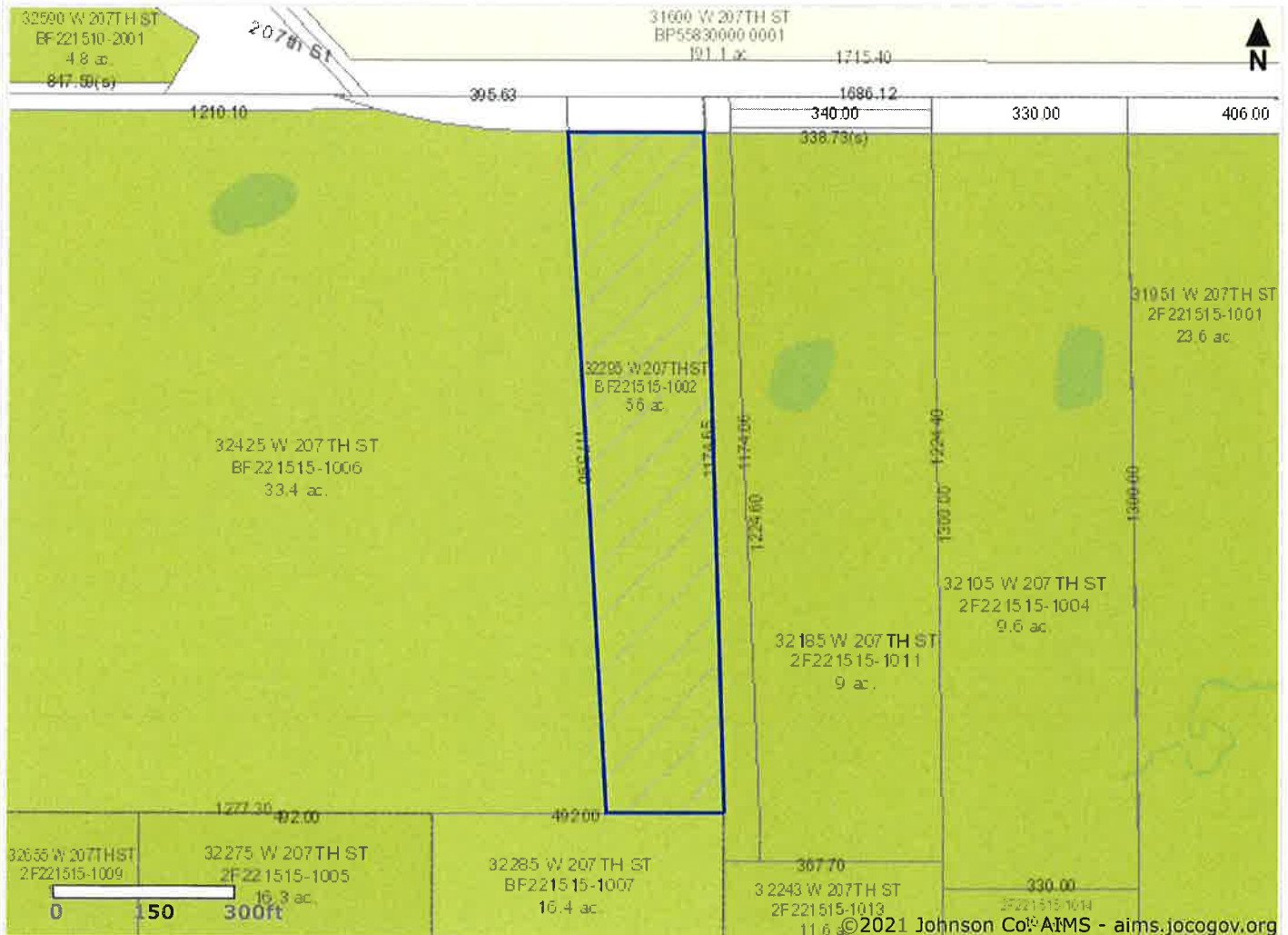


Exhibit A

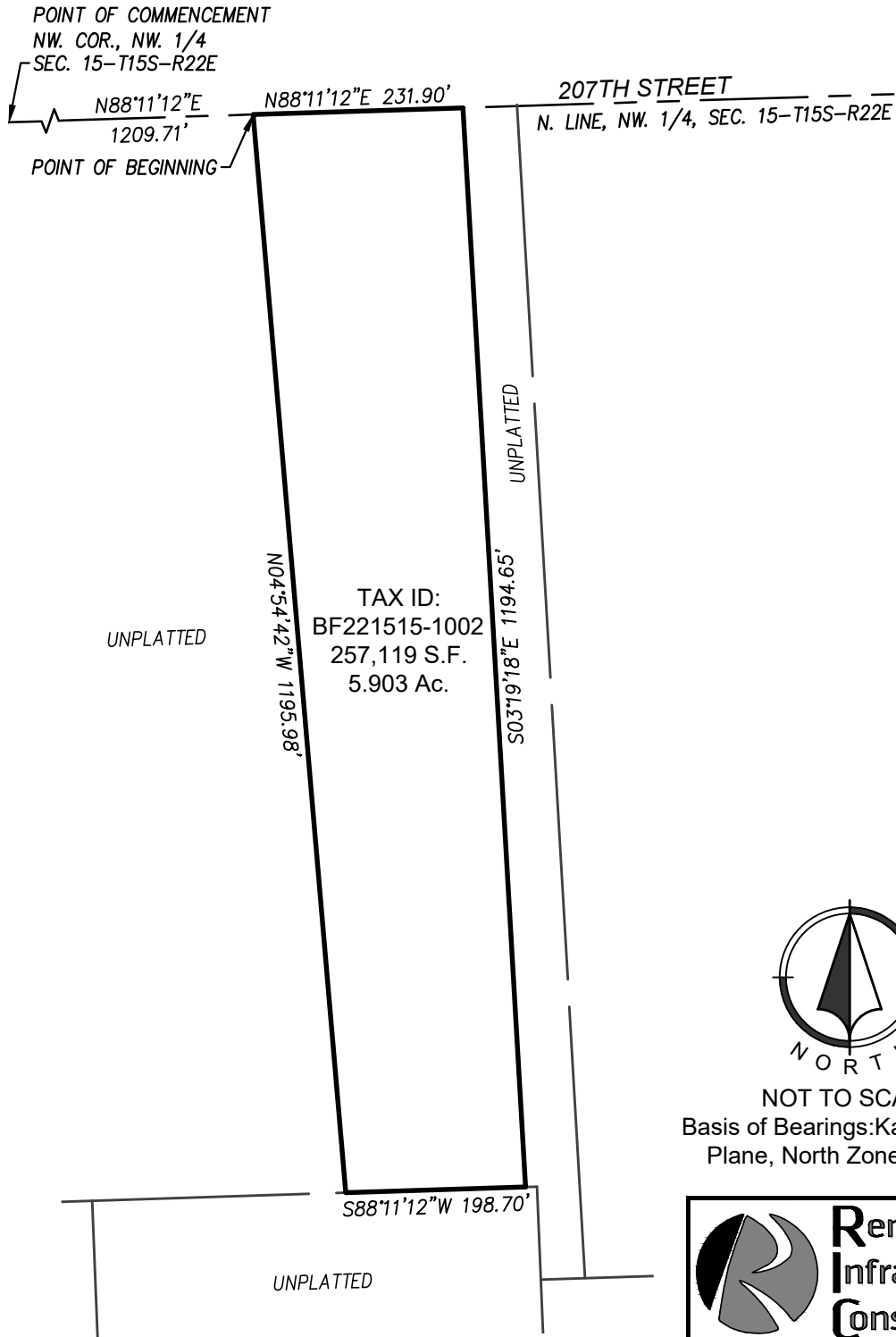
Rezoning Description:

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

Commencing at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}11'12''$ East, along the North line of said Northwest Quarter, a distance of 1209.71 feet to the Point of Beginning; thence continuing North $88^{\circ}11'12''$ East, along said North line, a distance of 231.90 feet; thence departing said North line, South $03^{\circ}19'18''$ East a distance of 1194.65 feet; thence South $88^{\circ}11'12''$ West, parallel with the North line of said Northwest Quarter, a distance of 198.70 feet; thence North $04^{\circ}54'42''$ West a distance of 1195.98 feet to the Point of Beginning, containing 257,119 square feet or 5.903 acres, more or less.

Rezoning Area Exhibit

Exhibit A



NOT TO SCALE
Basis of Bearings: Kansas State
Plane, North Zone, NAD83



132 Abbie Avenue
Kansas City, Kansas 66103

913.317.9500
www.riic-consult.com

**PROPERTY OWNER NOTIFICATION LETTER**Case No.: RZ- ZA2021-01, ZA2021-02, ZA2021-03, ZA2021-04, ZA2021-05

Dear Sir or Madam:

This letter is to notify you that a public hearing will be held at the Edgerton Community Building, 404 E. Nelson St., Edgerton, Kansas, to consider a rezoning change request from RUR

(current zoning) to L-P Logistics Park

(proposed zoning), on the following described tract of land:

Legal Description: See attached

General Location: Located approximately 3/4 of a mile west of Waverly
between W. 207th St and W 213th St.

A public hearing will be held to consider the rezoning request on the above-described tract at 7:00 p.m. on February 9, 20 21. Any interested persons or property owners are invited to attend. Information regarding this rezoning application is available in the office of the City Clerk at City Hall or by phone at (913) 893-6231. You may also contact the undersigned for additional information regarding this rezoning request.

A fourteen (14) day protest period begins at the conclusion of the public hearing during which you may file a protest petition in the office of the City Clerk. If valid protest petitions are received from twenty (20) percent of the property owners within the notification area, a three-quarters ($\frac{3}{4}$) vote of the Governing Body is required to approve this rezoning request.

Copies of the protest petitions are available in the office of the City Clerk.

Respectfully,
Nathaniel Hagedorn

Applicant (or Owner or Agent)

ADDRESS: 4825 NW 41st St., Suite 500 , Riverside, MO 64150

Street


City

State

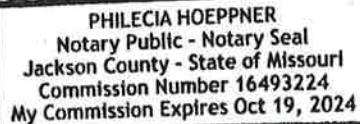
Zip

PROPERTY OWNER NOTIFICATION AFFIDAVITCase No.: RZ- ZA2021-01, ZA2021-02, ZA2021-03, ZA2021-04I, Nathaniel Hagedorn, of lawful age being first duly sworn upon oath, state:

That I am the Authorized Person (agent, owner, attorney) for the property for which the application was filed and did, not later than twenty (20) days prior to the date of the public hearing scheduled before the Edgerton Planning Commission, 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 18th day of January, 2021.

Signature of Agent, Owner or AttorneySubscribed and sworn to before me this 18th day of January, 2021.

Notary PublicMy Commission Expires: 10.19.2024 (SEAL)
Date

PHILECIA HOEPPNER
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 16493224
My Commission Expires Oct 19, 2024

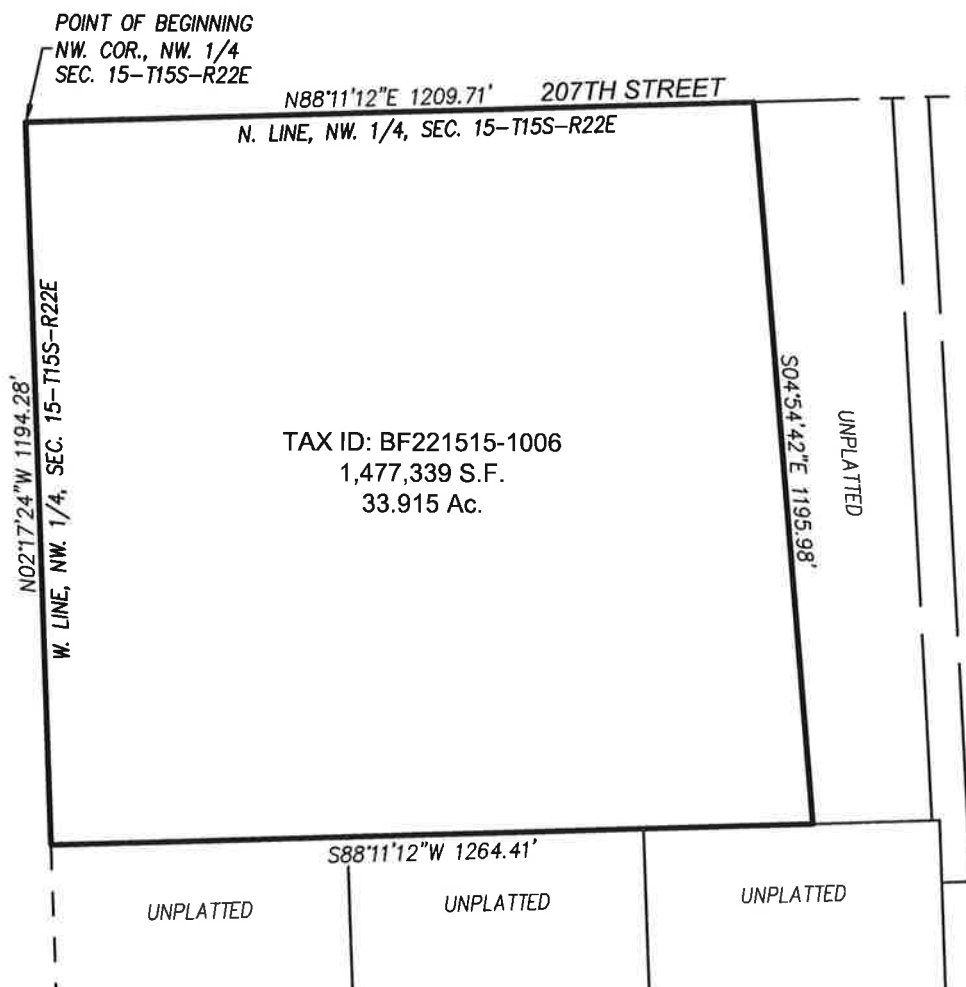
Exhibit A

Rezoning Description:

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

Beginning at the Northwest corner of said Northwest Quarter; thence North 88°11'12" East, along the North line of said Northwest Quarter, a distance of 1209.71 feet; thence departing said North line, South 04°54'42" East a distance of 1195.98 feet; thence South 88°11'12" West, parallel with the North line of said Northwest Quarter, a distance of 1264.41 feet to a point on the West line of the Northwest Quarter of said Section 15; thence North 02°17'24" West, along said West line, distance of 1194.28 feet to the Point of Beginning, containing 1,477,339 square feet or 33.915 acres, more or less.

Exhibit A



NOT TO SCALE
Basis of Bearings: Kansas State
Plane, North Zone, NAD83



**Renaissance
Infrastructure
Consulting**

132 Abbie Avenue
Kansas City, Kansas 66103

913.317.9500
www.ric-consult.com

Exhibit A

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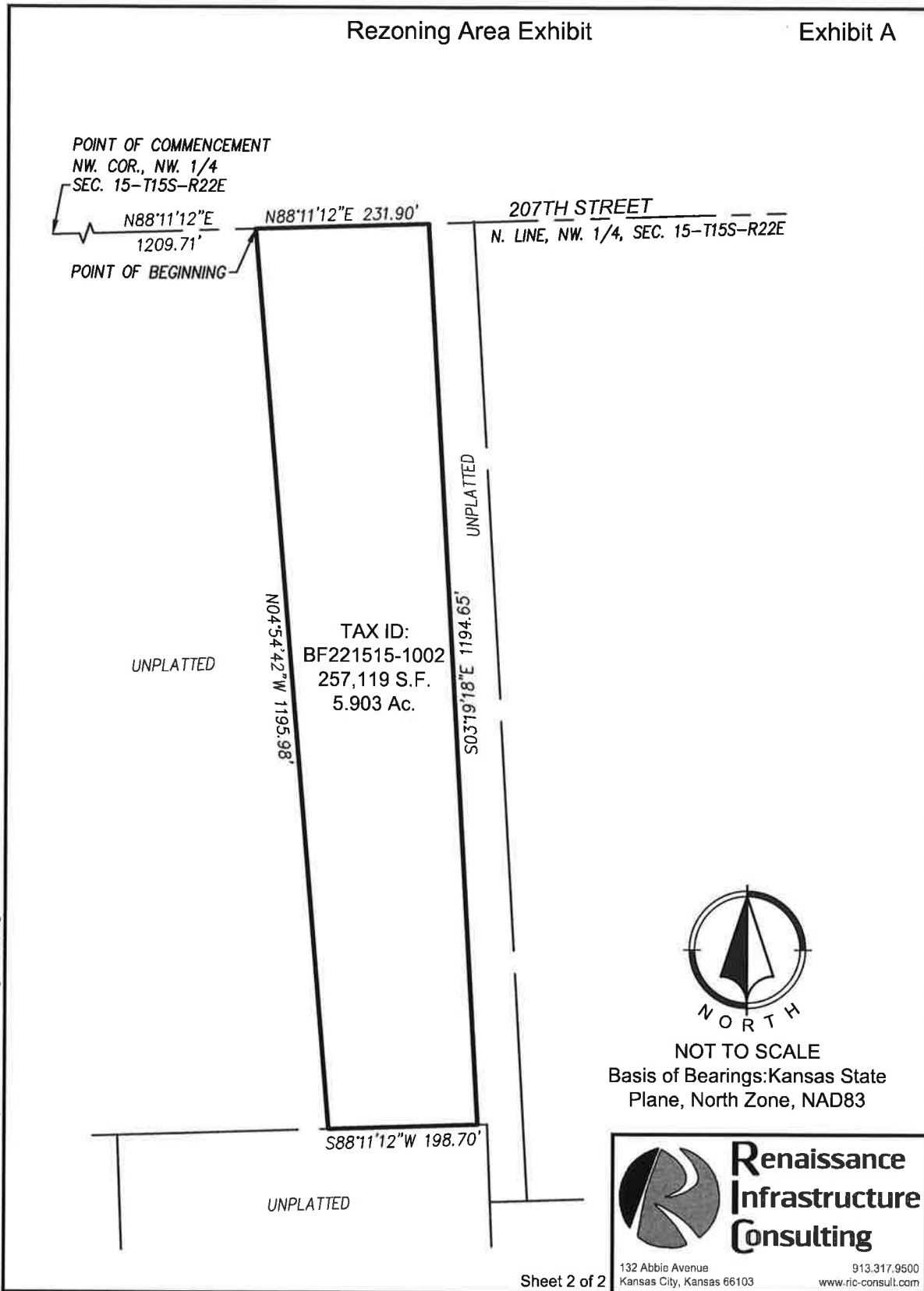
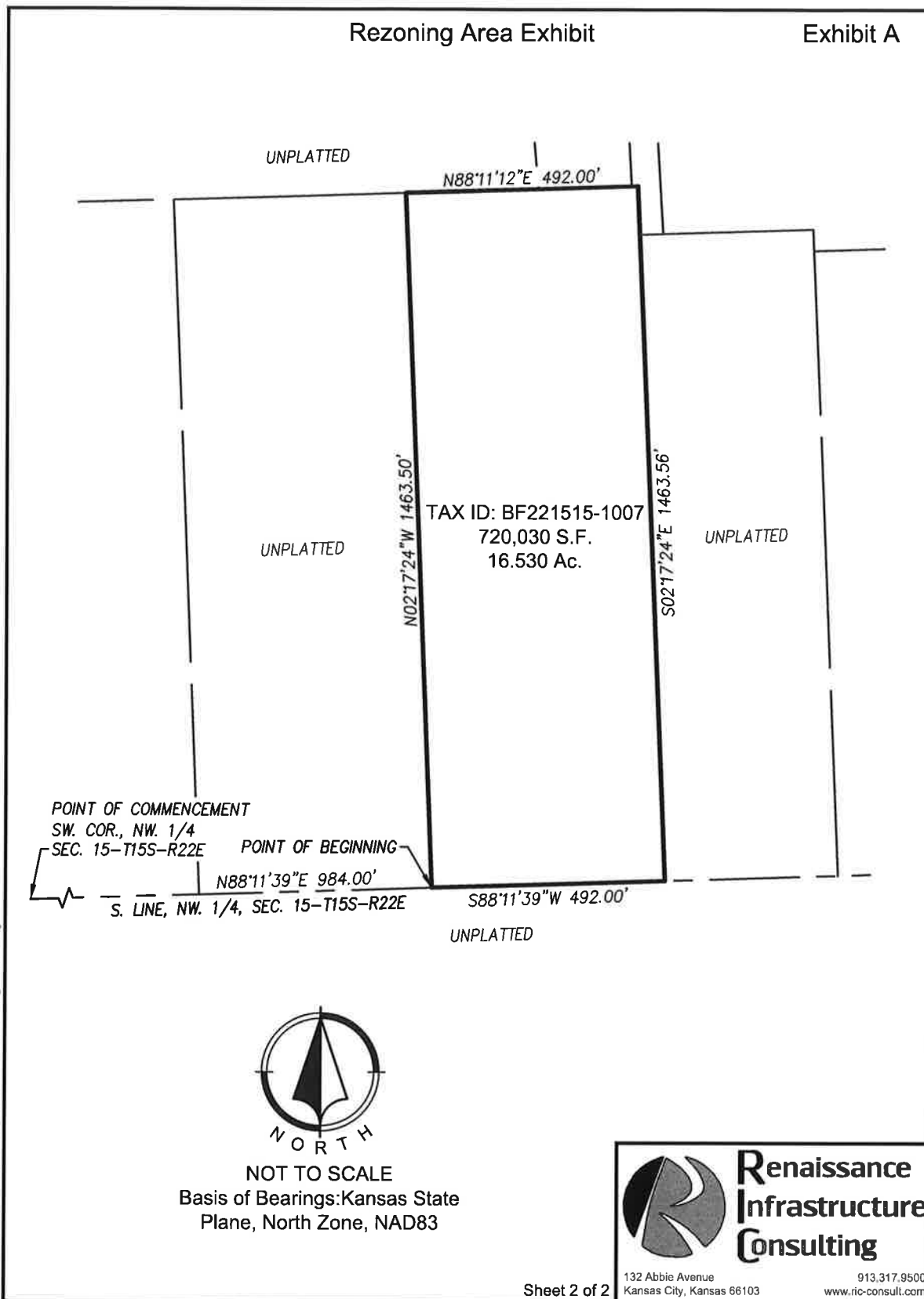


Exhibit A

Rezoning Description:

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

Commencing at the Southwest corner of said Northwest Quarter; thence North 88°11'39" East, along the South line of said Northwest Quarter, a distance of 984.00 feet to the Point of Beginning; thence departing said South line, North 02°17'24" West, parallel with the West line of said Northwest Quarter, a distance of 1463.50 feet; thence North 88°11'12" East, parallel with the North line of said Northwest Quarter, a distance of 492.00 feet; thence South 02°17'24" East, parallel with the West line of said Northwest Quarter, a distance of 1463.56 feet to a point on the South line of said Northwest Quarter; thence South 88°11'39" West, along said South line, a distance of 492.00 feet to the Point of Beginning, containing 720,030 square feet or 16.530 acres, more or less.



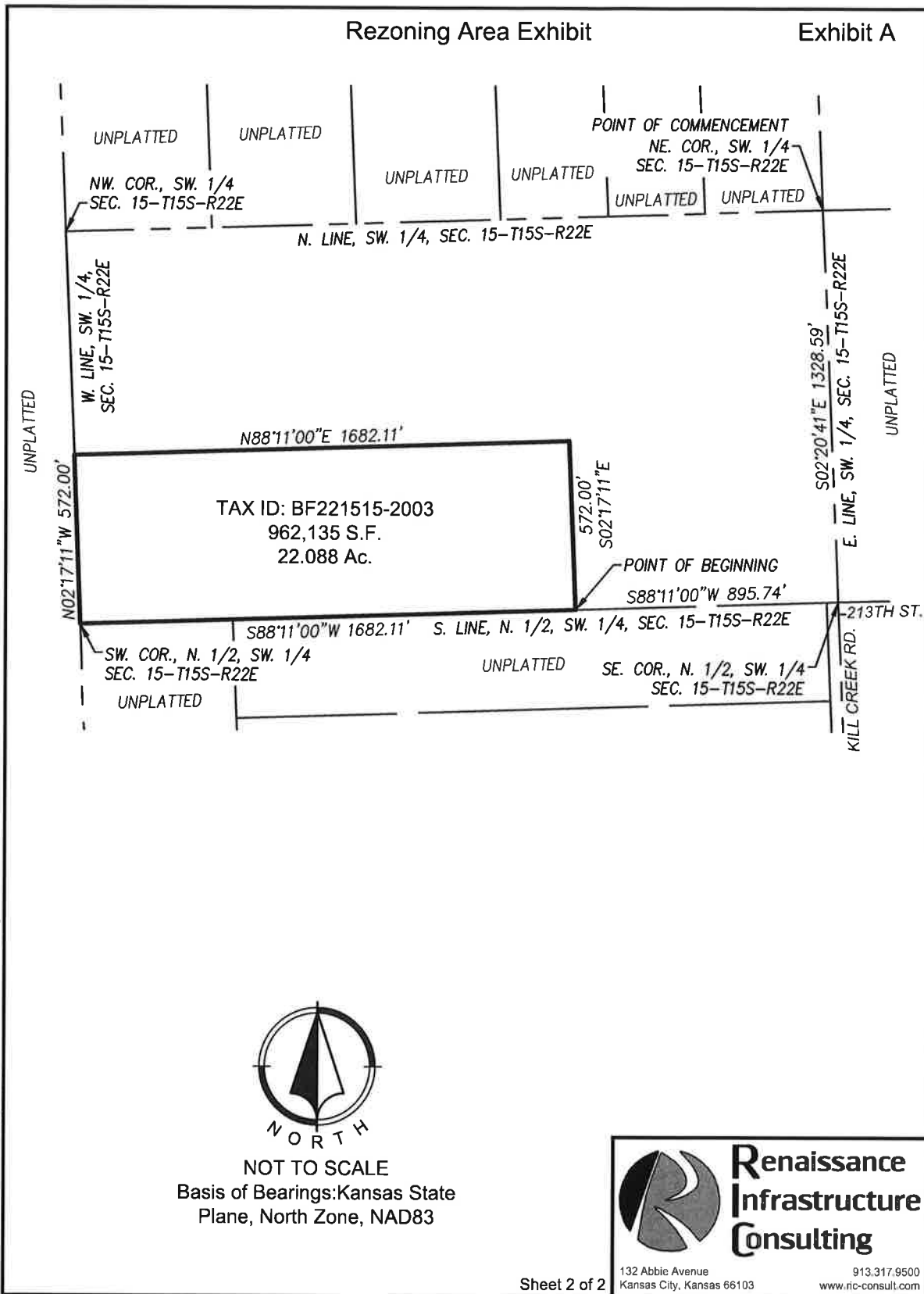
Jan 08, 2021 7:56am
Z:\RIC Design\2020\20-0212\Drawings\20-0212 Survey\Rezoning Exhibit.dwg

Exhibit A

Rezoning Description:

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast Corner of said Southwest Quarter; thence South 02°20'41" East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet to the Point of Beginning; thence continuing thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 1,682.11 feet to the Southwest corner thereof; thence North 02°17'11" West, along the West line of said Southwest Quarter, a distance of 572.00 feet; thence departing said West line, North 88°11'00" East a distance of 1,682.11 feet; thence South 02°17'11" East a distance of 572.00 feet to the Point of Beginning, containing 962,135 square feet or 22.088 acres, more or less.



Jan 14, 2021 5:10pm
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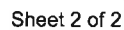
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Exhibit A



Notification Area for Application ZA2021-02													
Property ID	Area (ft²)	Acres	Situs Address	Owner1	Owner2	Owner Address	City, State Zip	Zoning	Area In Buffer (ft²)	Acres In Buffer	% of Parcel	% of Buffer	Protest Petition Receved?
2F221515-1011	393,782	9.04	32185 W 207TH ST	BREEDING, KAREN TRUST	CARRILL, KAREN	32185 W 207TH ST	EDGERTON, KS 66021	RUR	393,761	9.04	100.00%	14.64%	No
2F221515-1009	714,384	16.4	32655 W 207TH ST	CHMIDLING, RUSSELL D.	CHMIDLING, JANET S.	32655 W 207TH ST	EDGERTON, KS 66021	RUR	90,777	2.08	12.70%	3.38%	No
2F221515-1014	439,956	10.1	0 NS NT	CYNTHIA D BONES REVOCABLE TRUST		19625 BARSTOW ST	SPRING HILL, KS 66083	RUR	235,231	5.4	53.50%	8.75%	No
2F221515-1001	1,029,758	23.64	31951 W 207TH ST	HIGHFILL, LYLE M. TRUSTEE	HIGHFILL, MARIE M. TRUSTEE	31881 W 207TH ST	EDGERTON, KS 66021	RUR	481,366	11.05	46.70%	17.90%	No
2F221515-1013	505,732	11.61	32243 W 207TH ST	HOTLE, MATTHEW	HOTLE, JENNIFER	32243 W 207TH ST	EDGERTON, KS 66021	RUR	330,373	7.58	65.30%	12.28%	No
BF221515-1006	1,453,162	33.36	32425 W 207TH ST	JOHNSON COUNTY LAND COMPANY	LLC	4825 NW 41ST ST STE 500	RIVERSIDE, MO 64150	RUR	228,547	5.25	15.70%	8.50%	No
BP55830000 0001	8,322,138	191.05	31600 W 207TH ST	KUBOTA NORTH AMERICA CORPORATION		10 INVERNESS DR E STE 250	ENGLEWOOD, CO 80112	L-P	36,326	0.83	0.40%	1.35%	No
BF221515-1007	713,077	16.37	32285 W 207TH ST	MOONLIGHT FARMS LLC		4825 NW 41ST ST STE 500	RIVERSIDE, MO 64150	RUR	71,160	1.63	10.00%	2.65%	No
2F221515-1005	711,335	16.33	32275 W 207TH ST	VANCLEAVE, DOROTHY K.	VANCLEAVE, ARTHUR L.	32275 W 207TH ST	EDGERTON, KS 66021	RUR	405,765	9.32	57.00%	15.09%	No
2F221515-1004	415,998	9.55	32105 W 207TH ST	WELSH, STEPHEN M.	WELSH, CAROL A.	32105 W 207TH ST	EDGERTON, KS 66021	RUR	416,139	9.55	100.00%	15.47%	No
Totals:									2,689,445	61.73		0.00%	0

**Protest Petitions Received Outside of the Notification
Area for ZA2021-02**

Protestor(s)	Address
Craven, Kelly for Craven Living Trust	32953 W 207th St
Hale, Korey and Tara	31615 W 213th St
Peer, Carl and Patricia	32695 W 215th St
Speck, Richard for Speck Family Living Trust	32951 W 207th St
Terrell, Troy	21415 Kill Creek Road

**PROTEST PETITIONS
OUTSIDE STATUTORY
NOTIFICATION AREA**

RECEIVED

FEB 22 2021

3.13 Ust

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT
(Address or Legal Description)

as Case No. ZA2021-02, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

[Signature] Craven Living Trust 32953 W. 207th St., Edgerton, KS 66021
Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

16-15-22 BG 662.4' W & 339.5' N NE CR SE1/4 NE1/4 N 324.5' XW 330' 2.46 ACS M/L MC 369 2

ACKNOWLEDGMENT

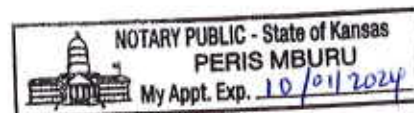
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 22nd day of February, 2021, before me came Kelly L Craven to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: [Signature]

My Commission Expires: 10/01/2024



ZA2021-02

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

Commencing at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}11'12''$ East, along the North line of said Northwest Quarter, a distance of 1209.71 feet to the Point of Beginning; thence continuing North $88^{\circ}11'12''$ East, along said North line, a distance of 231.90 feet; thence departing said North line, South $03^{\circ}19'18''$ East a distance of 1194.65 feet; thence South $88^{\circ}11'12''$ West, parallel with the North line of said Northwest Quarter, a distance of 198.70 feet; thence North $04^{\circ}54'42''$ West a distance of 1195.98 feet to the Point of Beginning, containing 257,119 square feet or 5.903 acres, more or less.

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT
(Address or Legal Description)

as Case No. ZA2021-02, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

Korey Hale 31615 W. 213th St., Spring Hill, KS 66083
Signature Owner's Name (Printed) Owner's Address

Tara Hale 31615 W. 213th St., Spring Hill, KS 66083
Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

15-15-22 S 1/2 SE 1/4 BG 1328.52' N & 760.8' E SW CR E 366.36' SW 514.02' SE 316.08' SW 375.35'
N 868.82' TO POB EX .34 AC IN ST 5.94 ACS M/L

ACKNOWLEDGMENT

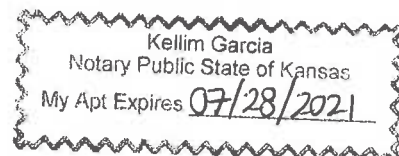
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 23 day of February, 2021, before me came Korey and Tara Hale to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: Kellin Garcia

My Commission Expires: 07/28/2021



ZA2021-02

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

Commencing at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}11'12''$ East, along the North line of said Northwest Quarter, a distance of 1209.71 feet to the Point of Beginning; thence continuing North $88^{\circ}11'12''$ East, along said North line, a distance of 231.90 feet; thence departing said North line, South $03^{\circ}19'18''$ East a distance of 1194.65 feet; thence South $88^{\circ}11'12''$ West, parallel with the North line of said Northwest Quarter, a distance of 198.70 feet; thence North $04^{\circ}54'42''$ West a distance of 1195.98 feet to the Point of Beginning, containing 257,119 square feet or 5.903 acres, more or less.

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT #1
(Address or Legal Description)

as Case No. ZA2021-02, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

<u>Carl Glenn Peer</u> Signature	<u>CARL GLENN PEER</u> Owner's Name (Printed)	<u>32695 W. 215TH ST, SPRING HILL, KS 66083</u> Owner's Address
<u>Patricia Ann Peer</u> Signature	<u>Patricia Ann Peer</u> Owner's Name (Printed)	<u>32695 W 215TH St, Spring H.II, KS 66083</u> Owner's Address

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

SEE ATTACHMENT #2

ACKNOWLEDGMENT

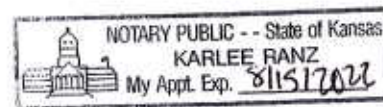
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 23rd day of February, 2021, before me came Carl and Patricia Peer to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: Karlee Ranz

My Commission Expires: 8/15/2022



ZA2021-02

Exhibit A**Rezoning Description:**

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

Commencing at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}11'12''$ East, along the North line of said Northwest Quarter, a distance of 1209.71 feet to the Point of Beginning; thence continuing North $88^{\circ}11'12''$ East, along said North line, a distance of 231.90 feet; thence departing said North line, South $03^{\circ}19'18''$ East a distance of 1194.65 feet; thence South $88^{\circ}11'12''$ West, parallel with the North line of said Northwest Quarter, a distance of 198.70 feet; thence North $04^{\circ}54'42''$ West a distance of 1195.98 feet to the Point of Beginning, containing 257,119 square feet or 5.903 acres, more or less.

LEGAL DESCRIPTION OF CARL & PAT PEER'S PROPERTY OF
APPROXIMATELY 30 ACRES (COMPRISED OF TWO PARCELS)

Kansas Beneficiary Deed

This Deed Witnesseth, that on this 20th day of August, 2009, CARL GLENN PEER and PATRICIA ANN PEER, husband and wife, of the County of Miami, State of Kansas, Grantors, as joint owners, transfer to the Trustee of the PEER FAMILY TRUST under agreement dated August 20, 2009, Grantee Beneficiary of the County of Miami, State of Kansas, with a mailing address of 32695 W. 215th, Spring Hill, KS 66083, the following described interest in real estate, to wit:

TRACT ONE

Beginning at the Northwest corner of the Northwest Quarter of Section 22, Township 15 South, Range 22 East, thence South 0°40'47" East 965.25 feet along the West line of said Quarter Section, thence South 89°39'17" East 662.54 feet, thence North 0°39'15" West 969.18 feet, thence North 89°59'42" West 662.91 feet along the North line of said Quarter Section to the point of beginning, containing 15.00 acres, more or less, all in Miami County, Kansas.

Kansas Beneficiary Deed

This Deed Witnesseth, that on this 20th day of August, 2009, CARL GLENN PEER and PATRICIA ANN PEER, husband and wife, of the County of Miami, State of Kansas, Grantors, as joint owners, transfer to the Trustee of the PEER FAMILY TRUST under agreement dated August 20, 2009, Grantee Beneficiary of the County of Miami, State of Kansas, with a mailing address of 32695 W. 215th, Spring Hill, KS 66083, the following described interest in real estate, to wit:

TRACT TWO

Beginning at the Northwest corner of the Northwest Quarter of Section 22, Township 15 South, Range 22 East, thence South 89°59'42" East 662.91 feet along the North line of said Quarter Section to the true point of beginning, thence South 89°59'42" East 660.23 feet along the North line of said Quarter Section to a point 33.00 feet East of the Northeast corner of the Northwest Quarter of said Quarter Section, thence South 0°37'45" East 973.09 feet along a line parallel to the East line of the Northwest Quarter of said Quarter Section to a point 33.00 feet East of the East line of the Northwest Quarter of said Quarter Section, thence North 89°39'17" West 659.86 feet, thence North 0°39'15" West 969.18 feet to the point of beginning, containing 15.00 acres, more or less, all in Miami County, Kansas.

RECEIVED

FEB 22 2021

1045 ut 10 pages

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT
(Address or Legal Description)

as Case No. ZA2021-02, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

Richard Speck Speck Family Living Trust 32951 W. 207th St., Edgerton, KS 66021
Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

16-15-22 BG 662.4' W NE CR SE1/4 NE1/4 N 339.5' W 315.25'S 339.5' & E 315.5' TO BG 2.46ACS
M/L MC 369 3

Property ID # 4F221516-3012

ACKNOWLEDGMENT

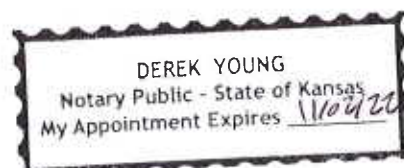
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 20th day of 02, 2021, before me came Richard Speck to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: [Signature]

My Commission Expires: 11/02/22



ZA2021-02

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

Commencing at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}11'12''$ East, along the North line of said Northwest Quarter, a distance of 1209.71 feet to the Point of Beginning; thence continuing North $88^{\circ}11'12''$ East, along said North line, a distance of 231.90 feet; thence departing said North line, South $03^{\circ}19'18''$ East a distance of 1194.65 feet; thence South $88^{\circ}11'12''$ West, parallel with the North line of said Northwest Quarter, a distance of 198.70 feet; thence North $04^{\circ}54'42''$ West a distance of 1195.98 feet to the Point of Beginning, containing 257,119 square feet or 5.903 acres, more or less.

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT

(Address or Legal Description)

as Case No. ZA2021-02, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

Troy Terrell
Signature

Troy Terrell
Owner's Name (Printed)

21415 Kill Creek Rd, Spring Hill, KS 66083
Owner's Address

Signature

Owner's Name (Printed)

Owner's Address

Signature

Owner's Name (Printed)

Owner's Address

Legal Description of Protestor's Property:

15-15-22 W 14.984 ACS OF S 1/2 SE 1/4 EX .46 AC IN ST 14.524ACS M/L

ACKNOWLEDGMENT

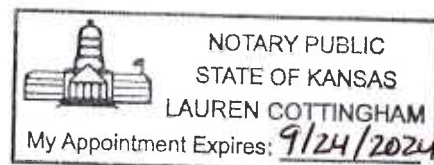
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 22 day of February, 20 21, before me came Troy Terrell to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: Lauren Cottingham

My Commission Expires: 9/24/2024



ZA2021-02

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

Commencing at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}11'12''$ East, along the North line of said Northwest Quarter, a distance of 1209.71 feet to the Point of Beginning; thence continuing North $88^{\circ}11'12''$ East, along said North line, a distance of 231.90 feet; thence departing said North line, South $03^{\circ}19'18''$ East a distance of 1194.65 feet; thence South $88^{\circ}11'12''$ West, parallel with the North line of said Northwest Quarter, a distance of 198.70 feet; thence North $04^{\circ}54'42''$ West a distance of 1195.98 feet to the Point of Beginning, containing 257,119 square feet or 5.903 acres, more or less.

City Council Action Item

Council Meeting Date: March 11, 2021

Department: Community Development

Agenda Item: Consider Ordinance No. 2064 Adopting the Recommendation of the Edgerton Planning Commission to Approve Application ZA2021-03 for the Rezoning of Approximately 16.530 Acres of Land at 32285 W. 207th Street in Edgerton, Kansas From Johnson County "RUR" (Rural District) Zoning to City of Edgerton "L-P" (Logistics Park) Zoning District.

Background/Description of Item: On January 8, 2021, the City of Edgerton received rezoning Application ZA2021-03 from Moonlight Farms, LLC requesting the rezoning of a 16.530 acre lot located at 32285 W. 207th Street in Edgerton, Kansas from Johnson County "RUR" zoning to City of Edgerton "L-P" Logistics Park zoning.

This parcel is located north of the intersection of 207th Street and Homestead Lane in Edgerton, Kansas. It is adjacent to the parcels requesting annexation in Applications ZA2021-01 and ZA2021-02. Current access to the parcel is from a shared access private drive which extends approximately 1200 feet south from 207th Street. The parcel was annexed into the City of Edgerton on March 15, 2018. The current zoning designation of RUR is considered a holding designation and thus an appropriate zoning designation is required under the City of Edgerton Unified Development Code. This request is to rezone the parcels to L-P, Logistics Park District (L-P) to construct and operate a light manufacturing and/or distribution center similar to projects already developed at Logistics Park Kansas City (LPKC).

Staff reviewed this rezoning application with respect to the Edgerton Comprehensive Plan, the Edgerton Unified Development Code Zoning and Subdivision Regulations, and the laws of the State of Kansas, in particular the "Golden Criteria" as established by the Supreme Court of Kansas in 1978.

The Planning Commission held a Public Hearing on February 9, 2021 regarding this rezoning request and voted 3-2 to recommend approval of Application ZA2021-03 subject to 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.

4. Prior to issuance of building permits, the property shall have an approved Site Plan reviewed and approved by the City.

Copies of the staff report and draft minutes (including written public comments received) are included with this packet. Staff received no further public comment for this application following Planning Commission action.

Both the City of Edgerton Unified Development Code (UDC) and Kansas State Statute 12-757 allow for the filing of a Protest Petition when actions related to the rezoning of a parcel are considered.

After the Public Hearing on February 9, 2021, the City received the following Protest Petitions related to Application ZA2021-03:

- 5 total Protest Petitions received
 - 0 petitions were received from INSIDE the statutory notification area
 - 5 petitions were received from OUTSIDE the statutory notification area
- The 0 petitions received from within the notification area total to 0.0% of the total buffer area around the parcel requesting rezoning. This falls short of the 20% amount that requires passage by a three-fourths (3/4) vote of all members of the Governing Body.
- Spreadsheet of the notification area and copies of the protest petitions have been included with the packet.

City Attorney has prepared the enclosed draft ordinance approving the recommendation of the Planning Commission based on the Planning Commission staff report.

Related Ordinance(s) or Statute(s): K.S.A. 12-715b, K.S.A. 12-741, et. Seq. to K.S.A. 12-771 – Establishment of the Unified Development Code; 12-757 – Zoning Amendments

Funding Source: N/A

Budget Allocated: N/A

Finance Director Approval: N/A

Recommendation: Approval of Ordinance No. 2064 Adopting the Recommendation of the Edgerton Planning Commission to Approve Application ZA2021-03 for the Rezoning of Approximately 16.530 Acres of Land at 32285 W. 207th Street in Edgerton, Kansas From Johnson County "RUR" (Rural District) Zoning to City of Edgerton "L-P" (Logistics Park) Zoning District.

Enclosed:

- Ordinance No. 2064
- Staff Report from February 9, 2021 Planning Commission Meeting including Application ZA2021-03
- Draft minutes from the February 9, 2021 Planning Commission Meeting – included with Application ZA2021-01
- Notification Area Spreadsheet with calculation from Johnson County AIMS
- Protest Petitions Outside Statutory Area received related to Application ZA2021-03

Prepared by: Katy Crow, Development Services Director

ORDINANCE NO. 2064

AN ORDINANCE ADOPTING THE RECOMMENDATION OF THE CITY OF EDGERTON PLANNING COMMISSION TO APPROVE APPLICATION ZA2021-03 FOR THE REZONING OF APPROXIMATELY 16.530 ACRES OF LAND AT 32285 W. 207th STREET IN EDGERTON, KANSAS FROM JOHNSON COUNTY "RUR" (RURAL DISTRICT) TO CITY OF EDGERTON "L-P" (LOGISTICS PARK) ZONING DISTRICT

WHEREAS, the Planning Commission of the City of Edgerton, Kansas received a request on January 8, 2021, from Moonlight Farms, LLC, the owner of a parcel of land totaling approximately 16.530 acres, located at 32285 W. 207th Street in Edgerton, Kansas to rezone that property from Johnson County "RUR" (Rural District) to City of Edgerton "L-P" (Logistics Park) District; and

WHEREAS, following a public hearing in front of the Planning Commission on February 9, 2021 the Planning Commission has recommended that the rezoning request for that property – from Johnson County "RUR" (Rural District) to City of Edgerton "L-P" (Logistics Park) District -- be approved subject to certain conditions; and

WHEREAS, all required newspaper and mailing notifications were performed.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, KANSAS:

Section 1. That the following legally described property generally located at 32285 W. 207th Street in Edgerton, Kansas is hereby rezoned from Johnson County "RUR" (Rural District) to City of Edgerton "L-P" (Logistics Park) District, and that City Staff is hereby directed to reflect said rezoning in the City's Official Zoning map and other City records:

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

Commencing at the Southwest corner of said Northwest Quarter; thence North 88°11'39" East, along the South line of said Northwest Quarter, a distance of 984.00 feet to the Point of Beginning; thence departing said South line, North 02°17'24" West, parallel with the West line of said Northwest Quarter, a distance of 1463.50 feet; thence North 88°11'12" East, parallel with the North line of said Northwest Quarter, a distance of 492.00 feet; thence South 02°17'24" East, parallel with the West line of said Northwest Quarter, a distance of 1463.56 feet to a point on the South line of said Northwest Quarter; thence South 88°11'39" West, along said South line, a distance of 492.00 feet to the Point of Beginning, containing 720,030 square feet or 16.530 acres, more or less.

Section 2. The above rezoning is expressly conditioned on the following:

- a) All infrastructure requirements of the City shall be met.
- b) All platting requirements of the City shall be met.

- c) All Site Plan application requirements of the City shall be met.
- d) Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan which has been reviewed and approved by the City.

Section 3. That the Governing Body, in making its decision on the rezoning, considered City Staff's comments and recommendations. The Governing Body also based its decision on the following criteria:

- a) The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space.
- b) Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties.
- c) The extent to which the zoning amendment may detrimentally affect nearby property has been addressed.
- d) The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial.
- e) Consistency with the Comprehensive Plan, Utilities and Facilities Plans, Capital Improvement Plan, Area Plans, ordinances, policies, and applicable City Code of the City of Edgerton.

Section 4. This ordinance shall take effect from and after its publication once in the official city newspaper.

ADOPTED BY THE GOVERNING BODY AND APPROVED BY THE MAYOR OF THE CITY OF EDGERTON, KANSAS ON THE 11th DAY OF MARCH, 2021.

CITY OF EDGERTON, KANSAS

By: _____
Donald Roberts, Mayor

ATTEST:

Alexandria Clower, City Clerk

APPROVED AS TO FORM:

Lee Hendricks, City Attorney

STAFF REPORT

February 9, 2021

To: Edgerton Planning Commission
Fr: Chris Clinton, Planning and Zoning Coordinator
Re: Application **ZA2021-03** - Rezoning of a parcel of land located at 32285 W 207th Street

APPLICATION INFORMATION

Applicant: Brett Powell, Agent
NPD Management, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Property Owners: Moonlight Farms, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Requested Action: Rezoning from Johnson County RUR (Rural) Zoning District to City of Edgerton L-P (Logistics Park) Zoning District.

Legal Description: See attached application for complete legal description.

Site Address/Location: 32285 W 207th Street Edgerton, KS 66021

Existing Zoning and Land Uses: Johnson County Rural (RUR), Agricultural

Existing Improvements: Single Family Residence

Site Size: 16.530 acres

REASON FOR REZONING REQUEST:

This rezoning is being requested for future intermodal-related, logistics park development. This property was annexed into the City of Edgerton on March 15, 2018 as part of the Phase II expansion of Logistics Park Kansas City (LPKC). LPKC is a 2,300-acre master-planned distribution and warehouse development anchored by the Burlington Northern Santa Fe Railway (BNSF) intermodal facility, which opened in late 2013 and is located approximately two and a half miles north of the subject site. Companies located within LPKC benefit from significant transportation savings.

The subject property is outlined red on the following maps.

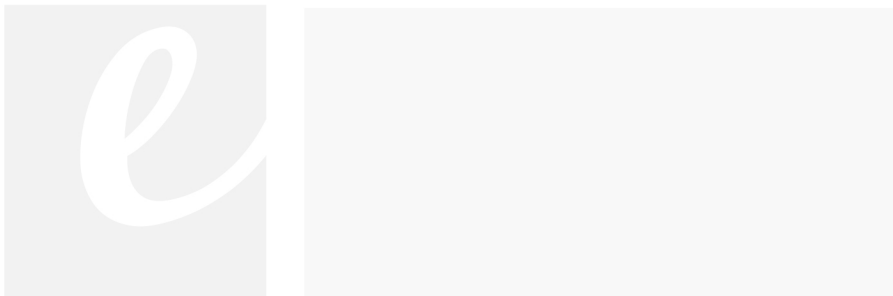


Figure 1 is color coded to indicate the zoning of the parcels adjacent to the subject property. The green denotes Johnson County Rural (RUR) zoning designation. The light yellow indicates Johnson County Residential Neighborhood 2 (RN2) zoned parcel. The purple indicates City of Edgerton Logistics Park (L-P) zoning. The pink denotes a City of Edgerton Heavy Service Commercial (C-2) zoning designation. The grey areas contain no zoning designation as those parcels are owned by the Kansas Department of Transportation and are interstate right of way. The border between the City of Edgerton and unincorporated Johnson County is shown as a dotted and dashed line.

Figure 1

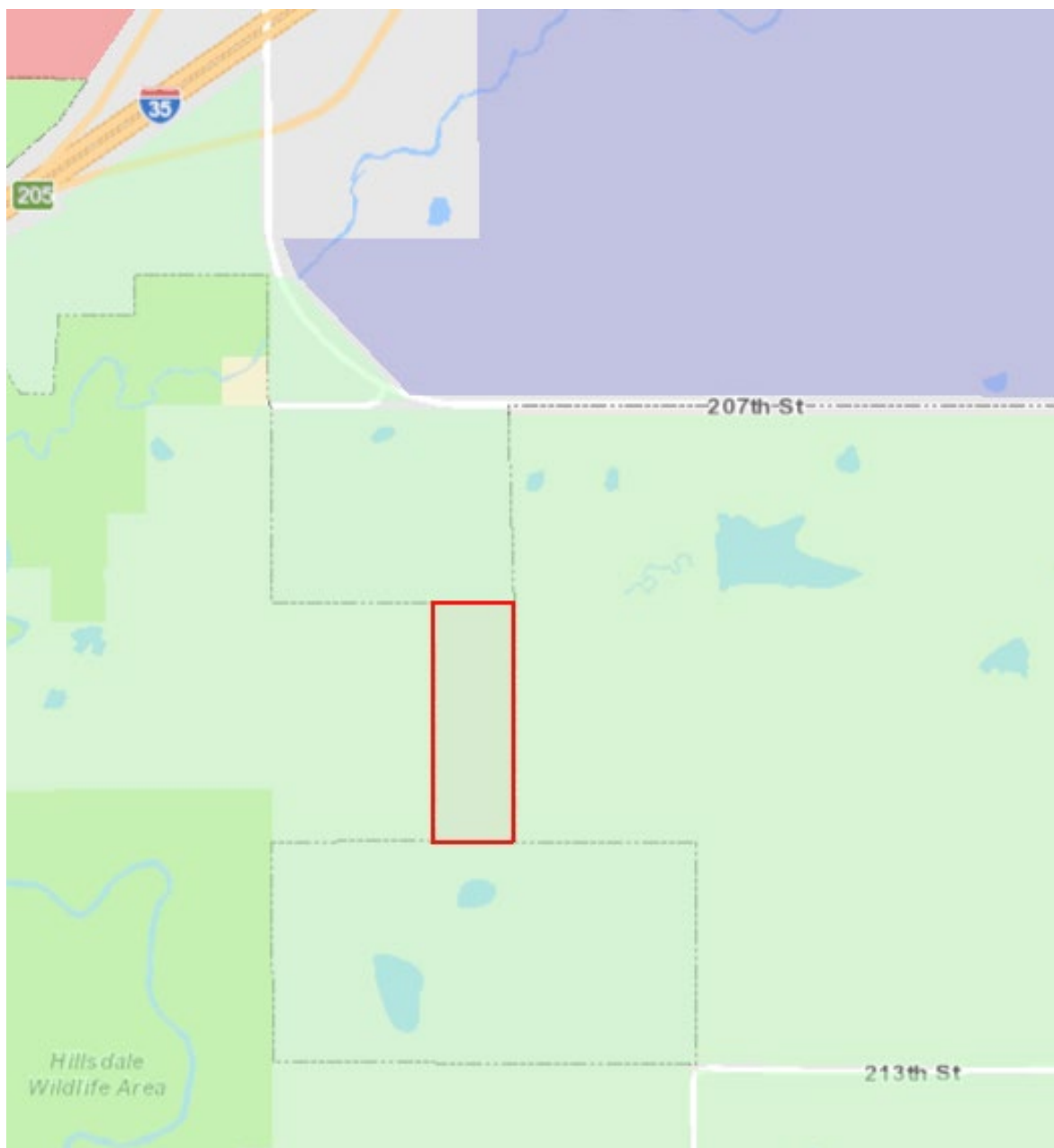


Figure 2 is a closer look at the adjacent parcels and their zoning designations.

On the east and west side of the subject property are parcels located in unincorporated Johnson County. Those parcels are zoned RUR. Per the Johnson County AIMS website, RUR zoned parcels are agricultural uses and single-family dwellings with a ten (10) acre minimum lot size. The north side of the subject parcel is adjacent to the parcels that are addressed in applications ZA2021-01 and ZA2021-02. Further north of the parcel, across Homestead Lane and 207th Street, there is a large L-P zoned parcel. The parcel requesting rezoning in application ZA2021-05 is south of the subject property.

Figure 2

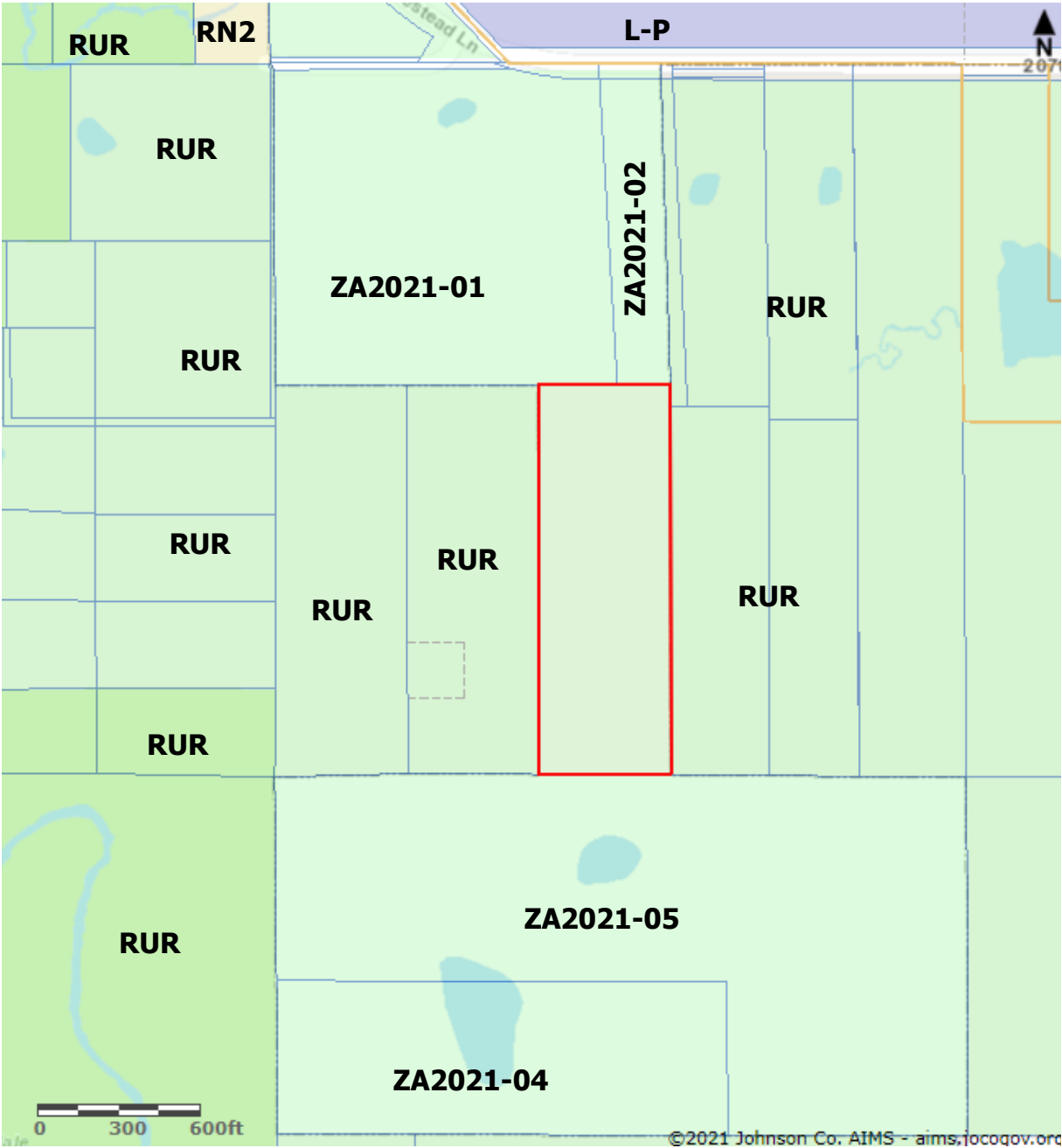


Figure 3 shows the relation of the subject property to other L-P zoned parcels in LPKC on both sides of Interstate 35 (I-35). Per Johnson County AIMS, the subject property is approximately 0.58 miles from I-35 and the Homestead Lane interchange.

Figure 3

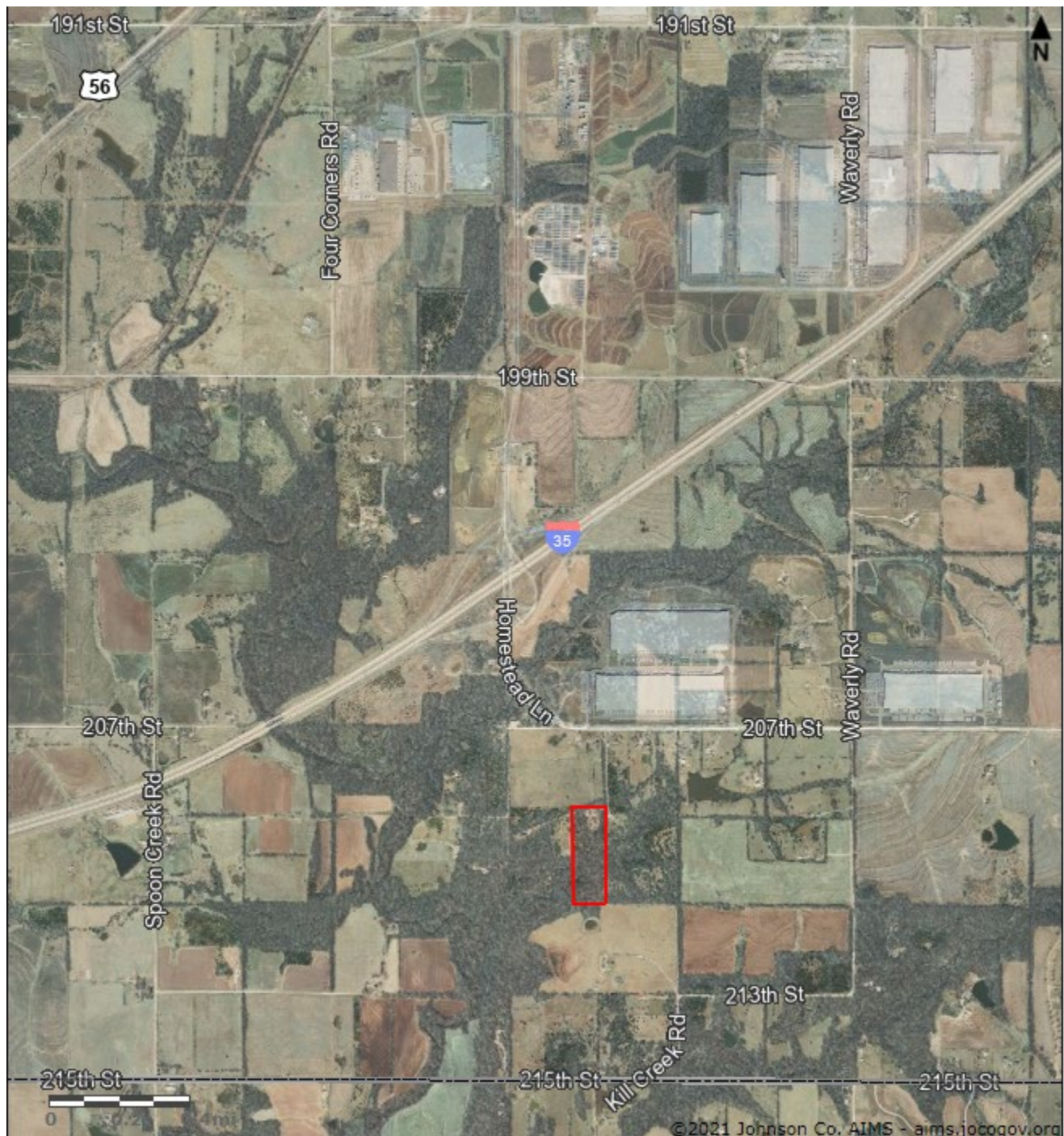
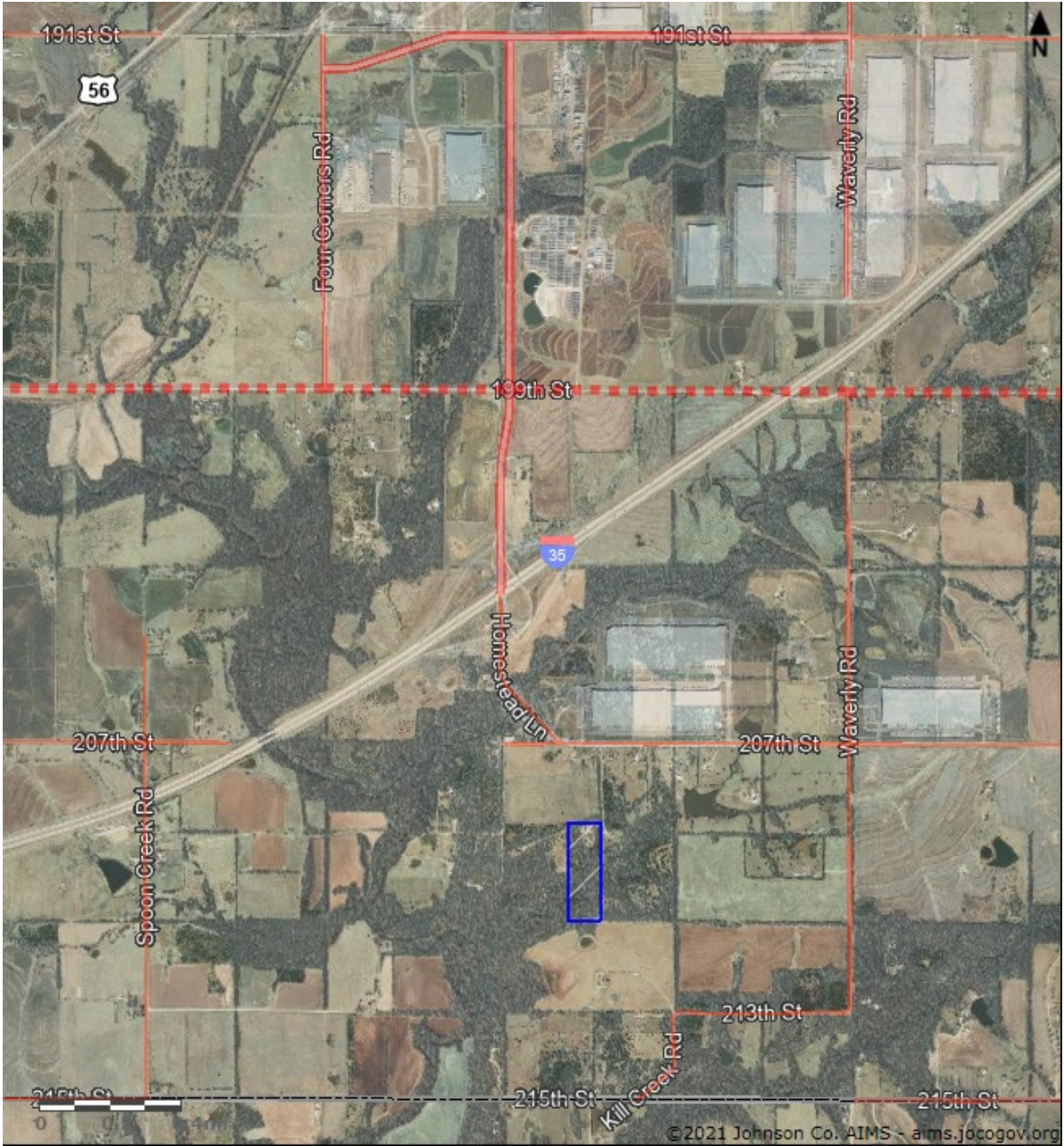


Figure 4 shows the relation of the subject property, outlined in blue, to the transportation network with the Johnson County Comprehensive Arterial Road Network Plan (CARNP) routes highlighted.

Figure 4



- CARNP Roads
- Type I / 2 Lanes 120ft. ROW
 - Type II / 2 Lanes 120ft. ROW
 - Type II / 4 Lanes 120ft. ROW
 - • Type III / 2 Lanes 150-200ft. ROW
 - ■ Type III / 4 Lanes 150-200ft. ROW

INFRASTRUCTURE AND SERVICES

1. Access to the parcel is currently from a shared access private drive which extends approximately 1200 feet south from 207th Street.
2. Utilities and service providers.
 - a. Water – Johnson County Water District #7
 - b. Sanitary Sewer – City of Edgerton
 - c. Electrical Service – Evergy
 - d. Gas Service – Kansas Gas Service
 - e. Police services would be provided by the City of Edgerton through the Johnson County Sheriff's Office
 - f. Fire protection is provided by Johnson County Fire District #1
3. Property is located within the Bull Creek watershed.

PROPERTY ZONING HISTORY

The subject property was annexed into the City of Edgerton on March 15, 2018. Prior to that, the property was in unincorporated Johnson County and as of this application the parcels remain zoned Johnson County (RUR).

STAFF ANALYSIS

The applicant has requested rezoning to Logistics Park (L-P) District. The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern type industrial uses or industrial park to support activities related to trade, rail and other transport services. Limitations are placed on the uses in the district to significantly restrict the outside activities and outside storage of materials, noise, vibration, etc. The UDC also states manufacturing uses should be conducted within a totally enclosed building. The conduction of outdoor activities and outdoor storage is not allowed. External effects such as excessive noise or odor should not extend beyond the property lines.

Permitted uses within the L-P District include warehousing/distribution centers; motor freight transportation terminals; manufacturing, processing, fabrication or assembly of commodity – limited; along with other permitted uses.

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

1. **Need for the Proposed Change** – When the parcel was annexed into Edgerton, it contained a RUR zoning designation as assigned by Johnson County. That zoning designation is only a holding designation and a rezoning is required prior to any land development occurring. The applicant has requested L-P Zoning District designation to allow for the future construction of projects similar to other projects in L-P zoned areas. Given the parcels' proximity to LPKC Phases I and II, the BNSF Railway intermodal facility, I-35 and the Homestead interchange, L-P District zoning is the most compatible designation for these uses.
2. **Magnitude of the Change** – The Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35. However, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. Due to the unexpected pace of development in Phase I of LPKC, a Phase II expansion of LPKC was initiated in 2018 and this parcel is part of the area which would comprise that continued

expansion. Development in this area is driven by the Homestead Lane interchange and the proposed rezoning to L-P District is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. As is noted in the City of Edgerton UDC, landscaping and vegetation will be used to minimize adverse impacts to adjacent residential properties. Given the parcel's proximity to LPKC, the BNSF Railway intermodal facility, I-35 and the Homestead Lane interchange, the magnitude of the change would not be considered unusual when the property is being used for industrial development.

3. **Whether or not the change will bring harm to established property rights** - The subject property is surrounded by undeveloped acreage and low-density rural single-family residential. L-P zoning designations require significant berming and landscaping adjacent to any residential developments. If rezoned L-P, as requested, a separate Site Plan review and approval would be required prior to the issuance of any building permits. Part of a Site Plan review would include attention to buffering and setbacks, stormwater management and transition of uses between adjoining properties and any proposed industrial use. This Site Plan review will help mitigate impact that might occur to adjacent properties.
4. **Effective use of Land** - L-P District permitted uses at this location are an effective and efficient use of the property due to its proximity to the BNSF Railway intermodal facility, LPKC and the I-35 interstate system.
5. **The extent to which there is a need in the community for the uses allowed in the proposed zoning** - Construction of warehousing, distribution, limited manufacturing and related uses near the intermodal facility allows an inland port for goods in transit, by reducing truck traffic in the surrounding area and allowing for more efficient use of the supply chain.
6. **The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space** – This parcel is located near the new 207th Street corridor, Kubota Tractor North American Distribution Center and the Hostess Distribution Center. Continued development of the area includes intermodal related uses. With the extensive road improvements, including the interchange at I-35 and Homestead Lane and the improvements on 207th Street, the character of the area is changing from rural to industrial. Some nearby parcels zoned Johnson County RUR and RN2 contain single family homes. However, the residential density in this area is lower than some of the parcels adjacent to development in Phase I of LPKC. As noted previously, the Site Plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
7. **Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties** - The proposed zoning is compatible with the zoning requested on adjacent parcels north and south of the subject property. The City's Unified Development Code (UDC) states that the purpose of the L-P District is to create a limited multimodal industrial zone which provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The Site Plan review process is designed to mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
8. **Suitability of the uses to which the property has been restricted under its existing zoning** - The existing Johnson County RUR zoning of the applicant property is viewed as a holding designation related to the annexation of the parcel. Johnson County RUR zoning is primarily for agricultural and low-density residential use. An industrial use on a property zoned for agriculture would not be a permitted use therefore, a rezoning to the L-P District is the most appropriate designation for the proposed use indicated by the applicant.

9. **Length of time the subject property has remained vacant under the current zoning designation** - Based upon available aerial photography, the property has been used for agricultural purposes in unincorporated Johnson County dating back to at least 2006.
10. **The extent to which the zoning amendment may detrimentally affect nearby property** - The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The Site Plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
11. **Consideration of rezoning applications requesting Planned Development Districts (PUD) for multifamily and non-residential uses should include architectural style, building materials, height, structural mass, siting, and lot coverage** - This is not a request for a PUD.
12. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services** - For any development which occurs on this parcel, it will be the responsibility of the developer to work with the utility companies to extend any necessary utilities not already in the service area. The parcel currently receives electric service and there is a connection point along 207th Street for gas service. The City of Edgerton Municipal Code requires that all properties within city boundaries connect to City of Edgerton sanitary sewer service. Should this parcel be developed, the developer would be responsible for the extension of and connection to City of Edgerton wastewater infrastructure.
13. **The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property** - Homestead Lane and 207th Street to just east of Waverly Road have been constructed to accommodate the traffic that will accompany the Phase II expansion of LPKC. During the Site Plan review process, both the type and volume of traffic associated with a new development are evaluated, often with the requirement that a traffic study be performed as part of the applicant's due diligence. This includes evaluating the transportation network in the area and any current and future access points to the parcel. Infrastructure upgrades to accommodate the new development's traffic volume and type are required and adequate off-street parking must be provided as on-street parking is not allowed.
14. **The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm** - The City will follow National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management requirements which require any application to address runoff and water pollution mitigation measures as part of the development of the property. Any construction that occurs on site will be required to get a NPDES permit from the State of Kansas and a land disturbance permit from the City. Those permits require a stormwater pollution prevention plan that is reviewed by the City and the State. Mitigation of pollution in the form of air, noise, light, etc., will be addressed as part of the Site Plan review process.

15. **The economic impact on the community from the uses allowed in the proposed zoning** - Uses allowed in the L-P District, have the potential to benefit the residents and community in a positive way by providing jobs, economic opportunities and tax revenues to respective jurisdictions. During the Covid-19 pandemic, supply chain logistics were instrumental to delivering food and supplies to areas across the United States. This type of commercial industry continues to be an important contributor to the economy of this area.
16. **The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial** - There would be little relative gain, if any, to the public health, safety, and welfare from the denial of these zoning applications. However, the City would be adversely impacted due to the lost opportunities for jobs, economic activity and tax revenue if the anticipated logistics park uses and facilities were to locate in another community.
17. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** - Due to the unexpected pace of development in Phases I and II of Logistics Park Kansas City, the Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35. However, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. This parcel is located 0.58 miles from I-35 and the Homestead Lane interchange. Development in the area is driven by its proximity to the highway system and the proposed rezoning is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. Any development that would occur on this parcel would be required to be in compliance with the City of Edgerton UDC. L-P Zoning does not allow tenants to conduct exterior operations or have exterior storage. The review of strict parameters related to the aesthetics of development on L-P zoned parcels is conducted as part of a Site Plan review, including an evaluation of building materials, screening between adjacent parcels and parking requirements.
18. **The recommendation of professional staff** - See Recommendation below.

Recommendation:

City staff recommends **approval** of proposed rezoning **Application ZA2021-03** from Johnson County Rural (RUR), to City of Edgerton Logistics Park District (L-P) 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;
4. Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City.

Attachments:

- Rezoning Application ZA2021-03
- City of Edgerton Future Land Use Map

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 32285 W 207th StPURPOSE FOR REZONING: For the purpose of constructing and operating a light manufacturing and/or distribution center.REQUESTED REZONING CHANGE: FROM A-G TO L-P Logistics Parkw
(Current Zoning) (Proposed Zoning)LEGAL DESCRIPTION: See attached descriptionCURRENT LAND USE: AgriculturalPROPERTY OWNER'S NAME(S): Moonlight Farms, LLC PHONE: N/ACOMPANY: Moonlight Farms, LLC FAX: N/AMAILING ADDRESS: 4825 NW 41st St., Suite 500, Riverside, MO 64150
Street City State ZipAPPLICANT/AGENTS NAME(S): Brett Powell (representing property owner) PHONE: 816-888-7380COMPANY: NPD Management, LLC; represented by NorthPoint Development, LLC FAX: _____MAILING ADDRESS: 4825 NW 41st St., Suite 500, Riverside, MO 64150
Street City State ZipENGINEER/ARCHITECT'S NAME(S): Patrick Cassity PHONE: 816-800-0950COMPANY: Renaissance Infrastructure Consulting FAX: _____MAILING ADDRESS: 5015 NW Canal St., Suite 100, Riverside, MO 64150
Street City State ZipSIGNATURE OF OWNER OR AGENT:  Nathaniel Hagedorn, Manager

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

FOR OFFICE USE ONLY**Receipt 80735437**Case No.: RZ- ZA2021-03 Amount of Fee Paid: \$ 250.00 Date Fee Paid: 01/08/2021Received By:  Date of Hearing: 02/09/2021**REZONING INSTRUCTIONS**

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

Property Information for BF221515-1007

<i>Tax Property ID</i>	BF221515-1007	<i>KS Uniform Parcel #</i>	0462051502001011000
<i>Situs Address</i>	32285 W 207TH ST	<i>Acres</i>	16.37 (713,098.01 ft ²)
<i>Owner1 Name</i>	MOONLIGHT FARMS LLC	<i>Owner2 Name</i>	
<i>Owner Address</i>	4825 NW 41ST ST STE 500, RIVERSIDE, MO 64150	<i>Year Built</i>	1979
<i>Class</i>	R	<i>Neighborhood Code</i>	804.2
<i>LBCS</i>	1101	<i>Taxing Unit</i>	0913
<i>Zoning</i>	A-G		
<i>City</i>	Edgerton	<i>Zip Code</i>	66021
<i>AIMS Map No.</i>	U15 (T-R-S: 15-22-15)	<i>Quarter Section</i>	NW
<i>Fire Dist.</i>	JoCo FD #1	<i>Sheriff Dist.</i>	0
<i>Commissioner Dist.</i>	6 (Mike Brown)	<i>FEMA Flood Panel #</i>	20091C0149G
<i>School District</i>	Gardner-Edgerton	<i>High School</i>	Gardner-Edgerton
<i>Middle School</i>	Trail Ridge	<i>Elementary School</i>	Nike
<i>Legal Desc.</i> (abbreviated)	15-15-22 PT NW1/4 BG 984' E SW CR NW1/4 N 1441' E 492' S 1441' W 492' TO POB 16.27 ACS M/L GA 238 2B		

Property Map for BF221515-1007

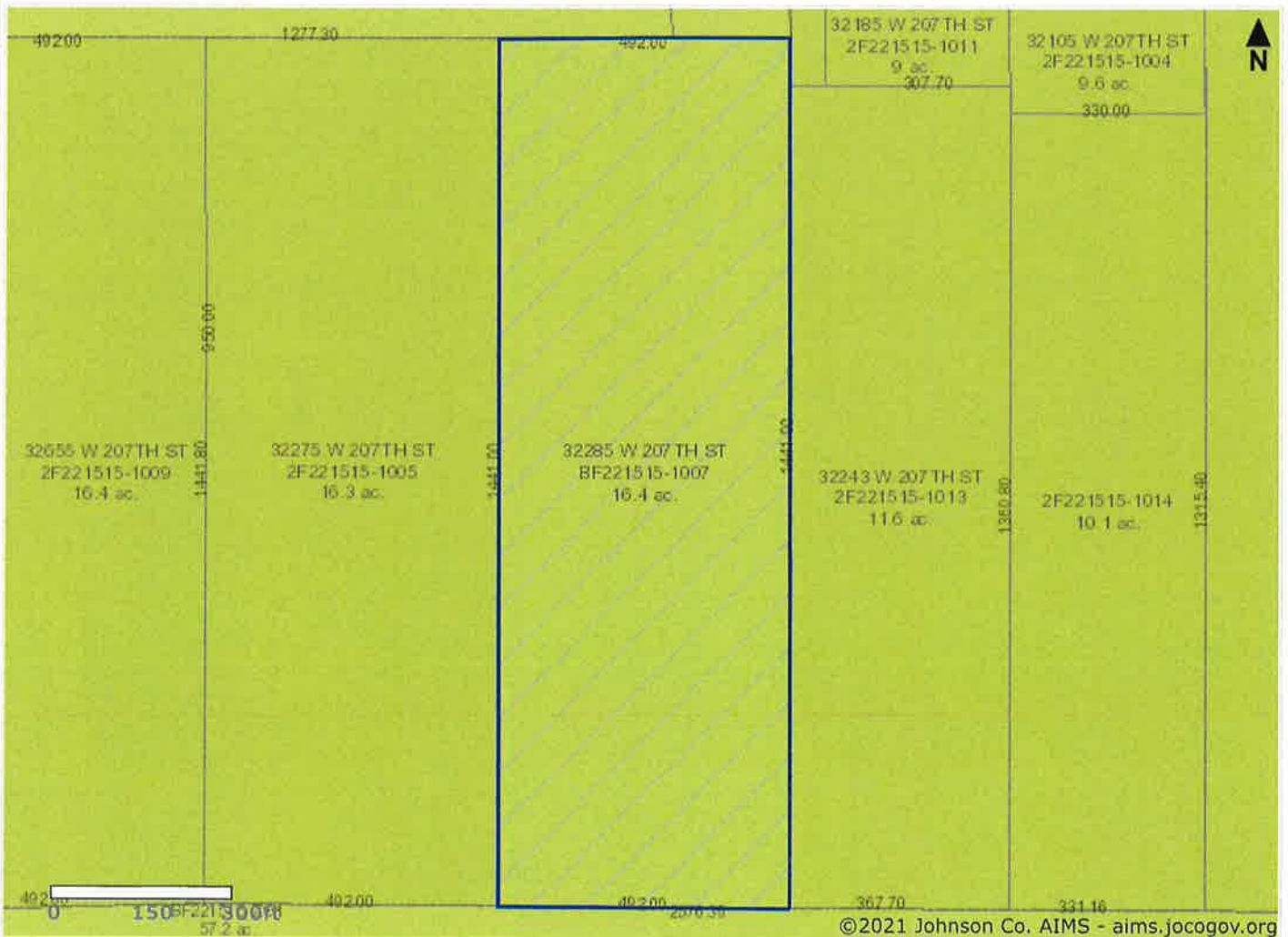


Exhibit A

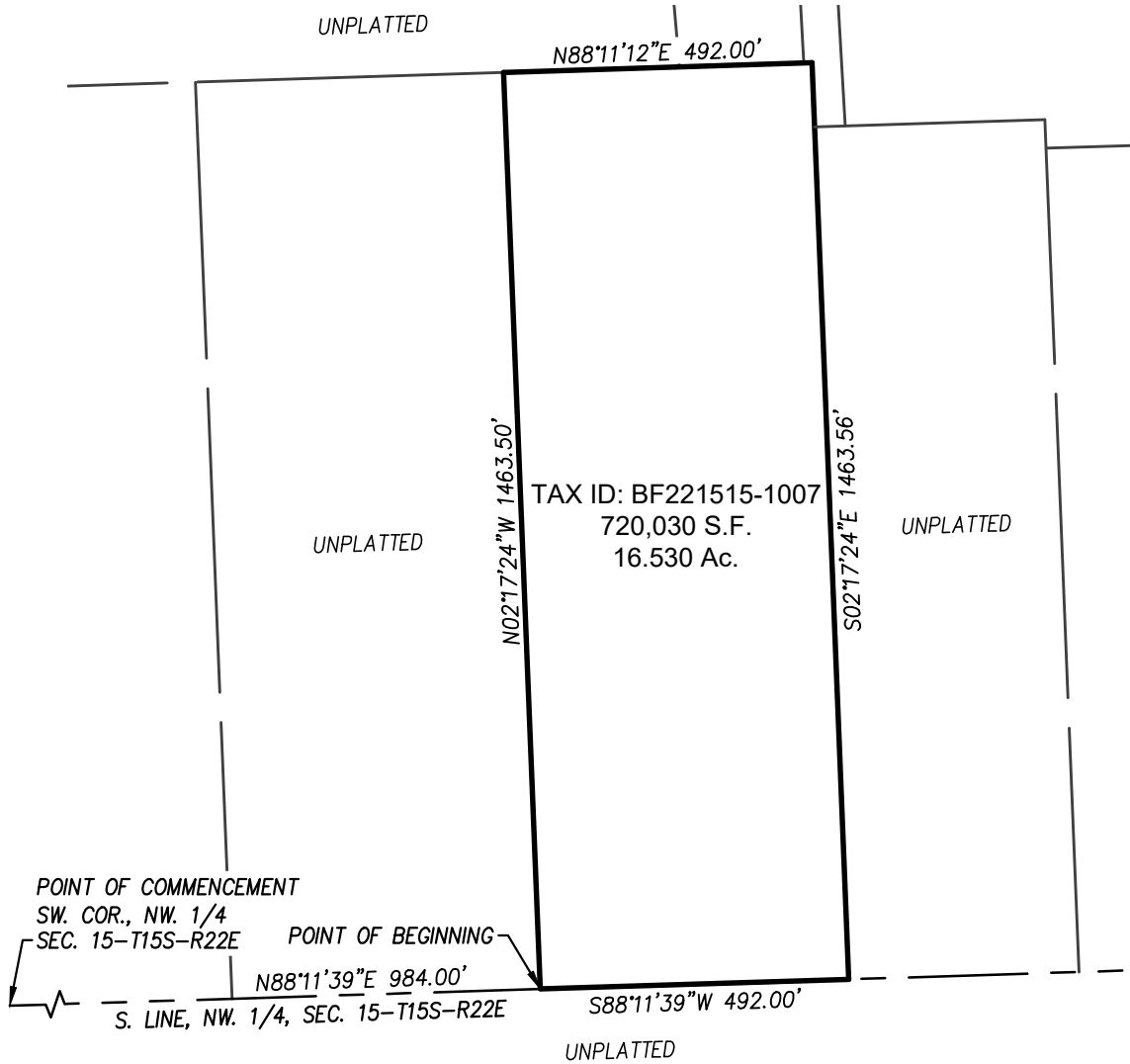
Rezoning Description:

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

Commencing at the Southwest corner of said Northwest Quarter; thence North 88°11'39" East, along the South line of said Northwest Quarter, a distance of 984.00 feet to the Point of Beginning; thence departing said South line, North 02°17'24" West, parallel with the West line of said Northwest Quarter, a distance of 1463.50 feet; thence North 88°11'12" East, parallel with the North line of said Northwest Quarter, a distance of 492.00 feet; thence South 02°17'24" East, parallel with the West line of said Northwest Quarter, a distance of 1463.56 feet to a point on the South line of said Northwest Quarter; thence South 88°11'39" West, along said South line, a distance of 492.00 feet to the Point of Beginning, containing 720,030 square feet or 16.530 acres, more or less.

Rezoning Area Exhibit

Exhibit A



NOT TO SCALE
Basis of Bearings: Kansas State
Plane, North Zone, NAD83



**Renaissance
Infrastructure
Consulting**

132 Abbie Avenue
Kansas City, Kansas 66103

913.317.9500
www.riic-consult.com

**PROPERTY OWNER NOTIFICATION LETTER**Case No.: RZ- ZA2021-01, ZA2021-02, ZA2021-03, ZA2021-04, ZA2021-05

Dear Sir or Madam:

This letter is to notify you that a public hearing will be held at the Edgerton Community Building, 404 E. Nelson St., Edgerton, Kansas, to consider a rezoning change request from RUR

(current zoning) to L-P Logistics Park

(proposed zoning), on the following described tract of land:

Legal Description: See attached

General Location: Located approximately 3/4 of a mile west of Waverly
between W. 207th St and W 213th St.

A public hearing will be held to consider the rezoning request on the above-described tract at 7:00 p.m. on February 9, 20 21. Any interested persons or property owners are invited to attend. Information regarding this rezoning application is available in the office of the City Clerk at City Hall or by phone at (913) 893-6231. You may also contact the undersigned for additional information regarding this rezoning request.

A fourteen (14) day protest period begins at the conclusion of the public hearing during which you may file a protest petition in the office of the City Clerk. If valid protest petitions are received from twenty (20) percent of the property owners within the notification area, a three-quarters ($\frac{3}{4}$) vote of the Governing Body is required to approve this rezoning request.

Copies of the protest petitions are available in the office of the City Clerk.

Respectfully,
Nathaniel Hagedorn

Applicant (or Owner or Agent)

ADDRESS: 4825 NW 41st St., Suite 500 , Riverside, MO 64150

Street

City

State

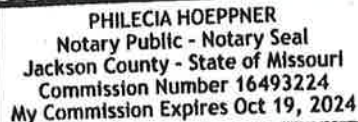
Zip

PROPERTY OWNER NOTIFICATION AFFIDAVITCase No.: RZ- ZA2021-01, ZA2021-02, ZA2021-03, ZA2021-04I, Nathaniel Hagedorn, of lawful age being first duly sworn upon oath, state:

That I am the Authorized Person (agent, owner, attorney) for the property for which the application was filed and did, not later than twenty (20) days prior to the date of the public hearing scheduled before the Edgerton Planning Commission, 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 18th day of January, 2021.

Signature of Agent, Owner or AttorneySubscribed and sworn to before me this 18th day of January, 2021.

Notary PublicMy Commission Expires: 10.19.2024 (SEAL)
Date

PHILECIA HOEPPNER
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 16493224
My Commission Expires Oct 19, 2024

Exhibit A

Rezoning Description:

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

Beginning at the Northwest corner of said Northwest Quarter; thence North 88°11'12" East, along the North line of said Northwest Quarter, a distance of 1209.71 feet; thence departing said North line, South 04°54'42" East a distance of 1195.98 feet; thence South 88°11'12" West, parallel with the North line of said Northwest Quarter, a distance of 1264.41 feet to a point on the West line of the Northwest Quarter of said Section 15; thence North 02°17'24" West, along said West line, distance of 1194.28 feet to the Point of Beginning, containing 1,477,339 square feet or 33.915 acres, more or less.

Exhibit A

Rezoning Description:

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

Commencing at the Northwest corner of said Northwest Quarter; thence North 88°11'12" East, along the North line of said Northwest Quarter, a distance of 1209.71 feet to the Point of Beginning; thence continuing North 88°11'12" East, along said North line, a distance of 231.90 feet; thence departing said North line, South 03°19'18" East a distance of 1194.65 feet; thence South 88°11'12" West, parallel with the North line of said Northwest Quarter, a distance of 198.70 feet; thence North 04°54'42" West a distance of 1195.98 feet to the Point of Beginning, containing 257,119 square feet or 5.903 acres, more or less.

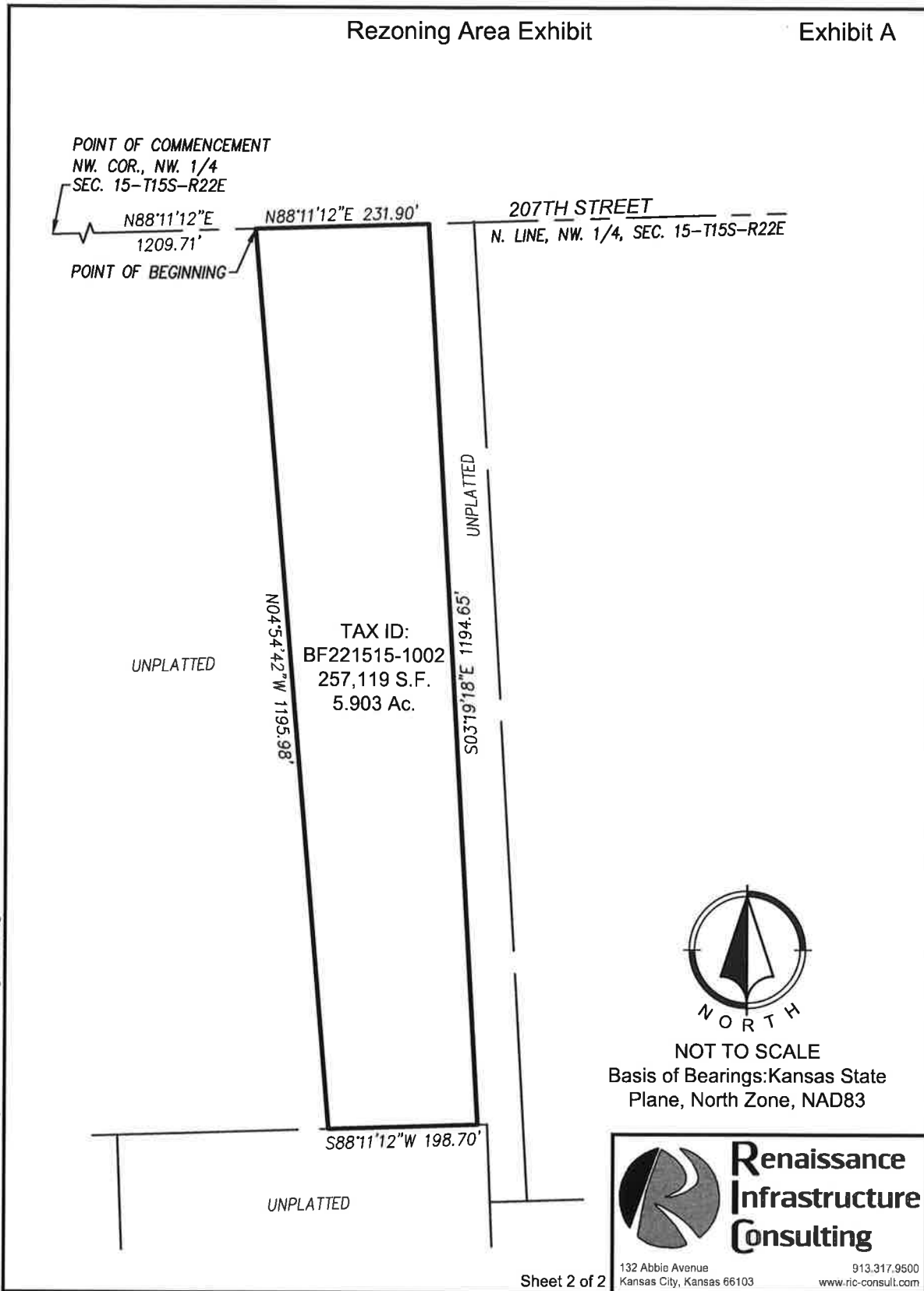


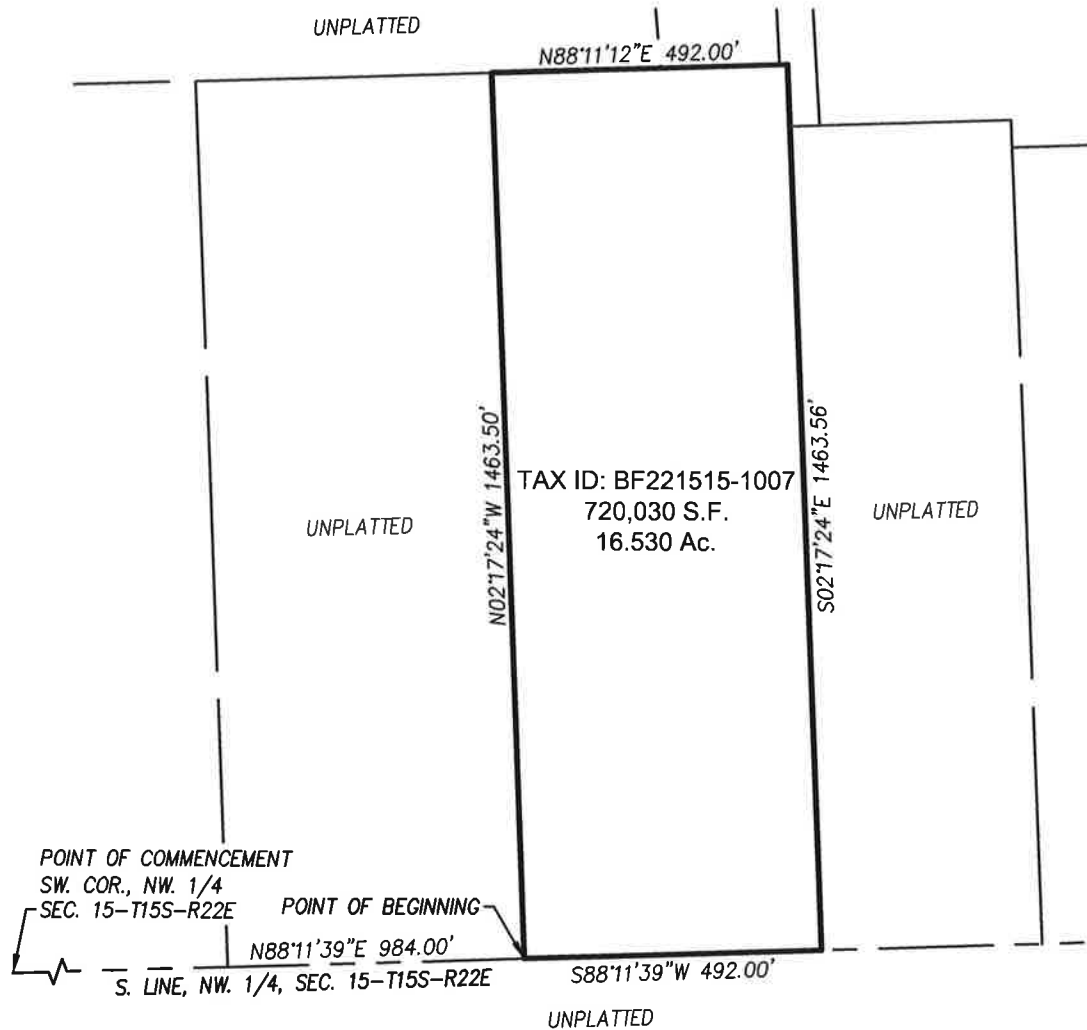
Exhibit A

Rezoning Description:

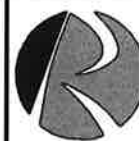
All that part of the Northwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, described as follows:

Commencing at the Southwest corner of said Northwest Quarter; thence North 88°11'39" East, along the South line of said Northwest Quarter, a distance of 984.00 feet to the Point of Beginning; thence departing said South line, North 02°17'24" West, parallel with the West line of said Northwest Quarter, a distance of 1463.50 feet; thence North 88°11'12" East, parallel with the North line of said Northwest Quarter, a distance of 492.00 feet; thence South 02°17'24" East, parallel with the West line of said Northwest Quarter, a distance of 1463.56 feet to a point on the South line of said Northwest Quarter; thence South 88°11'39" West, along said South line, a distance of 492.00 feet to the Point of Beginning, containing 720,030 square feet or 16.530 acres, more or less.

Exhibit A



NOT TO SCALE
Basis of Bearings: Kansas State
Plane, North Zone, NAD83



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913.317.9500
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Exhibit A

Rezoning Description:

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast Corner of said Southwest Quarter; thence South 02°20'41" East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet to the Point of Beginning; thence continuing thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 1,682.11 feet to the Southwest corner thereof; thence North 02°17'11" West, along the West line of said Southwest Quarter, a distance of 572.00 feet; thence departing said West line, North 88°11'00" East a distance of 1,682.11 feet; thence South 02°17'11" East a distance of 572.00 feet to the Point of Beginning, containing 962,135 square feet or 22.088 acres, more or less.

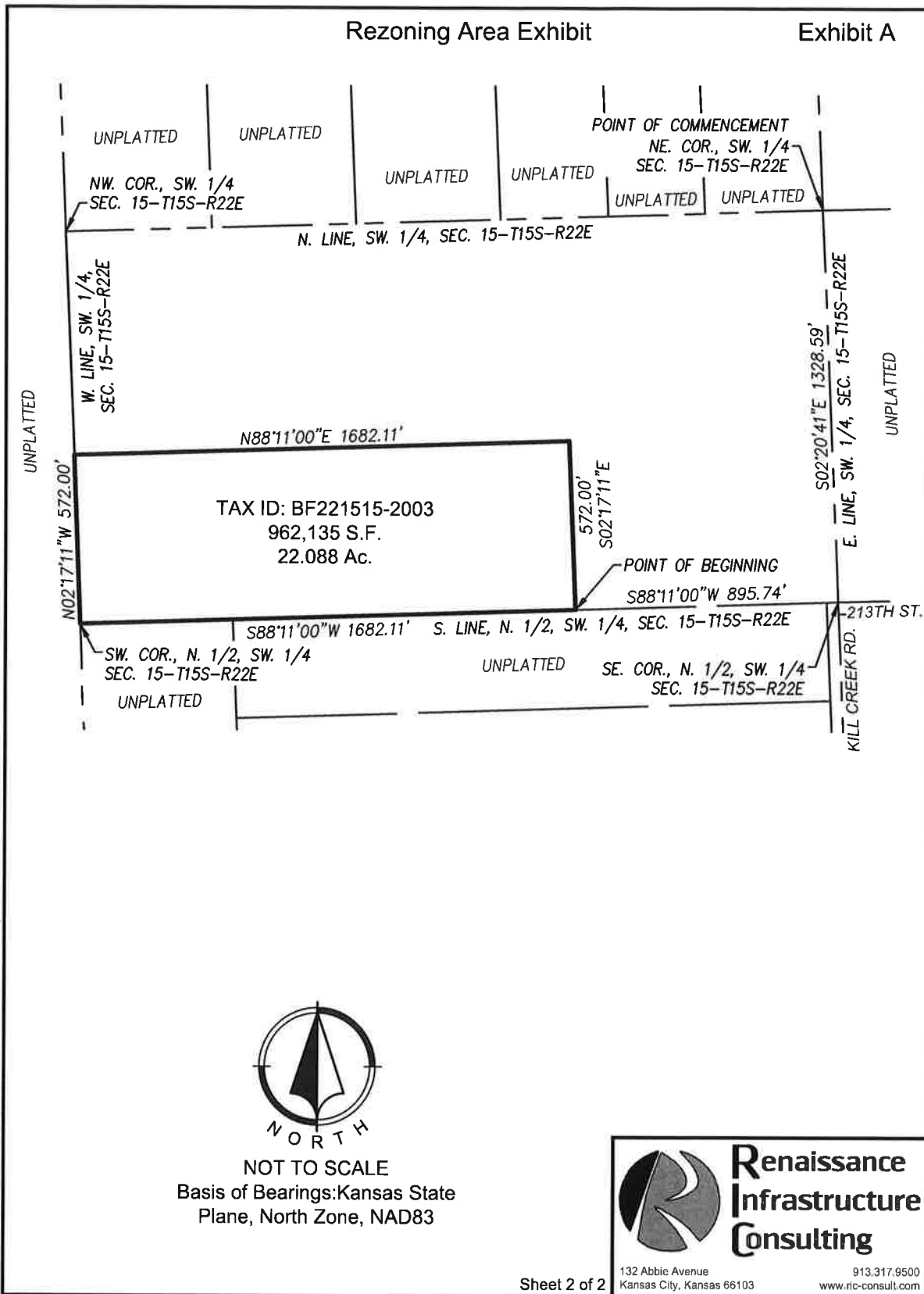


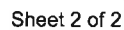
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Exhibit A



Notification Area for ZA2021-03

Property ID	Area (ft ²)	Acres	Situs Address	Owner1	Owner2	Owner Address	City, State Zip	Zoning	Area In Buffer (ft ²)	Acres In Buffer	% of Parcel	% of Buffer	Protest Petition Received?
2F221515-1011	393,782	9.04	32185 W 207TH ST	BREEDING, KAREN TRUST	CARRILL, KAREN	32185 W 207TH ST	EDGERTON, KS 66021	RUR	340,236	7.81	86.40%	8.65%	No
2F221515-1009	714,384	16.4	32655 W 207TH ST	CHMIDLING, RUSSELL D.	CHMIDLING, JANET S.	32655 W 207TH ST	EDGERTON, KS 66021	RUR	714,380	16.4	100.00%	18.16%	No
4F221516-3020	217,364	4.99	32885 W 207TH ST	CRIST, DARRELL		32885 W 207TH ST	EDGERTON, KS 66021	RUR	5,218	0.12	2.40%	0.13%	No
2F221515-1014	439,956	10.1	0 NS NT	CYNTHIA D BONES REVOCABLE TRUST		19625 BARSTOW ST	SPRING HILL, KS 66083	RUR	439,928	10.1	100.00%	11.18%	No
2F221515-1001	1,029,758	23.64	31951 W 207TH ST	HIGHFILL, LYLE M. TRUSTEE	HIGHFILL, MARIE M. TRUSTEE	31881 W 207TH ST	EDGERTON, KS 66021	RUR	590,578	13.56	57.30%	15.01%	No
2F221515-1013	505,732	11.61	32243 W 207TH ST	HOTLE, MATTHEW	HOTLE, JENNIFER	32243 W 207TH ST	EDGERTON, KS 66021	RUR	505,558	11.61	100.00%	12.85%	No
4F221516-3018	216,058	4.96	0 NS NT	JO CO PARK & RECREATION	DISTRICT	7900 RENNER RD	SHAWNEE, KS 66219	RUR	4,492	0.1	2.10%	0.11%	No
BF221515-1006	1,453,162	33.36	32425 W 207TH ST	JOHNSON COUNTY LAND COMPANY	LLC	4825 NW 41ST ST STE 500	RIVERSIDE, MO 64150	RUR	88,894	2.04	6.10%	2.26%	No
4F221516-3021	217,800	5	32875 W 207TH ST	OSWALD, BRET A.	OSWALD, JANET L.	32875 W 207TH ST	EDGERTON, KS 66021	RUR	5,210	0.12	2.40%	0.13%	No
4F221516-3019	217,364	4.99	0 NS NT	OSWALD, BRET A.		32875 W 207TH ST	EDGERTON, KS 66021	RUR	5,214	0.12	2.40%	0.13%	No
4F221516-4002	5,205,856	119.51	0 NS NT	U S A		1500 E BANNISTER RD	KANSAS CITY, MO 64131	RUR	1,032	0.02	0.00%	0.03%	No
2F221515-1005	711,335	16.33	32275 W 207TH ST	VANCLEAVE, DOROTHY K.	VANCLEAVE, ARTHUR L.	32275 W 207TH ST	EDGERTON, KS 66021	RUR	711,421	16.33	100.00%	18.08%	No
BF221515-2001	2,492,068	57.21	0 NS NT	WELLSVILLE FARMS LLC		4825 NW 41ST ST STE 500	RIVERSIDE, MO 64150	RUR	161,184	3.7	6.50%	4.10%	No
BF221515-1002	243,936	5.6	32295 W 207TH ST	WELLSVILLE LAND CO LLC		4825 NW 41ST ST STE 500	RIVERSIDE, MO 64150	RUR	40,271	0.92	16.50%	1.02%	No
2F221515-1004	415,998	9.55	32105 W 207TH ST	WELSH, STEPHEN M.	WELSH, CAROL A.	32105 W 207TH ST	EDGERTON, KS 66021	RUR	320,885	7.37	77.10%	8.16%	No
Totals:									3,934,501	90.32		0.00%	0

**Protest Petitions Received Outside of the Notification
Area for ZA2021-03**

Protestor(s)	Address
Craven, Kelly for Craven Living Trust	32953 W 207th St
Hale, Korey and Tara	31615 W 213th St
Peer, Carl and Patricia	32695 W 215th St
Speck, Richard for Speck Family Living Trust	32951 W 207th St
Terrell, Troy	21415 Kill Creek Road

**PROTEST PETITIONS
OUTSIDE STATUTORY
NOTIFICATION AREA**

RECEIVED

FEB 22 2021

3.13 Ust

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT
(Address or Legal Description)

as Case No. ZA2021-02, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

[Signature] Craven Living Trust 32953 W. 207th St., Edgerton, KS 66021
Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

16-15-22 BG 662.4' W & 339.5' N NE CR SE1/4 NE1/4 N 324.5' XW 330' 2.46 ACS M/L MC 369 2

ACKNOWLEDGMENT

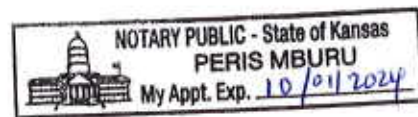
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 22nd day of February, 2021, before me came Kelly L Craven to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: [Signature]

My Commission Expires: 10/01/2024



ZA2021-02

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

Commencing at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}11'12''$ East, along the North line of said Northwest Quarter, a distance of 1209.71 feet to the Point of Beginning; thence continuing North $88^{\circ}11'12''$ East, along said North line, a distance of 231.90 feet; thence departing said North line, South $03^{\circ}19'18''$ East a distance of 1194.65 feet; thence South $88^{\circ}11'12''$ West, parallel with the North line of said Northwest Quarter, a distance of 198.70 feet; thence North $04^{\circ}54'42''$ West a distance of 1195.98 feet to the Point of Beginning, containing 257,119 square feet or 5.903 acres, more or less.

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT
(Address or Legal Description)

as Case No. ZA2021-02, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

[Signature] Korey Hale 31615 W. 213th St., Spring Hill, KS 66083
Signature Owner's Name (Printed) Owner's Address

[Signature] Tara Hale 31615 W. 213th St., Spring Hill, KS 66083
Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

15-15-22 S 1/2 SE 1/4 BG 1328.52' N & 760.8' E SW CR E 366.36' SW 514.02' SE 316.08' SW 375.35'
N 868.82' TO POB EX .34 AC IN ST 5.94 ACS M/L

ACKNOWLEDGMENT

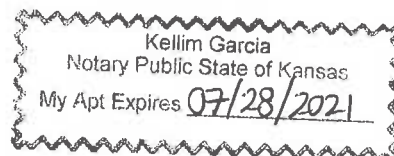
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 23 day of February, 2021, before me came Korey and Tara Hale to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: [Signature]

My Commission Expires: 07/28/2021



ZA2021-02

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

Commencing at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}11'12''$ East, along the North line of said Northwest Quarter, a distance of 1209.71 feet to the Point of Beginning; thence continuing North $88^{\circ}11'12''$ East, along said North line, a distance of 231.90 feet; thence departing said North line, South $03^{\circ}19'18''$ East a distance of 1194.65 feet; thence South $88^{\circ}11'12''$ West, parallel with the North line of said Northwest Quarter, a distance of 198.70 feet; thence North $04^{\circ}54'42''$ West a distance of 1195.98 feet to the Point of Beginning, containing 257,119 square feet or 5.903 acres, more or less.

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT #1
(Address or Legal Description)

as Case No. ZA2021-02, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

<u>Carl Glenn Peer</u> Signature	<u>CARL GLENN PEER</u> Owner's Name (Printed)	<u>32695 W. 215TH ST, SPRING HILL, KS 66083</u> Owner's Address
<u>Patricia Ann Peer</u> Signature	<u>Patricia Ann Peer</u> Owner's Name (Printed)	<u>32695 W 215TH St, Spring H.II, KS 66083</u> Owner's Address

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

SEE ATTACHMENT #2

ACKNOWLEDGMENT

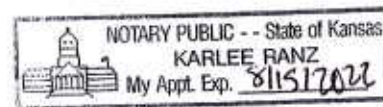
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 23rd day of February, 2021, before me came Carl and Patricia Peer to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: Karlee Ranz

My Commission Expires: 8/15/2022



ZA2021-02

Exhibit A**Rezoning Description:**

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

Commencing at the Northwest corner of said Northwest Quarter; thence North 88°11'12" East, along the North line of said Northwest Quarter, a distance of 1209.71 feet to the Point of Beginning; thence continuing North 88°11'12" East, along said North line, a distance of 231.90 feet; thence departing said North line, South 03°19'18" East a distance of 1194.65 feet; thence South 88°11'12" West, parallel with the North line of said Northwest Quarter, a distance of 198.70 feet; thence North 04°54'42" West a distance of 1195.98 feet to the Point of Beginning, containing 257,119 square feet or 5.903 acres, more or less.

LEGAL DESCRIPTION OF CARL & PAT PEER'S PROPERTY OF
APPROXIMATELY 30 ACRES (COMPRISED OF TWO PARCELS)

Kansas Beneficiary Deed

This Deed Witnesseth, that on this 20th day of August, 2009, CARL GLENN PEER and PATRICIA ANN PEER, husband and wife, of the County of Miami, State of Kansas, Grantors, as joint owners, transfer to the Trustee of the PEER FAMILY TRUST under agreement dated August 20, 2009, Grantee Beneficiary of the County of Miami, State of Kansas, with a mailing address of 32695 W. 215th, Spring Hill, KS 66083, the following described interest in real estate, to wit:

TRACT ONE

Beginning at the Northwest corner of the Northwest Quarter of Section 22, Township 15 South, Range 22 East, thence South 0°40'47" East 965.25 feet along the West line of said Quarter Section, thence South 89°39'17" East 662.54 feet, thence North 0°39'15" West 969.18 feet, thence North 89°59'42" West 662.91 feet along the North line of said Quarter Section to the point of beginning, containing 15.00 acres, more or less, all in Miami County, Kansas.

Kansas Beneficiary Deed

This Deed Witnesseth, that on this 20th day of August, 2009, CARL GLENN PEER and PATRICIA ANN PEER, husband and wife, of the County of Miami, State of Kansas, Grantors, as joint owners, transfer to the Trustee of the PEER FAMILY TRUST under agreement dated August 20, 2009, Grantee Beneficiary of the County of Miami, State of Kansas, with a mailing address of 32695 W. 215th, Spring Hill, KS 66083, the following described interest in real estate, to wit:

TRACT TWO

Beginning at the Northwest corner of the Northwest Quarter of Section 22, Township 15 South, Range 22 East, thence South 89°59'42" East 662.91 feet along the North line of said Quarter Section to the true point of beginning, thence South 89°59'42" East 660.23 feet along the North line of said Quarter Section to a point 33.00 feet East of the Northeast corner of the Northwest Quarter of said Quarter Section, thence South 0°37'45" East 973.09 feet along a line parallel to the East line of the Northwest Quarter of said Quarter Section to a point 33.00 feet East of the East line of the Northwest Quarter of said Quarter Section, thence North 89°39'17" West 659.86 feet, thence North 0°39'15" West 969.18 feet to the point of beginning, containing 15.00 acres, more or less, all in Miami County, Kansas.

RECEIVED

FEB 22 2021

1045 ut 10 pages

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT
(Address or Legal Description)

as Case No. ZA2021-02, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

Richard Speck Speck Family Living Trust 32951 W. 207th St., Edgerton, KS 66021
Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

16-15-22 BG 662.4' W NE CR SE1/4 NE1/4 N 339.5' W 315.25'S 339.5' & E 315.5' TO BG 2.46ACS
M/L MC 369 3

Property ID # 4F221516-3012

ACKNOWLEDGMENT

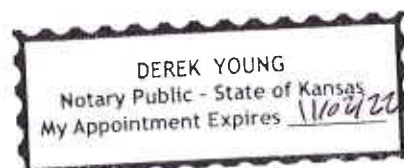
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 20th day of 02, 2021, before me came Richard Speck to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: [Signature]

My Commission Expires: 11/02/22



ZA2021-02

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

Commencing at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}11'12''$ East, along the North line of said Northwest Quarter, a distance of 1209.71 feet to the Point of Beginning; thence continuing North $88^{\circ}11'12''$ East, along said North line, a distance of 231.90 feet; thence departing said North line, South $03^{\circ}19'18''$ East a distance of 1194.65 feet; thence South $88^{\circ}11'12''$ West, parallel with the North line of said Northwest Quarter, a distance of 198.70 feet; thence North $04^{\circ}54'42''$ West a distance of 1195.98 feet to the Point of Beginning, containing 257,119 square feet or 5.903 acres, more or less.

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT

(Address or Legal Description)

as Case No. ZA2021-02, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

Troy Terrell
Signature

Troy Terrell
Owner's Name (Printed)

21415 Kill Creek Rd, Spring Hill, KS 66083
Owner's Address

Signature

Owner's Name (Printed)

Owner's Address

Signature

Owner's Name (Printed)

Owner's Address

Legal Description of Protestor's Property:

15-15-22 W 14.984 ACS OF S 1/2 SE 1/4 EX .46 AC IN ST 14.524ACS M/L

ACKNOWLEDGMENT

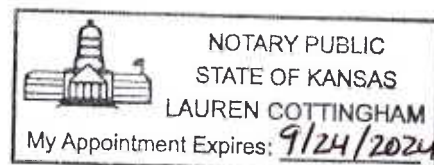
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 22 day of February, 20 21, before me came Troy Terrell to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: Lauren Cottingham

My Commission Expires: 9/24/2024



ZA2021-02

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

Commencing at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}11'12''$ East, along the North line of said Northwest Quarter, a distance of 1209.71 feet to the Point of Beginning; thence continuing North $88^{\circ}11'12''$ East, along said North line, a distance of 231.90 feet; thence departing said North line, South $03^{\circ}19'18''$ East a distance of 1194.65 feet; thence South $88^{\circ}11'12''$ West, parallel with the North line of said Northwest Quarter, a distance of 198.70 feet; thence North $04^{\circ}54'42''$ West a distance of 1195.98 feet to the Point of Beginning, containing 257,119 square feet or 5.903 acres, more or less.

City Council Action Item

Council Meeting Date: March 11, 2021

Department: Community Development

Agenda Item: Consider Ordinance No. 2065 Adopting the Recommendation of the Edgerton Planning Commission to Approve Application ZA2021-04 for the Rezoning of Approximately 22.088 Acres of Land at 32330 W. 213th Street in Edgerton, Kansas From Johnson County "RUR" (Rural District) Zoning to City of Edgerton "L-P" (Logistics Park) Zoning District.

Background/Description of Item: On January 8, 2021, the City of Edgerton received rezoning Application ZA2021-04 from Wellsville Farms, LLC requesting the rezoning of a 22.088 acre lot located at 32330 W. 213th Street in Edgerton, Kansas from Johnson County "RUR" zoning to City of Edgerton "L-P" Logistics Park zoning.

This parcel is located west of the intersection of 213th Street and Kill Creek Road in Edgerton, Kansas. It is adjacent to the parcels requesting annexation in Application ZA2021-05. Current access to the parcel is from a private drive at the corner of South Kill Creek Road and 213th Street. The parcel was annexed into the City of Edgerton on March 15, 2018. The current zoning designation of RUR is considered a holding designation and thus an appropriate zoning designation is required under the City of Edgerton Unified Development Code. This request is to rezone the parcels to L-P, Logistics Park District (L-P) to construct and operate a light manufacturing and/or distribution center similar to projects already developed at Logistics Park Kansas City (LPKC).

Staff reviewed this rezoning application with respect to the Edgerton Comprehensive Plan, the Edgerton Unified Development Code Zoning and Subdivision Regulations, and the laws of the State of Kansas, in particular the "Golden Criteria" as established by the Supreme Court of Kansas in 1978.

The Planning Commission held a Public Hearing on February 9, 2021 regarding this rezoning request and voted 3-2 to recommend approval of Application ZA2021-04 subject to 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.

4. Prior to issuance of building permits, the property shall have an approved Site Plan reviewed and approved by the City.

Copies of the staff report and draft minutes (including written public comments received) are included with this packet. Staff received no further public comment for this application following Planning Commission action.

Both the City of Edgerton Unified Development Code (UDC) and Kansas State Statute 12-757 allow for the filing of a Protest Petition when actions related to the rezoning of a parcel are considered.

After the Public Hearing on February 9, 2021, the City received the following Protest Petitions related to Application ZA2021-04:

- 4 total Protest Petitions received
 - 0 petitions were received from INSIDE the statutory notification area
 - 4 petitions were received from OUTSIDE the statutory notification area
- The 0 petitions received from within the notification area total to 0.0% of the total buffer area around the parcel requesting rezoning. This falls short of the 20% amount that requires passage by a three-fourths (3/4) vote of all members of the Governing Body.
- Spreadsheet of the notification area and copies of the protest petitions have been included with the packet.

City Attorney has prepared the enclosed draft ordinance approving the recommendation of the Planning Commission based on the Planning Commission staff report.

Related Ordinance(s) or Statute(s): K.S.A. 12-715b, K.S.A. 12-741, et. Seq. to K.S.A. 12-771 – Establishment of the Unified Development Code; 12-757 – Zoning Amendments

Funding Source: N/A

Budget Allocated: N/A

Finance Director Approval: N/A

Recommendation: Approval of Ordinance No. 2065 Adopting the Recommendation of the Edgerton Planning Commission to Approve Application ZA2021-04 for the Rezoning of Approximately 22.088 Acres of Land at 32330 W. 213th Street in Edgerton, Kansas From Johnson County "RUR" (Rural District) Zoning to City of Edgerton "L-P" (Logistics Park) Zoning District.

Enclosed:

- Ordinance No. 2065
- Staff Report from February 9, 2021 Planning Commission Meeting including Application ZA2021-04
- Draft minutes from the February 9, 2021 Planning Commission Meeting – included with Application ZA2021-01
- Notification Area Spreadsheet with calculation from Johnson County AIMS
- Protest Petitions Outside Statutory Area received related to Application ZA2021-04

Prepared by: Katy Crow, Development Services Director

ORDINANCE NO. 2065

AN ORDINANCE ADOPTING THE RECOMMENDATION OF THE CITY OF EDGERTON PLANNING COMMISSION TO APPROVE APPLICATION ZA2021-04 FOR THE REZONING OF APPROXIMATELY 22.088 ACRES OF LAND AT 32330 W. 213th STREET IN EDGERTON, KANSAS FROM JOHNSON COUNTY "RUR" (RURAL DISTRICT) TO CITY OF EDGERTON "L-P" (LOGISTICS PARK) ZONING DISTRICT

WHEREAS, the Planning Commission of the City of Edgerton, Kansas received a request on January 8, 2021, from Wellsville Farms, LLC, the owner of a parcel of land totaling approximately 22.088 acres, located at 32330 W. 213th Street in Edgerton, Kansas to rezone that property from Johnson County "RUR" (Rural District) to City of Edgerton "L-P" (Logistics Park) District; and

WHEREAS, following a public hearing in front of the Planning Commission on February 9, 2021 the Planning Commission has recommended that the rezoning request for that property – from Johnson County "RUR" (Rural District) to City of Edgerton "L-P" (Logistics Park) District -- be approved subject to certain conditions; and

WHEREAS, all required newspaper and mailing notifications were performed.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, KANSAS:

Section 1. That the following legally described property generally located at 32330 W. 213th Street in Edgerton, Kansas is hereby rezoned from Johnson County "RUR" (Rural District) to City of Edgerton "L-P" (Logistics Park) District, and that City Staff is hereby directed to reflect said rezoning in the City's Official Zoning map and other City records:

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast Corner of said Southwest Quarter; thence South 02°20'41" East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet to the Point of Beginning; thence continuing thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 1,682.11 feet to the Southwest corner thereof; thence North 02°17'11" West, along the West line of said Southwest Quarter, a distance of 572.00 feet; thence departing said West line, North 88°11'00" East a distance of 1,682.11 feet; thence South 02°17'11" East a distance of 572.00 feet to the Point of Beginning, containing 962,135 square feet or 22.088 acres, more or less.

Section 2. The above rezoning is expressly conditioned on the following:

- a) All infrastructure requirements of the City shall be met.

- b) All platting requirements of the City shall be met.
- c) All Site Plan application requirements of the City shall be met.
- d) Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan which has been reviewed and approved by the City.

Section 3. That the Governing Body, in making its decision on the rezoning, considered City Staff's comments and recommendations. The Governing Body also based its decision on the following criteria:

- a) The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space.
- b) Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties.
- c) The extent to which the zoning amendment may detrimentally affect nearby property has been addressed.
- d) The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial.
- e) Consistency with the Comprehensive Plan, Utilities and Facilities Plans, Capital Improvement Plan, Area Plans, ordinances, policies, and applicable City Code of the City of Edgerton.

Section 4. This ordinance shall take effect from and after its publication once in the official city newspaper.

ADOPTED BY THE GOVERNING BODY AND APPROVED BY THE MAYOR OF THE CITY OF EDGERTON, KANSAS ON THE 11th DAY OF MARCH, 2021.

CITY OF EDGERTON, KANSAS

By: _____
Donald Roberts, Mayor

ATTEST:

Alexandria Clower, City Clerk

APPROVED AS TO FORM:

Lee Hendricks, City Attorney

STAFF REPORT

February 9, 2021

To: Edgerton Planning Commission
Fr: Chris Clinton, Planning and Zoning Coordinator
Re: Application **ZA2021-04** - Rezoning of a parcel of land located at 32330 W 213th Street

APPLICATION INFORMATION

Applicant: Brett Powell, Agent
NPD Management, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Property Owners: Wellsville Farms, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Requested Action: Rezoning from Johnson County RUR (Rural) Zoning District to City of Edgerton L-P (Logistics Park) Zoning District.

Legal Description: See attached application for complete legal description.

Site Address/Location: 32330 W 213th Street Edgerton, KS 66021

Existing Zoning and Land Uses: Johnson County Rural (RUR), Agricultural

Existing Improvements: Single Family Residence

Site Size: 22.088 acres

REASON FOR REZONING REQUEST:

This rezoning is being requested for future intermodal-related, logistics park development. This property was annexed into the City of Edgerton on March 15, 2018 as part of the Phase II expansion of Logistics Park Kansas City (LPKC). LPKC is a 2,300-acre master-planned distribution and warehouse development anchored by the Burlington Northern Santa Fe Railway (BNSF) intermodal facility, which opened in late 2013 and is located approximately two and a half miles north of the subject site. Companies located within LPKC benefit from significant transportation savings.

The subject property is outlined red on the following maps.



Figure 1 is color coded to indicate the zoning of the parcels adjacent to the subject property. The green denotes Johnson County Rural (RUR) zoning designation. The light yellow indicates Johnson County Residential Neighborhood 2 (RN2) zoned parcel. The purple indicates City of Edgerton Logistics Park (L-P) zoning. The border between the City of Edgerton and unincorporated Johnson County is shown as a dotted and dashed line.

Figure 1

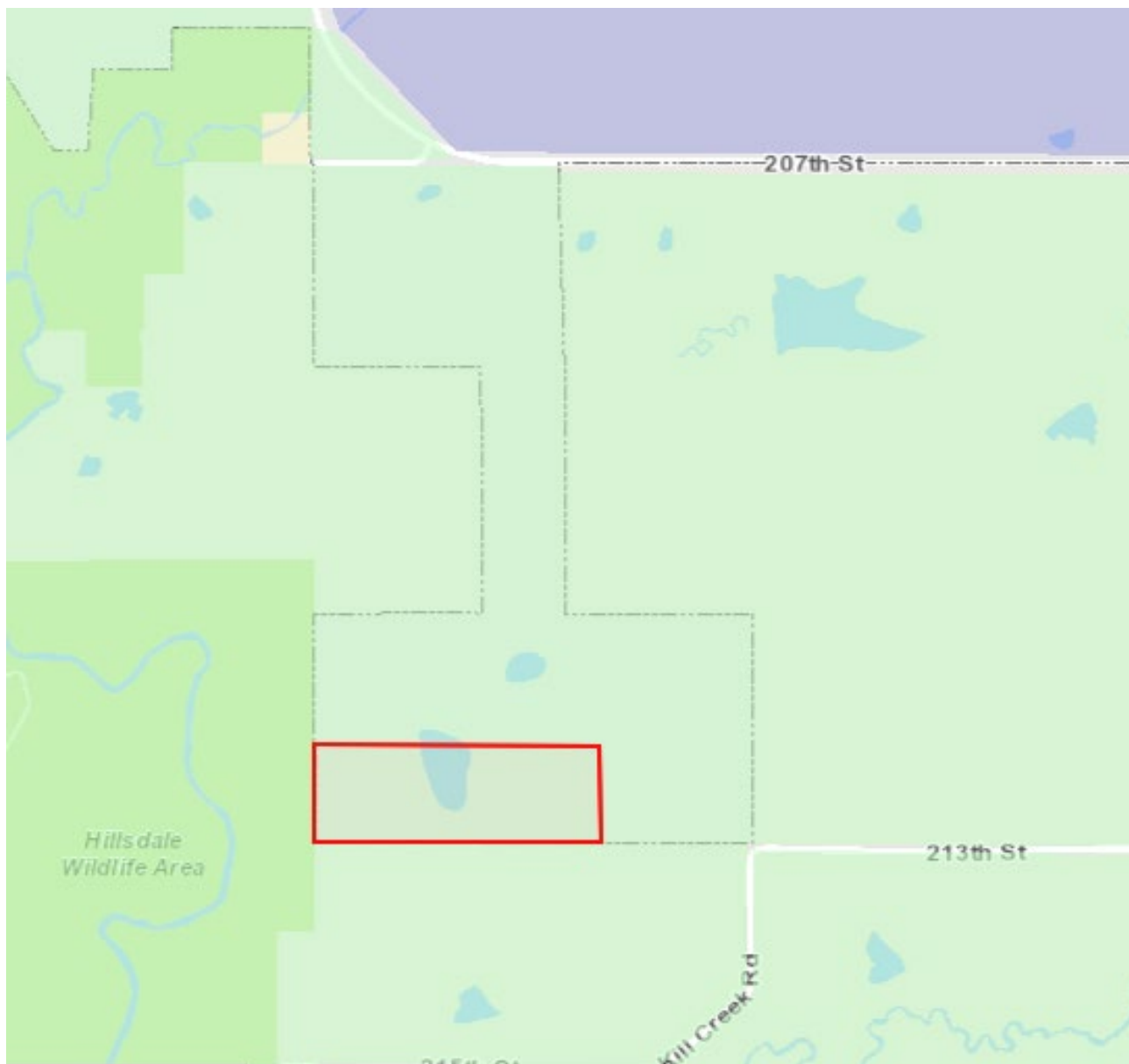


Figure 2 is a closer look at the adjacent parcels and their zoning designations.

On the west and south sides of the subject property are parcels located in unincorporated Johnson County which are zoned RUR. Per the Johnson County AIMS website, RUR zoned parcels are agricultural uses and single-family dwellings with a ten (10) acre minimum lot size. The north and east side of the subject parcel is adjacent to the parcel that is requesting rezoning to L-P District in application ZA2021-05.

Figure 2

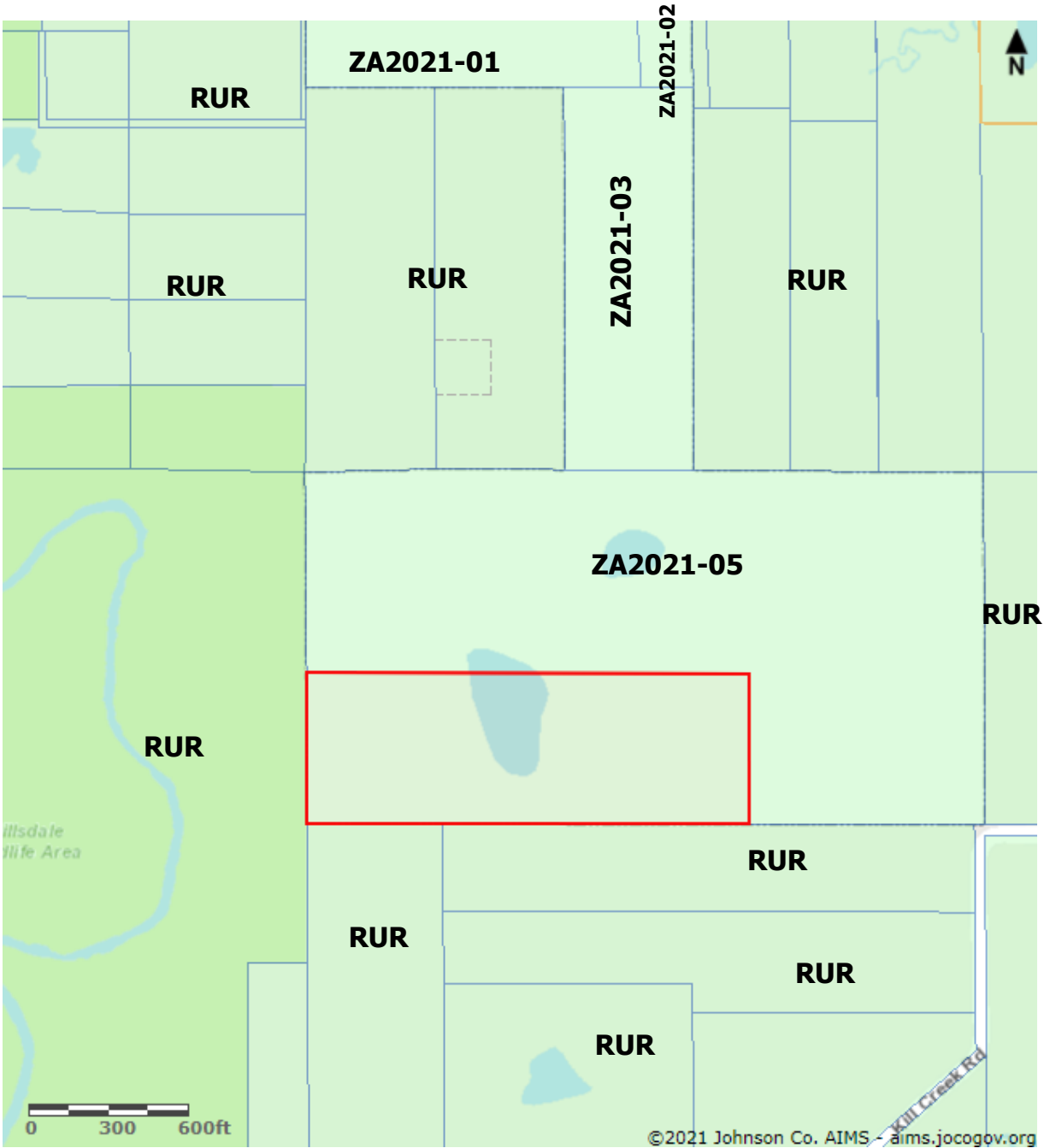


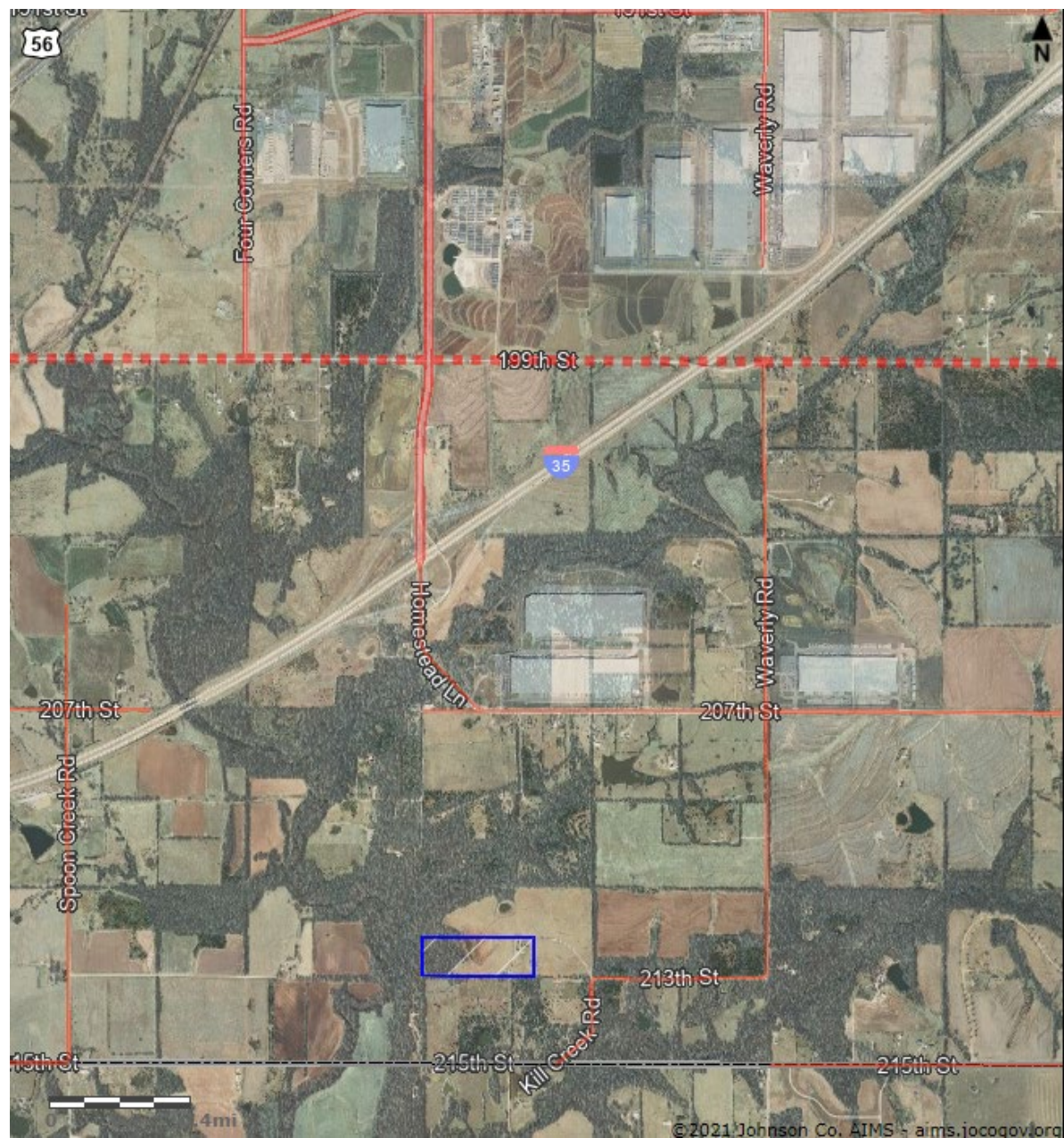
Figure 3 shows the relation of the subject property to other L-P zoned parcels in LPKC on both sides of Interstate 35 (I-35). Per Johnson County AIMS, the subject property is approximately 0.85 miles from I-35 and the Homestead interchange.

Figure 3



Figure 4 shows the relation of the subject property, outlined in blue, to the transportation network with the Johnson County Comprehensive Arterial Road Network Plan (CARNP) routes highlighted.

Figure 4



- CARNP Roads
- Type I / 2 Lanes 120ft. ROW
 - Type II / 2 Lanes 120ft. ROW
 - Type II / 4 Lanes 120ft. ROW
 - • Type III / 2 Lanes 150-200ft. ROW
 - ■ Type III / 4 Lanes 150-200ft. ROW

INFRASTRUCTURE AND SERVICES

1. Access to the parcel is currently from a private drive at the corner of South Kill Creek Road and 213th Street.
2. Utilities and service providers.
 - a. Water – Johnson County Water District #7
 - b. Sanitary Sewer – City of Edgerton
 - c. Electrical Service – Evergy
 - d. Gas Service – Kansas Gas Service
 - e. Police services would be provided by the City of Edgerton through the Johnson County Sheriff's Office
 - f. Fire protection is provided by Johnson County Fire District #1
3. Property is located within the Bull Creek watershed.

PROPERTY ZONING HISTORY

The subject property was annexed into the City of Edgerton on March 15, 2018. Prior to that, the property was in unincorporated Johnson County and as of this application the parcels remain zoned Johnson County (RUR).

STAFF ANALYSIS

The applicant has requested rezoning to Logistics Park (L-P) District. The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern type industrial uses or industrial park to support activities related to trade, rail and other transport services. Limitations are placed on the uses in the district to significantly restrict the outside activities and outside storage of materials, noise, vibration, etc. The UDC also states manufacturing uses should be conducted within a totally enclosed building. The conduction of outdoor activities and outdoor storage is not allowed. External effects such as excessive noise or odor should not extend beyond the property lines.

Permitted uses within the L-P District include warehousing/distribution centers; motor freight transportation terminals; manufacturing, processing, fabrication or assembly of commodity – limited; along with other permitted uses.

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

1. **Need for the Proposed Change** – When this parcel was annexed into Edgerton, it contained a Johnson County RUR zoning designation as assigned by the County. That zoning designation only allows for an agricultural use and it is considered a holding designation post annexation. Prior to any development occurring on the parcel, rezoning to a City of Edgerton zoning designation is necessary. The applicant has requested that this parcel be rezoned to L-P to allow for the future construction of projects similar to other projects in other L-P District areas. Given the parcels' proximity to LPKC Phases I and II, the BNSF Railway intermodal facility, I-35 and the Homestead interchange, L-P District zoning is the most compatible designation for these uses.
2. **Magnitude of the Change** – The Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35; however, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. Due

to the unexpected pace of development in Phase I of LPKC, a Phase II expansion of LPKC was initiated in 2018 and this parcel is part of the area which would comprise that continued expansion. Development in this area is driven by the Homestead Lane interchange and the proposed rezoning to L-P District is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. As is noted in the City of Edgerton UDC, landscaping and vegetation will be used to minimize adverse impacts to adjacent residential properties. Large size parcels like this one (22.088 acres) would be appropriately sized to accommodate an industrial development and the size allows for adequate berming and screening along adjacent parcels. Given the parcel's proximity to LPKC, the BNSF Railway intermodal facility, I-35 and the Homestead Lane interchange, the magnitude of the change would not be considered unusual when the property is being used for industrial development.

3. **Whether or not the change will bring harm to established property rights** - The subject property is surrounded by undeveloped acreage and low-density rural single-family residential. L-P zoning designations require significant berming and landscaping adjacent to any residential developments. If rezoned L-P, as requested, a separate Site Plan review and approval would be required prior to the issuance of any building permits. Part of a Site Plan review would include attention to buffering and setbacks, stormwater management and the appropriate transition between adjoining properties and any proposed industrial use. This Site Plan review will help mitigate impact that might occur to adjacent properties.
4. **Effective use of Land** - L-P District permitted uses at this location are an effective and efficient use of the property due to its proximity to the BNSF Railway intermodal facility, LPKC and the I-35 interstate system.
5. **The extent to which there is a need in the community for the uses allowed in the proposed zoning** - Construction of warehousing, distribution, limited manufacturing and related uses near the intermodal facility allows an inland port for goods in transit, by reducing truck traffic in the surrounding area and allowing for more efficient use of the supply chain.
6. **The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space** – This parcel is located less than a mile from the new 207th Street corridor, Kubota Tractor North American Distribution Center and the Hostess Distribution Center. Continued development of the area includes intermodal related uses. With the extensive road improvements, including the interchange at I-35 and Homestead Lane and the improvements on 207th Street, the character of the area is changing from rural to industrial. Some nearby parcels zoned Johnson County RUR zoning and contain single family homes. However, the residential density in this area is lower than some of the parcels adjacent to development in Phase I of LPKC. As noted previously, the Site Plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
7. **Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties** - The proposed zoning is compatible with the zoning requested on the adjacent parcel to the north and east, and the parcels which connect straight north and adjacent to 207th Street. The City's Unified Development Code (UDC) states that the purpose of the L-P District is to create a limited multimodal industrial zone which provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The Site Plan review process is designed to mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.

8. **Suitability of the uses to which the property has been restricted under its existing zoning** - The existing Johnson County RUR zoning of the applicant property is viewed as a holding designation related to the annexation of the parcel. Johnson County RUR zoning is primarily for agricultural and low-density residential use. An industrial use on a property zoned for agriculture would not be a permitted use therefore, a rezoning to the L-P District is the most appropriate designation for the proposed use indicated by the applicant.
9. **Length of time the subject property has remained vacant under the current zoning designation** - Based upon available aerial photography, the property has been used for agricultural purposes in unincorporated Johnson County dating back to at least 2006.
10. **The extent to which the zoning amendment may detrimentally affect nearby property** - The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The Site Plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
11. **Consideration of rezoning applications requesting Planned Development Districts (PUD) for multifamily and non-residential uses should include architectural style, building materials, height, structural mass, siting, and lot coverage** - This is not a request for a PUD.
12. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services** - For any development which occurs on this parcel, it will be the responsibility of the developer to work with the utility companies to extend any necessary utilities not already in the service area. The parcel currently receives electric service and there is a connection point along 207th Street for gas service. The City of Edgerton Municipal Code requires that all properties within city boundaries connect to City of Edgerton sanitary sewer service. Should this parcel be developed, the developer would be responsible for the extension of and connection to City of Edgerton wastewater infrastructure.
13. **The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property** - Homestead Lane and 207th Street to just east of Waverly Road have been constructed to accommodate the traffic that will accompany the Phase II expansion of LPKC. Today 213th Street is a gravel road from Waverly Road to Kill Creek Road. Kill Creek Road is also a gravel road south of 213th Street. However, the Johnson County Comprehensive Arterial Road Network Plan (CARNP) assigns a Type I/2-Lane Arterial Roadway designation to 213th Street and Kill Creek Road and designates them both as main throughways. During the Site Plan review process, both the type and volume of traffic associated with a new development are evaluated, often with the requirement that a traffic study be performed as part of the applicant's due diligence. This includes evaluating the transportation network in the area and any current and future access points to the parcel. Infrastructure upgrades to accommodate the new development's traffic volume and type are required and adequate off-street parking must be provided as on-street parking is not allowed.
14. **The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other**

environmental harm - The City will follow National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management requirements which require any application to address runoff and water pollution mitigation measures as part of the development of the property. Any construction that occurs on site will be required to get a NPDES permit from the State of Kansas and a land disturbance permit from the City. Those permits require a stormwater pollution prevention plan that is reviewed by the City and the State. Mitigation of pollution in the form of air, noise, light, etc., will be addressed as part of the Site Plan review process.

15. **The economic impact on the community from the uses allowed in the proposed zoning** - Uses allowed in the L-P District, have the potential to benefit the residents and community in a positive way by providing jobs, economic opportunities, and tax revenues to respective jurisdictions. During the Covid-19 pandemic, supply chain logistics were instrumental to delivering food and supplies to areas across the United States. This type of commercial industry continues to be an important contributor to the economy of this area.
16. **The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial** - There would be little relative gain, if any, to the public health, safety, and welfare from the denial of these zoning applications. However, the City would be adversely impacted due to the lost opportunities for jobs, economic activity and tax revenue if the anticipated logistics park uses and facilities were to locate in another community.
17. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** - Due to the unexpected pace of development in Phases I and II of Logistics Park Kansas City, the Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35. However, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. This parcel is located 0.85 miles from I-35 and the Homestead Lane interchange. Development in the area is driven by its proximity to the highway system and the proposed rezoning is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. Any development that would occur on this parcel would be required to be in compliance with the City of Edgerton UDC. L-P Zoning does not allow tenants to conduct exterior operations or have exterior storage. The review of strict parameters related to the aesthetics of development on L-P zoned parcels is conducted as part of a Site Plan review, including an evaluation of building materials, screening between adjacent parcels and parking requirements.
18. **The recommendation of professional staff** - See Recommendation below.

Recommendation:

City staff recommends **approval** of proposed rezoning **Application ZA2021-04** from Johnson County Rural (RUR), to City of Edgerton Logistics Park District (L-P) 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;
4. Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City.

Attachments:

- Rezoning Application ZA2021-04

- City of Edgerton Future Land Use Map

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 32330 W 213th StPURPOSE FOR REZONING: For the purpose of constructing and operating a light manufacturing and/or distribution center.REQUESTED REZONING CHANGE: FROM A-G TO L-P Logistics Parkw
(Current Zoning) (Proposed Zoning)LEGAL DESCRIPTION: See attached descriptionCURRENT LAND USE: AgriculturalPROPERTY OWNER'S NAME(S): Wellsville Farms, LLC PHONE: N/ACOMPANY: Wellsville Farms, LLC FAX: N/AMAILING ADDRESS: 4825 NW 41st St., Suite 500, Riverside, MO 64150
Street City State ZipAPPLICANT/AGENTS NAME(S): Brett Powell (representing property owner) PHONE: 816-888-7380COMPANY: NPD Management, LLC; represented by NorthPoint Development, LLC FAX: _____MAILING ADDRESS: 4825 NW 41st St., Suite 500, Riverside, MO 64150
Street City State ZipENGINEER/ARCHITECT'S NAME(S): Patrick Cassity PHONE: 816-800-0950COMPANY: Renaissance Infrastructure Consulting FAX: _____MAILING ADDRESS: 5015 NW Canal St., Suite 100, Riverside, MO 64150
Street City State ZipSIGNATURE OF OWNER OR AGENT:  Nathaniel Hagedorn, Manager

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

FOR OFFICE USE ONLY**Receipt 10126216**Case No.: RZ- ZA2021-04 Amount of Fee Paid: \$ 250.00 Date Fee Paid: 01/08/2021Received By:  Date of Hearing: 02/09/2021**REZONING INSTRUCTIONS**

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

vs. 9-9-11

Property Information for BF221515-2003

<i>Tax Property ID</i>	BF221515-2003	<i>KS Uniform Parcel #</i>	0462051503001002000
<i>Situs Address</i>	32330 W 213TH ST	<i>Acres</i>	22.03 (959,447.93 ft ²)
<i>Owner1 Name</i>	WELLSVILLE FARMS LLC	<i>Owner2 Name</i>	
<i>Owner Address</i>	4825 NW 41ST ST STE 500, RIVERSIDE, MO 64150		
<i>Class</i>	F	<i>Year Built</i>	1973
<i>LBCS</i>	9050	<i>Neighborhood Code</i>	804.1
<i>Zoning</i>	A-G	<i>Taxing Unit</i>	0913
<i>City</i>	Edgerton	<i>Zip Code</i>	66021
<i>AIMS Map No.</i>	U15 (T-R-S: 15-22-15)	<i>Quarter Section</i>	SW
<i>Fire Dist.</i>	JoCo FD #1	<i>Sheriff Dist.</i>	0
<i>Commissioner Dist.</i>	6 (Mike Brown)	<i>FEMA Flood Panel #</i>	20091C0149G
<i>School District</i>	Gardner-Edgerton	<i>High School</i>	Gardner-Edgerton
<i>Middle School</i>	Trail Ridge	<i>Elementary School</i>	Nike
<i>Legal Desc.</i> (abbreviated)	15-15-22 S 572' W 1682.11' N1/2 SW1/4 22.08 ACS M/L GA 240 1		

Property Map for BF221515-2003

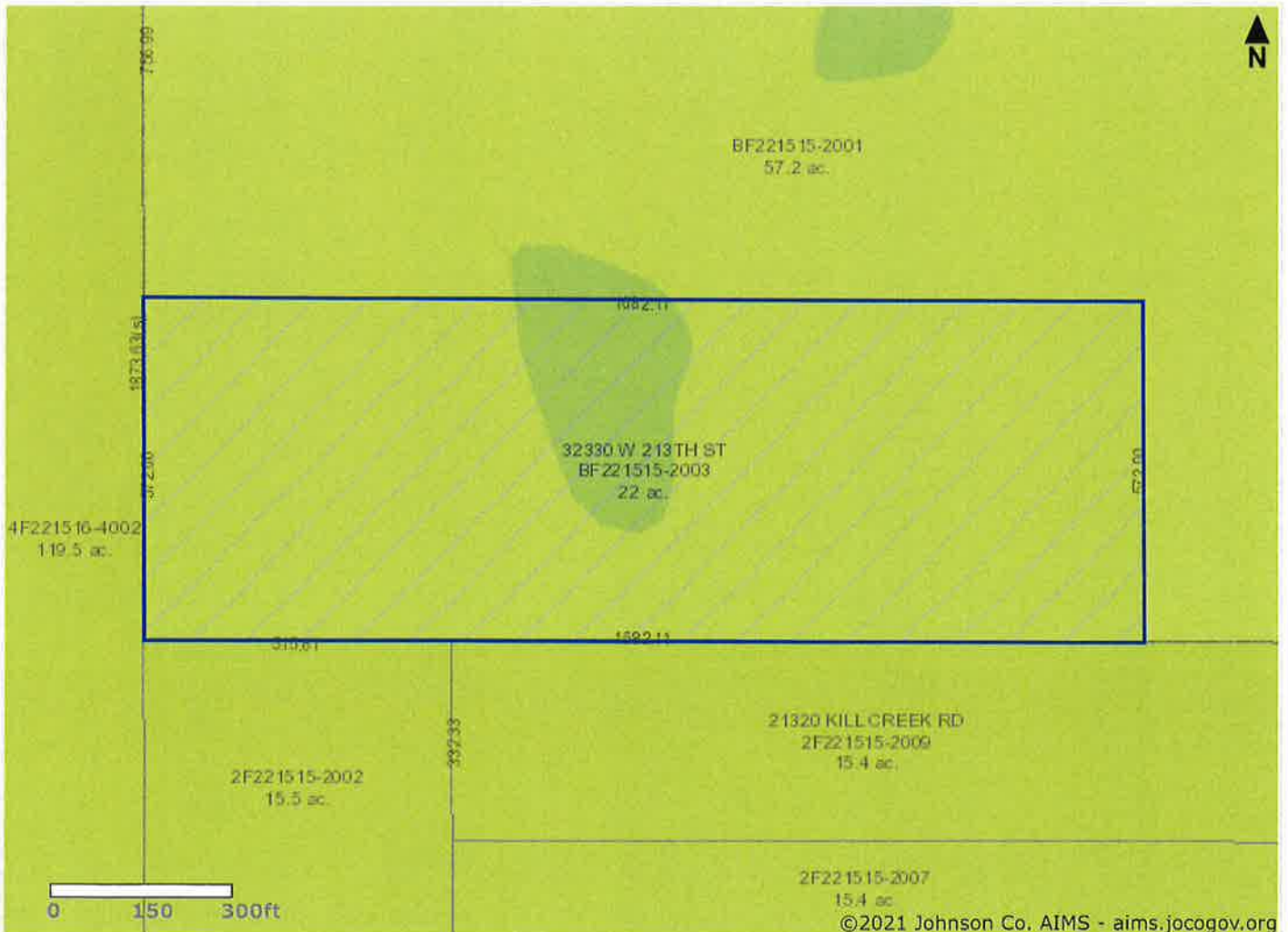


Exhibit A

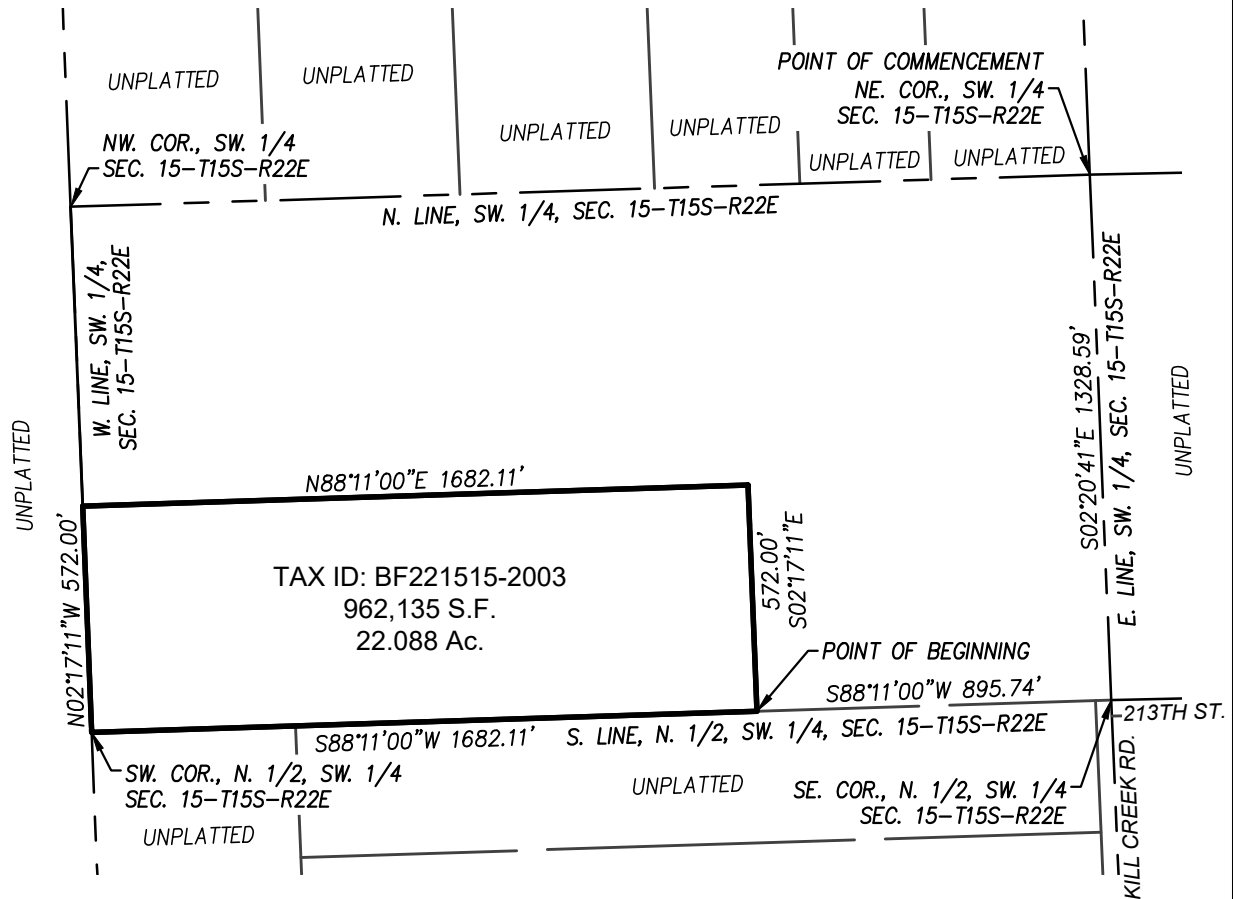
Rezoning Description:

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast Corner of said Southwest Quarter; thence South 02°20'41" East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet to the Point of Beginning; thence continuing thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 1,682.11 feet to the Southwest corner thereof; thence North 02°17'11" West, along the West line of said Southwest Quarter, a distance of 572.00 feet; thence departing said West line, North 88°11'00" East a distance of 1,682.11 feet; thence South 02°17'11" East a distance of 572.00 feet to the Point of Beginning, containing 962,135 square feet or 22.088 acres, more or less.

Rezoning Area Exhibit

Exhibit A



NOT TO SCALE
Basis of Bearings: Kansas State
Plane, North Zone, NAD83



132 Abbie Avenue
Kansas City, Kansas 66103

913.317.9500
www.ric-consult.com

**PROPERTY OWNER NOTIFICATION LETTER**Case No.: RZ- ZA2021-01, ZA2021-02, ZA2021-03, ZA2021-04, ZA2021-05

Dear Sir or Madam:

This letter is to notify you that a public hearing will be held at the Edgerton Community Building, 404 E. Nelson St., Edgerton, Kansas, to consider a rezoning change request from RUR

(current zoning) to L-P Logistics Park

(proposed zoning), on the following described tract of land:

Legal Description: See attached

General Location: Located approximately 3/4 of a mile west of Waverly
between W. 207th St and W 213th St.

A public hearing will be held to consider the rezoning request on the above-described tract at 7:00 p.m. on February 9, 20 21. Any interested persons or property owners are invited to attend. Information regarding this rezoning application is available in the office of the City Clerk at City Hall or by phone at (913) 893-6231. You may also contact the undersigned for additional information regarding this rezoning request.

A fourteen (14) day protest period begins at the conclusion of the public hearing during which you may file a protest petition in the office of the City Clerk. If valid protest petitions are received from twenty (20) percent of the property owners within the notification area, a three-quarters ($\frac{3}{4}$) vote of the Governing Body is required to approve this rezoning request.

Copies of the protest petitions are available in the office of the City Clerk.

Respectfully,
Nathaniel Hagedorn

Applicant (or Owner or Agent)

ADDRESS: 4825 NW 41st St., Suite 500 , Riverside, MO 64150

Street

City

State

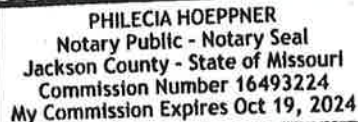
Zip

PROPERTY OWNER NOTIFICATION AFFIDAVITCase No.: RZ- ZA2021-01, ZA2021-02, ZA2021-03, ZA2021-04I, Nathaniel Hagedorn, of lawful age being first duly sworn upon oath, state:

That I am the Authorized Person (agent, owner, attorney) for the property for which the application was filed and did, not later than twenty (20) days prior to the date of the public hearing scheduled before the Edgerton Planning Commission, 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 18th day of January, 2021.

Signature of Agent, Owner or AttorneySubscribed and sworn to before me this 18th day of January, 2021.

Notary PublicMy Commission Expires: 10.19.2024 (SEAL)
Date

PHILECIA HOEPPNER
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 16493224
My Commission Expires Oct 19, 2024

Exhibit A

Rezoning Description:

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

Beginning at the Northwest corner of said Northwest Quarter; thence North 88°11'12" East, along the North line of said Northwest Quarter, a distance of 1209.71 feet; thence departing said North line, South 04°54'42" East a distance of 1195.98 feet; thence South 88°11'12" West, parallel with the North line of said Northwest Quarter, a distance of 1264.41 feet to a point on the West line of the Northwest Quarter of said Section 15; thence North 02°17'24" West, along said West line, distance of 1194.28 feet to the Point of Beginning, containing 1,477,339 square feet or 33.915 acres, more or less.

Exhibit A

Rezoning Description:

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

Commencing at the Northwest corner of said Northwest Quarter; thence North 88°11'12" East, along the North line of said Northwest Quarter, a distance of 1209.71 feet to the Point of Beginning; thence continuing North 88°11'12" East, along said North line, a distance of 231.90 feet; thence departing said North line, South 03°19'18" East a distance of 1194.65 feet; thence South 88°11'12" West, parallel with the North line of said Northwest Quarter, a distance of 198.70 feet; thence North 04°54'42" West a distance of 1195.98 feet to the Point of Beginning, containing 257,119 square feet or 5.903 acres, more or less.

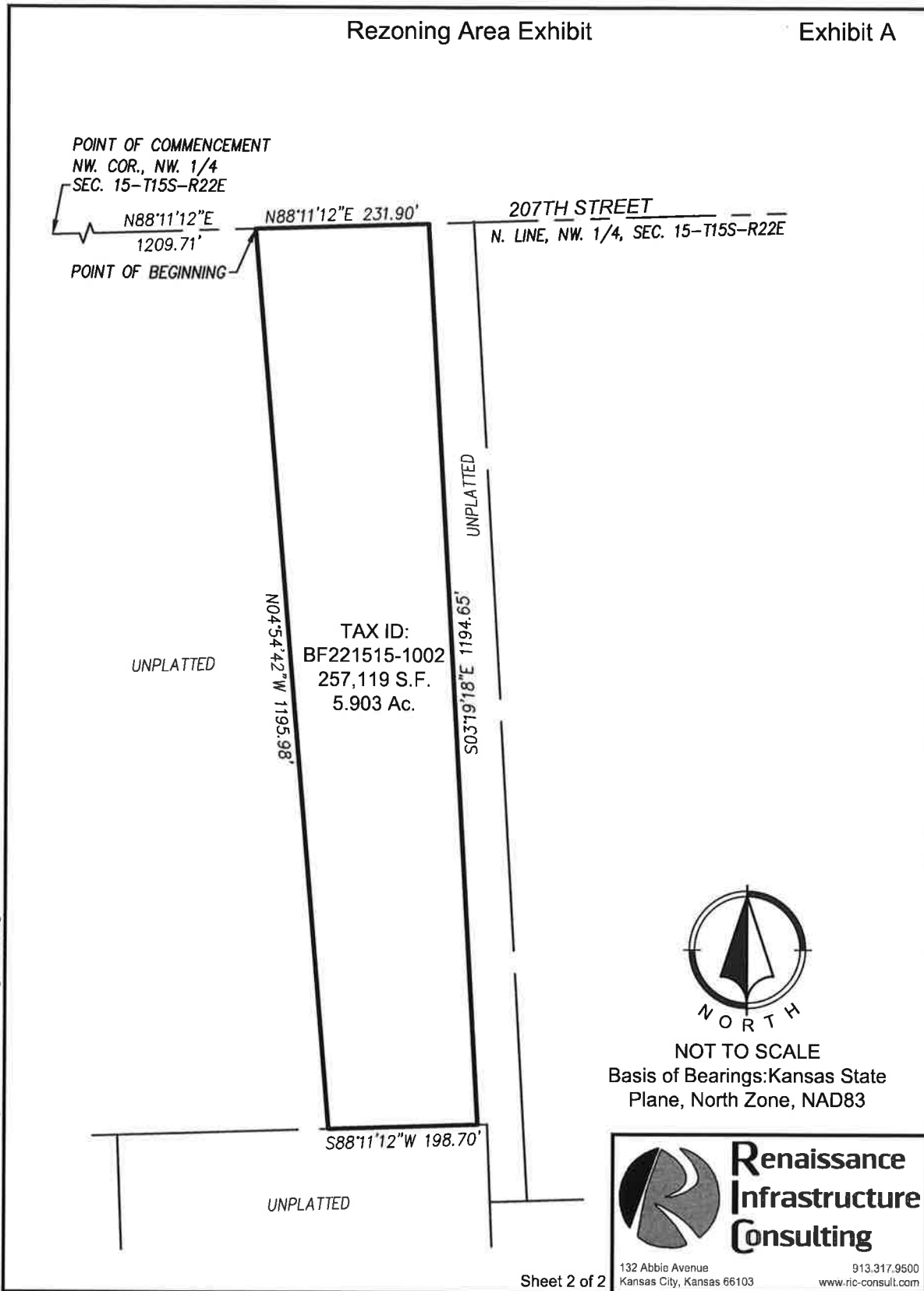


Exhibit A

Rezoning Description:

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

Commencing at the Southwest corner of said Northwest Quarter; thence North 88°11'39" East, along the South line of said Northwest Quarter, a distance of 984.00 feet to the Point of Beginning; thence departing said South line, North 02°17'24" West, parallel with the West line of said Northwest Quarter, a distance of 1463.50 feet; thence North 88°11'12" East, parallel with the North line of said Northwest Quarter, a distance of 492.00 feet; thence South 02°17'24" East, parallel with the West line of said Northwest Quarter, a distance of 1463.56 feet to a point on the South line of said Northwest Quarter; thence South 88°11'39" West, along said South line, a distance of 492.00 feet to the Point of Beginning, containing 720,030 square feet or 16.530 acres, more or less.

Exhibit A

Rezoning Description:

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast Corner of said Southwest Quarter; thence South 02°20'41" East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet to the Point of Beginning; thence continuing thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 1,682.11 feet to the Southwest corner thereof; thence North 02°17'11" West, along the West line of said Southwest Quarter, a distance of 572.00 feet; thence departing said West line, North 88°11'00" East a distance of 1,682.11 feet; thence South 02°17'11" East a distance of 572.00 feet to the Point of Beginning, containing 962,135 square feet or 22.088 acres, more or less.

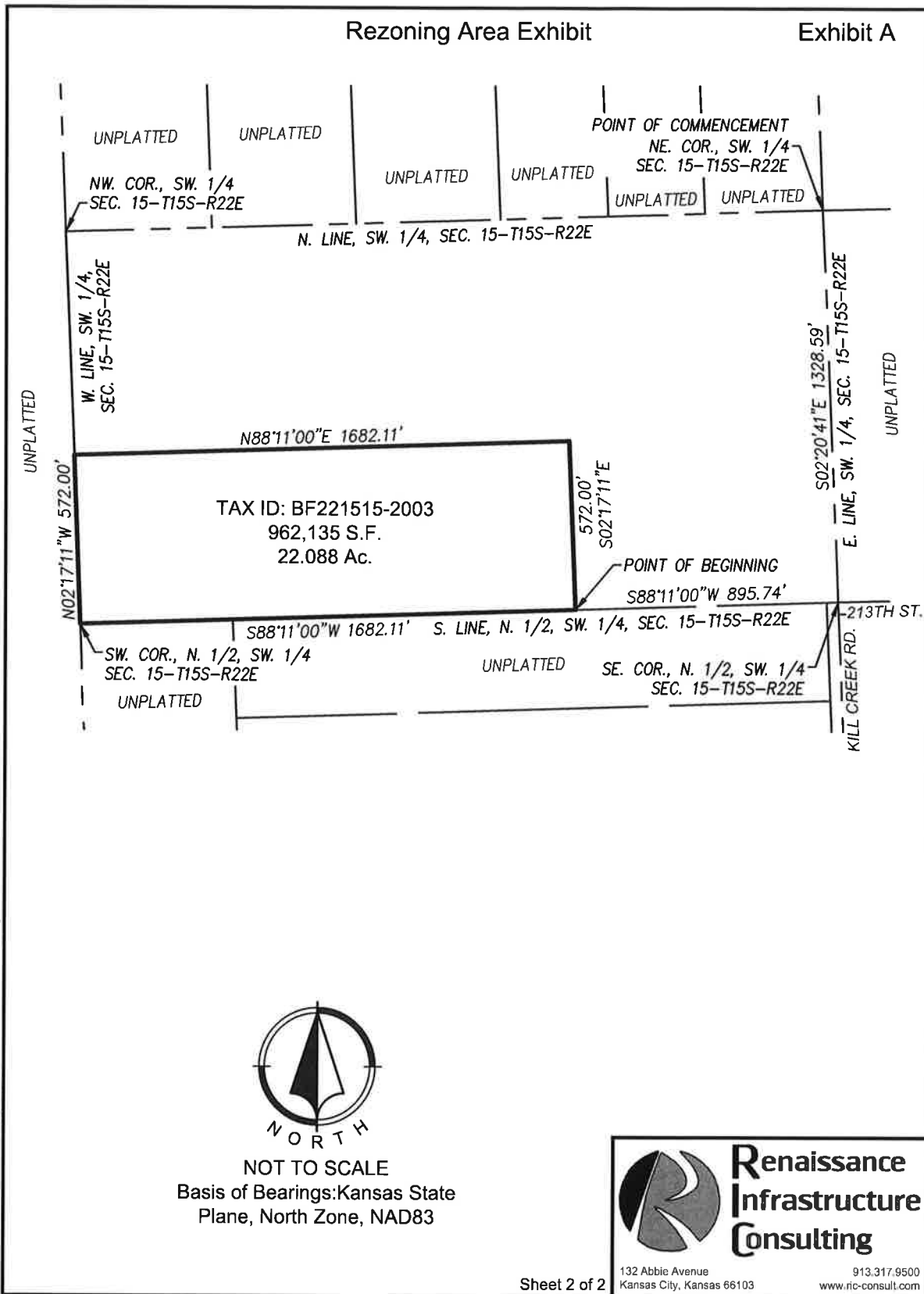


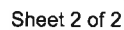
Exhibit A

Rezoning Description:

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northeast Corner of said Southwest Quarter; thence South 02°20'41" East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet; thence departing said South line, North 02°17'11" West a distance of 572.00 feet; thence South 88°11'00" West a distance of 1,682.11 feet to a point on the West line of said Southwest Quarter; thence North 02°17'11" West, along said West line, a distance of 757.06 feet to the Northwest corner of said Southwest Quarter; thence North 88°11'39" East, along the North line of said Southwest Quarter, a distance of 2,576.50 feet to the Point of Beginning, containing 2,462,344 square feet or 56.528 acres, more or less.

Exhibit A



Notification Area for ZA2021-04

Property ID	Area (ft ²)	Acres	Situs Address	Owner1	Owner2	Owner Address	City, State Zip	Zoning	Area In Buffer (ft ²)	Acres In Buffer	% of Parcel	% of Buffer	Protest Petitions Received?
2F221515-1009	714,384	16.4	32655 W 207TH ST	CHMIDLING, RUSSELL D.	CHMIDLING, JANET S.	32655 W 207TH ST	EDGERTON, KS 66021	RUR	116,615	2.68	16.30%	2.11%	No
2F221515-4001	1,763,744	40.49	0 NS NT	CRAMER, SHIRLEY A TRUST		3157 SW WESTOVER RD	TOPEKA, KS 66604	RUR	90,755	2.08	5.10%	1.64%	No
2F221515-1014	439,956	10.1	0 NS NT	CYNTHIA D BONES REVOCABLE TRUST		19625 BARSTOW ST	SPRING HILL, KS 66083	RUR	57,117	1.31	13.00%	1.03%	No
2F221515-2004	664,290	15.25	32330 W 215TH ST	ELROD, DANIEL S.		32330 W 215TH ST	SPRING HILL, KS 66021	RUR	373,968	8.59	56.30%	6.76%	No
2F221515-2006	522,284	11.99	32030 W 215TH ST	ELROD, SCOTT A.	ELROD, TONYA J.	32030 W 215TH ST	SPRING HILL, KS 66021	RUR	197,526	4.53	37.80%	3.57%	No
2F221515-1001	1,029,758	23.64	31951 W 207TH ST	HIGHFILL, LYLE M. TRUSTEE	HIGHFILL, MARIE M. TRUSTEE	31881 W 207TH ST	EDGERTON, KS 66021	RUR	8,475	0.19	0.80%	0.15%	No
2F221515-1013	505,732	11.61	32243 W 207TH ST	HOTLE, MATTHEW	HOTLE, JENNIFER	32243 W 207TH ST	EDGERTON, KS 66021	RUR	84,212	1.93	16.70%	1.52%	No
4F221516-3018	216,058	4.96	0 NS NT	JO CO PARK & RECREATION	DISTRICT	7900 RENNER RD	SHAWNEE, KS 66219	RUR	103,098	2.37	47.70%	1.86%	No
2F221515-2002	674,744	15.49	0 NS NT	JOHNSON, GARY N.	JOHNSON, FRANCY L.	8921 RENE ST	LENEXA, KS 66215	RUR	517,152	11.87	76.60%	9.35%	No
2F221515-2007	669,953	15.38	0 NS NT	JOHNSON, GARY N.	BEDFORD, FRANCY L.	8921 RENE ST	LENEXA, KS 66215	RUR	654,379	15.02	97.70%	11.83%	No
4F221516-4003	181,645	4.17	32750 W 215TH ST	OSWALD, CHAD E.	OSWALD, VICKY L.	32750 W 215TH ST	SPRING HILL, KS 66021	RUR	104,635	2.4	57.70%	1.89%	No
2F221515-2009	672,131	15.43	21320 KILL CREEK RD	RICE, DANIEL R		21320 KILL CREEK RD	SPRING HILL, KS 66021	RUR	672,222	15.43	100.00%	12.15%	No
2F221515-4003	639,896	14.69	21415 KILL CREEK RD	TERRELL, TROY J.		21415 KILL CREEK RD	SPRING HILL, KS 66083	RUR	25,813	0.59	4.00%	0.47%	No
4F221516-4002	5,205,856	119.51	0 NS NT	U S A		1500 E BANNISTER RD	KANSAS CITY, MO 64131	RUR	1,931,829	44.35	37.10%	34.92%	No
2F221515-1005	711,335	16.33	32275 W 207TH ST	VANCLEAVE, DOROTHY K.	VANCLEAVE, ARTHUR L.	32275 W 207TH ST	EDGERTON, KS 66021	RUR	112,579	2.58	15.80%	2.03%	No
BF221515-2001	2,492,068	57.21	0 NS NT	WELLSVILLE FARMS LLC		4825 NW 41ST ST STE 500	RIVERSIDE, MO 64150	RUR	481,844	11.06	19.30%	8.71%	No
Totals:									5,532,219	126.98		0.00%	0

**Protest Petitions Received Outside of the Notification
Area for Application ZA2021-04**

Protestor(s)	Address
Craven, Kelly for Craven Living Trust	32953 W 207th St
Hale, Korey and Tara	31615 W 213th St
Peer, Carl and Patricia	32695 W 215th St
Speck, Richard for Speck Family Living Trust	32951 W 207th St

**PROTEST PETITIONS
OUTSIDE STATUTORY
NOTIFICATION AREA**

RECEIVED

FEB 22 2021

3:13 PM

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT
(Address or Legal Description)

as Case No. ZA2021-04, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

[Signature] Craven Living Trust 32953 W. 207th St., Edgerton, KS 66021
Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

16-15-22 BG 662.4' W & 339.5' N NE CR SE1/4 NE1/4 N 324.5' XW 330' 2.46 ACS M/L MC 369 2

ACKNOWLEDGMENT

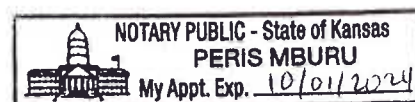
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 22nd day of February, 2021, before me came Kelley L Craven to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: [Signature]

My Commission Expires: 10/01/2024



ZA2021-04

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast Corner of said Southwest Quarter; thence South $02^{\circ}20'41''$ East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South $88^{\circ}11'00''$ West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet to the Point of Beginning; thence continuing thence South $88^{\circ}11'00''$ West, along the South line of the North Half of said Southwest Quarter, a distance of 1,682.11 feet to the Southwest corner thereof; thence North $02^{\circ}17'11''$ West, along the West line of said Southwest Quarter, a distance of 572.00 feet; thence departing said West line, North $88^{\circ}11'00''$ East a distance of 1,682.11 feet; thence South $02^{\circ}17'11''$ East a distance of 572.00 feet to the Point of Beginning, containing 962,135 square feet or 22.088 acres, more or less.

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT
(Address or Legal Description)

as Case No. ZA2021-04, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

Kid O
Signature

Korey Hale 31615 W. 213th St., Spring Hill, KS 66083
Owner's Name (Printed) Owner's Address

Tara Hale
Signature

Tara Hale 31615 W. 213th St., Spring Hill, KS 66083
Owner's Name (Printed) Owner's Address

Signature

Owner's Name (Printed)

Owner's Address

Legal Description of Protestor's Property:

15-15-22 S 1/2 SE 1/4 BG 1328.52' N & 760.8' E SW CR E 366.36' SW 514.02' SE 316.08' SW 375.35'
N 868.82' TO POB EX .34 AC IN ST 5.94 ACS M/L

ACKNOWLEDGMENT

STATE OF KANSAS) ss
COUNTY OF JOHNSON)

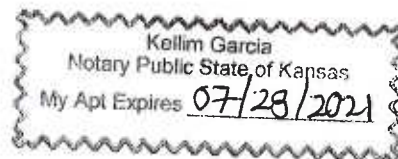
BE IT REMEMBERED that on this 23 day of February, 2021, before me came Korey and Tara Hale to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public:

Kellim Garcia

My Commission Expires: 07/28/2021



ZA2021-04

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast Corner of said Southwest Quarter; thence South $02^{\circ}20'41''$ East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South $88^{\circ}11'00''$ West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet to the Point of Beginning; thence continuing thence South $88^{\circ}11'00''$ West, along the South line of the North Half of said Southwest Quarter, a distance of 1,682.11 feet to the Southwest corner thereof; thence North $02^{\circ}17'11''$ West, along the West line of said Southwest Quarter, a distance of 572.00 feet; thence departing said West line, North $88^{\circ}11'00''$ East a distance of 1,682.11 feet; thence South $02^{\circ}17'11''$ East a distance of 572.00 feet to the Point of Beginning, containing 962,135 square feet or 22.088 acres, more or less.

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT #1
(Address or Legal Description)

as Case No. ZA2021-04, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

Carl Glenn Peer CARL GLENN PEER 32695 W. 215TH ST, SPRING HILL, KS
Signature Owner's Name (Printed) Owner's Address 66083

Patricia Ann Peer Patricia Ann Peer 32695 W. 215TH ST, Spring Hill, KS
Signature Owner's Name (Printed) Owner's Address 66083

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

SEE ATTACHMENT #2

ACKNOWLEDGMENT

STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 23rd day of February, 2021, before me came Carl and Patricia Peer to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: Karlee Ranz

My Commission Expires: 8/15/2022

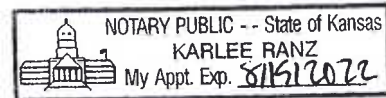


Exhibit A

Rezoning Description:

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast Corner of said Southwest Quarter; thence South 02°20'41" East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet to the Point of Beginning; thence continuing thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 1,682.11 feet to the Southwest corner thereof; thence North 02°17'11" West, along the West line of said Southwest Quarter, a distance of 572.00 feet; thence departing said West line, North 88°11'00" East a distance of 1,682.11 feet; thence South 02°17'11" East a distance of 572.00 feet to the Point of Beginning, containing 962,135 square feet or 22.088 acres, more or less.

LEGAL DESCRIPTION OF CARL & PAT PEER'S PROPERTY OF
APPROXIMATELY 30 ACRES (COMPRISED OF TWO PARCELS)

Kansas Beneficiary Deed

This Deed Witnesseth, that on this 20th day of August, 2009, CARL GLENN PEER and PATRICIA ANN PEER, husband and wife, of the County of Miami, State of Kansas, Grantors, as joint owners, transfer to the Trustee of the PEER FAMILY TRUST under agreement dated August 20, 2009, Grantee Beneficiary of the County of Miami, State of Kansas, with a mailing address of 32695 W. 215th, Spring Hill, KS 66083, the following described interest in real estate, to wit:

TRACT ONE

Beginning at the Northwest corner of the Northwest Quarter of Section 22, Township 15 South, Range 22 East, thence South 0°40'47" East 965.25 feet along the West line of said Quarter Section, thence South 89°39'17" East 662.54 feet, thence North 0°39'15" West 969.18 feet, thence North 89°59'42" West 662.91 feet along the North line of said Quarter Section to the point of beginning, containing 15.00 acres, more or less, all in Miami County, Kansas.

Kansas Beneficiary Deed

This Deed Witnesseth, that on this 20th day of August, 2009, CARL GLENN PEER and PATRICIA ANN PEER, husband and wife, of the County of Miami, State of Kansas, Grantors, as joint owners, transfer to the Trustee of the PEER FAMILY TRUST under agreement dated August 20, 2009, Grantee Beneficiary of the County of Miami, State of Kansas, with a mailing address of 32695 W. 215th, Spring Hill, KS 66083, the following described interest in real estate, to wit:

TRACT TWO

Beginning at the Northwest corner of the Northwest Quarter of Section 22, Township 15 South, Range 22 East, thence South 89°59'42" East 662.91 feet along the North line of said Quarter Section to the true point of beginning, thence South 89°59'42" East 660.23 feet along the North line of said Quarter Section to a point 33.00 feet East of the Northeast corner of the Northwest Quarter of said Quarter Section, thence South 0°37'45" East 973.09 feet along a line parallel to the East line of the Northwest Quarter of said Quarter Section to a point 33.00 feet East of the East line of the Northwest Quarter of said Quarter Section, thence North 89°39'17" West 659.86 feet, thence North 0°39'15" West 969.18 feet to the point of beginning, containing 15.00 acres, more or less, all in Miami County, Kansas.

RECEIVED

FEB 22 2021

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally 1045 14 located at or legally described as:

SEE ATTACHMENT
(Address or Legal Description)

as Case No. ZA2021-04, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

Richard Speck Speck Family Living Trust 32951 W. 207th St., Edgerton, KS 66021
Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

16-15-22 BG 662.4' W NE CR SE1/4 NE1/4 N 339.5' W 315.25'S 339.5' & E 315.5' TO BG 2.46ACS
M/L MC 369 3
Property ID # 4F221516-3012

ACKNOWLEDGMENT

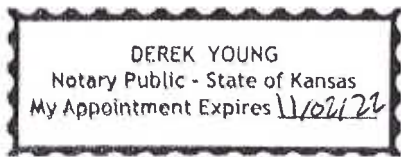
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 20 day of 02, 2021, before me came Richard Speck to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: [Signature]

My Commission Expires: 11/02/22



ZA2021-04

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast Corner of said Southwest Quarter; thence South $02^{\circ}20'41''$ East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South $88^{\circ}11'00''$ West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet to the Point of Beginning; thence continuing thence South $88^{\circ}11'00''$ West, along the South line of the North Half of said Southwest Quarter, a distance of 1,682.11 feet to the Southwest corner thereof; thence North $02^{\circ}17'11''$ West, along the West line of said Southwest Quarter, a distance of 572.00 feet; thence departing said West line, North $88^{\circ}11'00''$ East a distance of 1,682.11 feet; thence South $02^{\circ}17'11''$ East a distance of 572.00 feet to the Point of Beginning, containing 962,135 square feet or 22.088 acres, more or less.

City Council Action Item

Council Meeting Date: March 11, 2021

Department: Community Development

Agenda Item: Consider Ordinance No. 2066 Adopting the Recommendation of the Edgerton Planning Commission to Approve Application ZA2021-05 for the Rezoning of Approximately 56.528 Acres of Land on the Northwest Corner of W. 213th Street and South Kill Creek Road in Edgerton, Kansas From Johnson County "RUR" (Rural District) Zoning to City of Edgerton "L-P" (Logistics Park) Zoning District.

Background/Description of Item: On January 8, 2021, the City of Edgerton received rezoning Application ZA2021-05 from Wellsville Farms, LLC requesting the rezoning of a 56.528 acre lot located at the northwest corner of W. 213th Street and South Kill Creek Road in Edgerton, KS from Johnson County "RUR" zoning to City of Edgerton "L-P" Logistics Park zoning.

This parcel is located at the northwest corner of West 213th Street and South Kill Creek Road in Edgerton, Kansas. It is adjacent to the parcels requesting annexation in Application ZA2021-04 and has frontage along West 213th Street. Current access to the parcel is from the same private drive at the corner of South Kill Creek Road and 213th Street that provides access to the parcel in Application ZA2021-05. The parcel was annexed into the City of Edgerton on March 15, 2018. The current zoning designation of RUR is considered a holding designation and thus an appropriate zoning designation is required under the City of Edgerton Unified Development Code. This request is to rezone the parcels to L-P, Logistics Park District (L-P) to construct and operate a light manufacturing and/or distribution center similar to projects already developed at Logistics Park Kansas City (LPKC).

Staff reviewed this rezoning application with respect to the Edgerton Comprehensive Plan, the Edgerton Unified Development Code Zoning and Subdivision Regulations, and the laws of the State of Kansas, in particular the "Golden Criteria" as established by the Supreme Court of Kansas in 1978.

The Planning Commission held a Public Hearing on February 9, 2021 regarding this rezoning request and voted 3-2 to recommend approval of Application ZA2021-05 subject to 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.
4. Prior to issuance of building permits, the property shall have an approved Site Plan reviewed and approved by the City.

Copies of the staff report and draft minutes (including written public comments received) are included with this packet. Staff received no further public comment for this application following Planning Commission action.

Both the City of Edgerton Unified Development Code (UDC) and Kansas State Statute 12-757 allow for the filing of a Protest Petition when actions related to the rezoning of a parcel are considered.

After the Public Hearing on February 9, 2021, the City received the following Protest Petitions related to Application ZA2021-05:

- 4 total Protest Petitions received
 - 1 petition was received from INSIDE the statutory notification area
 - 3 petitions were received from OUTSIDE the statutory notification area
- The 1 petition received within the notification area totals to 1.13% of the total buffer area around the parcel requesting rezoning. This falls short of the 20% amount that requires passage by a three-fourths (3/4) vote of all members of the Governing Body.
- Spreadsheet of the notification area and copies of the protest petitions have been included with the packet.

Related Ordinance(s) or Statute(s): K.S.A. 12-715b, K.S.A. 12-741, et. Seq. to K.S.A. 12-771 – Establishment of the Unified Development Code; 12-757 – Zoning Amendments

Funding Source: N/A

Budget Allocated: N/A

Finance Director Approval: N/A

Recommendation: Approval of Ordinance No. 2066 Adopting the Recommendation of the Edgerton Planning Commission to Approve Application ZA2021-05 for the Rezoning of Approximately 56.528 Acres of Land on the Northwest Corner of W. 213th Street and South Kill Creek Road in Edgerton, Kansas From Johnson County "RUR" (Rural District) Zoning to City of Edgerton "L-P" (Logistics Park) Zoning District.

Enclosed:

- Ordinance No. 2066

- Staff Report from February 9, 2021 Planning Commission Meeting including Application ZA2021-05
- Draft minutes from the February 9, 2021 Planning Commission Meeting – included with Application ZA2021-01
- Notification Area Spreadsheet with calculation from Johnson County AIMS
- Protest Petitions Inside Statutory Area received related to Application ZA2021-05
- Protest Petitions Outside Statutory Area received related to Application ZA2021-05

Prepared by: Katy Crow, Development Services Director

ORDINANCE NO. 2066

AN ORDINANCE ADOPTING THE RECOMMENDATION OF THE CITY OF EDGERTON PLANNING COMMISSION TO APPROVE APPLICATION ZA2021-05 FOR THE REZONING OF APPROXIMATELY 56.528 ACRES OF LAND ON THE NORTHWEST CORNER OF W. 213TH STREET AND SOUTH KILL CREEK ROAD IN EDGERTON, KANSAS FROM JOHNSON COUNTY "RUR" (RURAL DISTRICT) TO CITY OF EDGERTON "L-P" (LOGISTICS PARK) ZONING DISTRICT

WHEREAS, the Planning Commission of the City of Edgerton, Kansas received a request on January 8, 2021, from Wellsville Farms, LLC, the owner of a parcel of land totaling approximately 56.528 acres, located on the Northwest corner of W. 213th Street and South Kill Creek Road in Edgerton, Kansas to rezone that property from Johnson County "RUR" (Rural District) to City of Edgerton "L-P" (Logistics Park) District; and

WHEREAS, following a public hearing in front of the Planning Commission on February 9, 2021 the Planning Commission has recommended that the rezoning request for that property – from Johnson County "RUR" (Rural District) to City of Edgerton "L-P" (Logistics Park) District -- be approved subject to certain conditions; and

WHEREAS, all required newspaper and mailing notifications were performed.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, KANSAS:

Section 1. That the following legally described property generally located on the Northwest corner of W. 213th Street and South Kill Creek Road in Edgerton, Kansas is hereby rezoned from Johnson County "RUR" (Rural District) to City of Edgerton "L-P" (Logistics Park) District, and that City Staff is hereby directed to reflect said rezoning in the City's Official Zoning map and other City records:

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northeast Corner of said Southwest Quarter; thence South 02°20'41" East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet; thence departing said South line, North 02°17'11" West a distance of 572.00 feet; thence South 88°11'00" West a distance of 1,682.11 feet to a point on the West line of said Southwest Quarter; thence North 02°17'11" West, along said West line, a distance of 757.06 feet to the Northwest corner of said Southwest Quarter; thence North 88°11'39" East, along the North line of said Southwest Quarter, a distance of 2,576.50 feet to the Point of Beginning, containing 2,462,344 square feet or 56.528 acres, more or less.

Section 2. The above rezoning is expressly conditioned on the following:

- a) All infrastructure requirements of the City shall be met.
- b) All platting requirements of the City shall be met.
- c) All Site Plan application requirements of the City shall be met.
- d) Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan which has been reviewed and approved by the City.

Section 3. That the Governing Body, in making its decision on the rezoning, considered City Staff's comments and recommendations. The Governing Body also based its decision on the following criteria:

- a) The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space.
- b) Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties.
- c) The extent to which the zoning amendment may detrimentally affect nearby property has been addressed.
- d) The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial.
- e) Consistency with the Comprehensive Plan, Utilities and Facilities Plans, Capital Improvement Plan, Area Plans, ordinances, policies, and applicable City Code of the City of Edgerton.

Section 4. This ordinance shall take effect from and after its publication once in the official city newspaper.

ADOPTED BY THE GOVERNING BODY AND APPROVED BY THE MAYOR OF THE CITY OF EDGERTON, KANSAS ON THE 11th DAY OF MARCH, 2021.

CITY OF EDGERTON, KANSAS

By: _____
Donald Roberts, Mayor

ATTEST:

Alexandria Clower, City Clerk

APPROVED AS TO FORM:

Lee Hendricks, City Attorney

STAFF REPORT

February 9, 2021

To: Edgerton Planning Commission
Fr: Chris Clinton, Planning and Zoning Coordinator
Re: Application **ZA2021-05** - Rezoning of a parcel of land located on the northwest corner of W. 213th Street and S. Kill Creek Road

APPLICATION INFORMATION

Applicant: Brett Powell, Agent
NPD Management, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Property Owners: Wellsville Farms, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Requested Action: Rezoning from Johnson County RUR (Rural) Zoning District to City of Edgerton L-P (Logistics Park) Zoning District.

Legal Description: See attached application for complete legal description.

Site Address/Location: Northwest corner of 213th Street and Kill Creek Road

Existing Zoning and Land Uses: Johnson County Rural (RUR), Agricultural

Existing Improvements: None

Site Size: 56.528 acres

REASON FOR REZONING REQUEST:

This rezoning is being requested for future intermodal-related, logistics park development. This property was annexed into the City of Edgerton on March 15, 2018 as part of the Phase II expansion of Logistics Park Kansas City (LPKC). LPKC is a 2,300-acre master-planned distribution and warehouse development anchored by the Burlington Northern Santa Fe Railway (BNSF) intermodal facility, which opened in late 2013 and is located approximately two and a half miles north of the subject site. Companies located within LPKC benefit from significant transportation savings.

The subject property is outlined red on the following maps.



Figure 1 is color coded to indicate the zoning of the parcels adjacent to the subject property. The green denotes Johnson County Rural (RUR) zoning designation. The light yellow indicates Johnson County Residential Neighborhood 2 (RN2) zoned parcel. The purple indicates City of Edgerton Logistics Park (L-P) zoning. The border between the City of Edgerton and unincorporated Johnson County is shown as a dotted and dashed line.

Figure 1

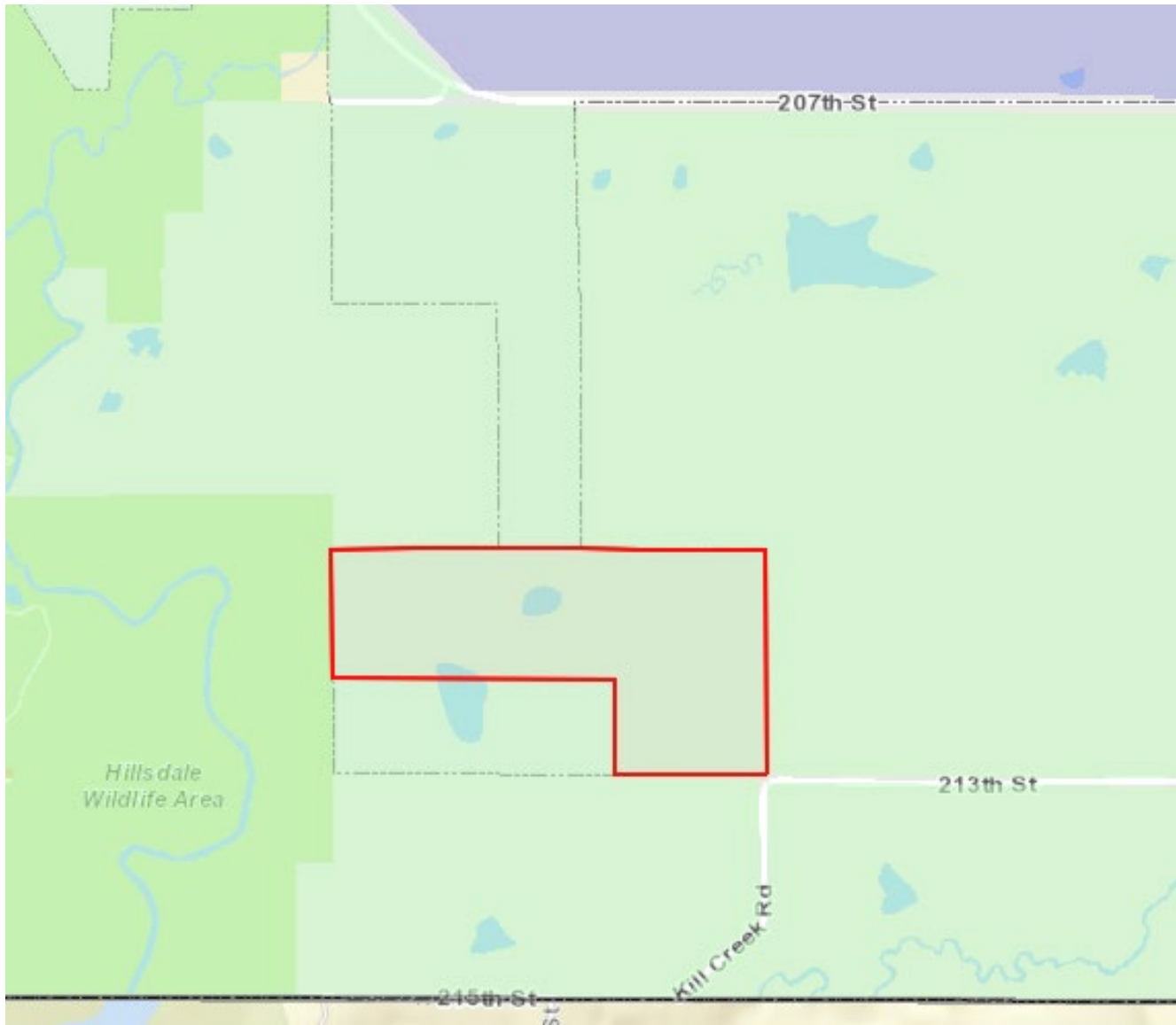


Figure 2 is a closer look at the adjacent parcels and their zoning designations.

On the east and west sides of the subject property are parcels located in unincorporated Johnson County. Those parcels are zoned RUR. Per the Johnson County AIMS website, RUR zoned parcels are agricultural uses and single-family dwellings with a ten (10) acre minimum lot size. North of the subject parcel are parcels zoned RUR in unincorporated Johnson County and the parcel requesting rezoning in application ZA2021-03. South of the subject parcel is the parcel requesting rezoning in application ZA2021-04 along with other RUR zoned parcels in unincorporated Johnson County.

Figure 2

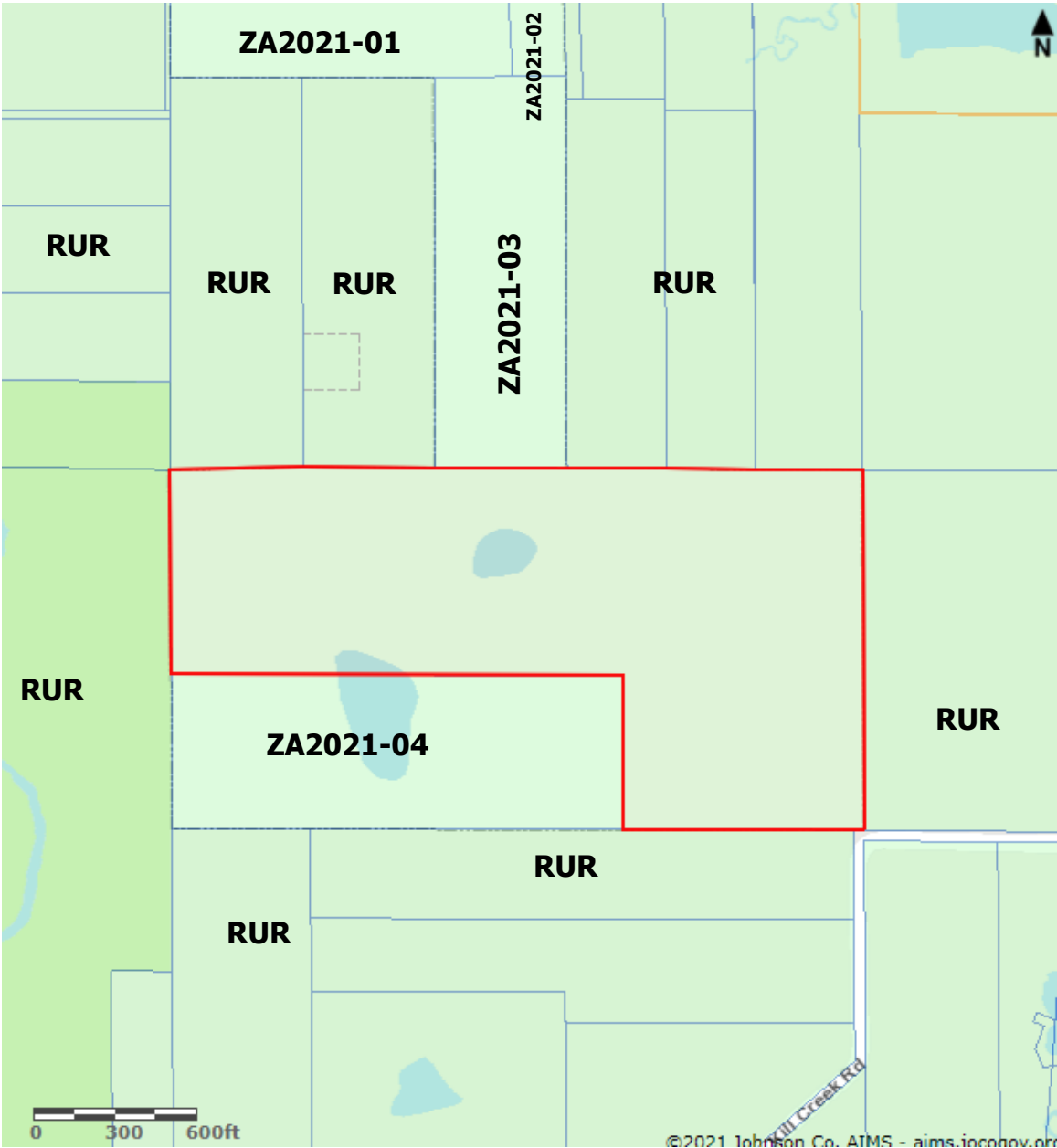


Figure 3 shows the relation of the subject property to other L-P zoned parcels in LPKC on both sides of Interstate 35 (I-35). Per Johnson County AIMS, the subject property is approximately 0.81 miles from I-35.

Figure 3

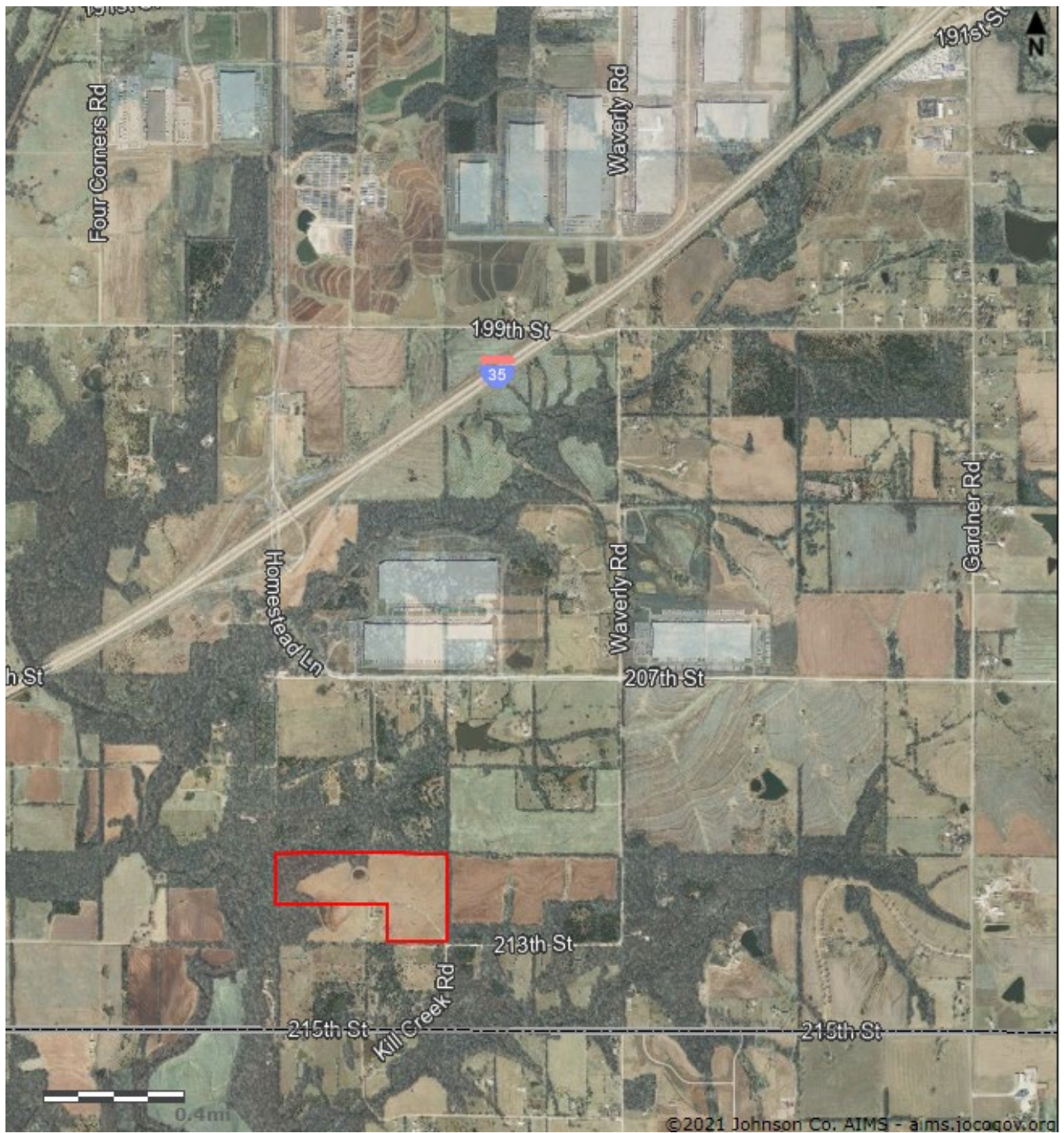
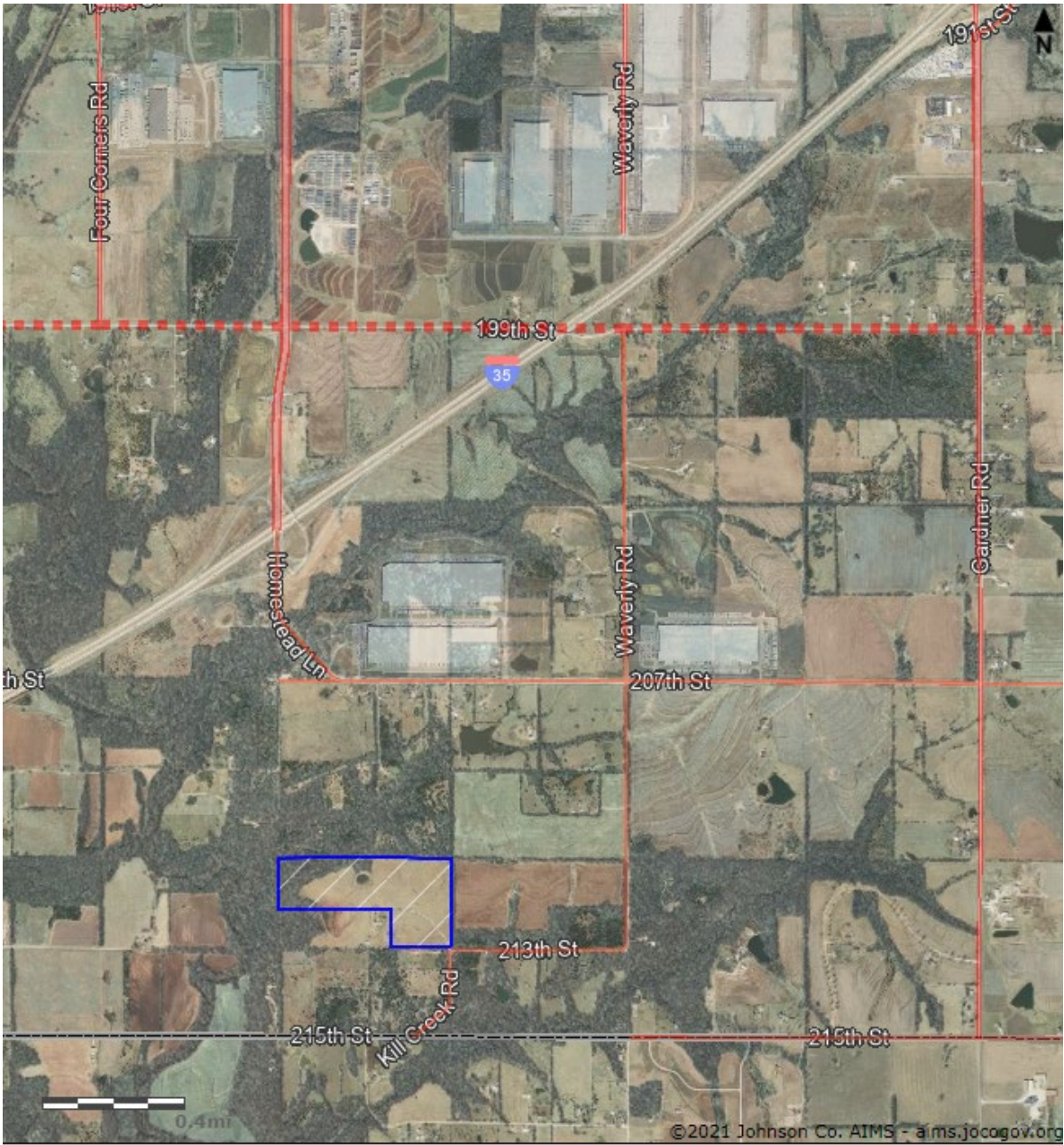


Figure 4 shows the relation of the subject property, outlined in blue, to the transportation network with the Johnson County Comprehensive Arterial Road Network Plan (CARNP) routes highlighted.

Figure 4



- CARNP Roads
- Type I / 2 Lanes 120ft. ROW
 - Type II / 2 Lanes 120ft. ROW
 - Type II / 4 Lanes 120ft. ROW
 - • Type III / 2 Lanes 150-200ft. ROW
 - ■ Type III / 4 Lanes 150-200ft. ROW

INFRASTRUCTURE AND SERVICES

1. Access to the parcel is currently from 213th Street/Kill Creek Road at the southeast corner of the property.
2. Utilities and service providers.
 - a. Water – Johnson County Water District #7
 - b. Sanitary Sewer – City of Edgerton
 - c. Electrical Service – Evergy
 - d. Gas Service – Kansas Gas Service
 - e. Police services would be provided by the City of Edgerton through the Johnson County Sheriff's Office
 - f. Fire protection is provided by Johnson County Fire District #1
3. Property is located within the Bull Creek watershed.

PROPERTY ZONING HISTORY

The subject property was annexed into the City of Edgerton on March 15, 2018. Prior to that, the property was in unincorporated Johnson County and as of this application the parcels remain zoned Johnson County (RUR).

STAFF ANALYSIS

The applicant has requested rezoning to Logistics Park (L-P) District. The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern type industrial uses or industrial park to support activities related to trade, rail and other transport services. Limitations are placed on the uses in the district to significantly restrict the outside activities and outside storage of materials, noise, vibration, etc. The UDC also states manufacturing uses should be conducted within a totally enclosed building. The conduction of outdoor activities and outdoor storage is not allowed. External effects such as excessive noise or odor should not extend beyond the property lines.

Permitted uses within the L-P District include warehousing/distribution centers; motor freight transportation terminals; manufacturing, processing, fabrication or assembly of commodity – limited; along with other permitted uses.

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

1. **Need for the Proposed Change** – When this parcel was annexed into Edgerton, it contained a Johnson County RUR zoning designation as assigned by the County. That zoning designation only allows for an agricultural use and it is considered a holding designation post annexation. Prior to any development occurring on the parcel, rezoning to a City of Edgerton zoning designation is necessary. The applicant has requested that this parcel be rezoned to L-P to allow for the future construction of projects similar to other projects in other L-P District areas. Given the parcels' proximity to LPKC Phases I and II, the BNSF Railway intermodal facility, I-35 and the Homestead interchange, L-P District zoning is the most compatible designation for these uses.
2. **Magnitude of the Change** – The Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35; however, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. Due

to the unexpected pace of development in Phase I of LPKC, a Phase II expansion of LPKC was initiated in 2018 and this parcel is part of the area which would comprise that continued expansion. Development in this area is driven by the Homestead Lane interchange and the proposed rezoning to L-P District is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. As is noted in the City of Edgerton UDC, landscaping and vegetation will be used to minimize adverse impacts to adjacent residential properties. Large size parcels like this one (56.5 acres) would be appropriately sized to accommodate an industrial development and the size allows for adequate berming and screening along adjacent parcels. Given the parcel's proximity to LPKC, the BNSF Railway intermodal facility, I-35 and the Homestead Lane interchange, the magnitude of the change would not be considered unusual when the property is being used for industrial development.

3. **Whether or not the change will bring harm to established property rights** - The subject property is surrounded by undeveloped acreage and low-density rural single-family residential. L-P zoning designations require significant berming and landscaping adjacent to any residential developments. If rezoned L-P, as requested, a separate Site Plan review and approval would be required prior to the issuance of any building permits. Part of a Site Plan review would include attention to buffering and setbacks, stormwater management and transition of uses between adjoining properties and any proposed industrial use. This Site Plan review will help mitigate impact that might occur to adjacent properties.
4. **Effective use of Land** - L-P District permitted uses at this location are an effective and efficient use of the property due to its proximity to the BNSF Railway intermodal facility, LPKC and the I-35 interstate system.
5. **The extent to which there is a need in the community for the uses allowed in the proposed zoning** - Construction of warehousing, distribution, limited manufacturing and related uses near the intermodal facility allows an inland port for goods in transit, by reducing truck traffic in the surrounding area and allowing for more efficient use of the supply chain.
6. **The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space** – This parcel is located less than a mile from the new 207th Street corridor, Kubota Tractor North American Distribution Center and the Hostess Distribution Center. Continued development of the area includes intermodal related uses. With the extensive road improvements, including the interchange at I-35 and Homestead Lane and the improvements on 207th Street, the character of the area is changing from rural to industrial. Some nearby parcels zoned Johnson County RUR zoning and contain single family homes. However, the residential density in this area is lower than some of the parcels adjacent to development in Phase I of LPKC. As noted previously, the Site Plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
7. **Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties** - The proposed zoning is compatible with the zoning requested on the adjacent parcel to the north and east and the parcels which connect due north adjacent to 207th Street. The City's Unified Development Code (UDC) states that the purpose of the L-P District is to create a limited multimodal industrial zone which provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The Site Plan review process is designed to mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.

8. **Suitability of the uses to which the property has been restricted under its existing zoning** - The existing Johnson County RUR zoning of the applicant property is viewed as a holding designation related to the annexation of the parcel. Johnson County RUR zoning is primarily for agricultural and low-density residential use. An industrial use on a property zoned for agriculture would not be a permitted use therefore, a rezoning to the L-P District is the most appropriate designation for the proposed use indicated by the applicant.
9. **Length of time the subject property has remained vacant under the current zoning designation** - Based upon available aerial photography, the property has been used for agricultural purposes in unincorporated Johnson County dating back to at least 2006.
10. **The extent to which the zoning amendment may detrimentally affect nearby property** - The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The Site Plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
11. **Consideration of rezoning applications requesting Planned Development Districts (PUD) for multifamily and non-residential uses should include architectural style, building materials, height, structural mass, siting, and lot coverage** - This is not a request for a PUD.
12. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services** – For any development which occurs on this parcel, it will be the responsibility of the developer to work with the utility companies to extend any necessary utilities not already in the service area. Electrical service currently crosses the parcel and there is a connection point along 207th Street for gas service. The City of Edgerton Municipal Code requires that all properties within city boundaries connect to City of Edgerton sanitary sewer service. Should this parcel be developed, the developer would be responsible for the extension of and connection to City of Edgerton wastewater infrastructure.
13. **The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property** – Homestead Lane and 207th Street to just east of Waverly Road have been constructed to accommodate the traffic that will accompany the Phase II expansion of LPKC. Today 213th Street is a gravel road from Waverly Road to Kill Creek Road. Kill Creek Road is also a gravel road south of 213th Street. However, the Johnson County Comprehensive Arterial Road Network Plan (CARNP) assigns a Type I/2-Lane Arterial Roadway designation to 213th Street and Kill Creek Road and designates them both as main thoroughways. During the Site Plan review process, both the type and volume of traffic associated with a new development are evaluated, often with the requirement that a traffic study be performed as part of the applicant's due diligence. This includes evaluating the transportation network in the area and any current and future access points to the parcel. Infrastructure upgrades to accommodate the new development's traffic volume and type are required and adequate off-street parking must be provided as on-street parking is not allowed.
14. **The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other**

environmental harm - The City will follow National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management requirements which require any application to address runoff and water pollution mitigation measures as part of the development of the property. Any construction that occurs on site will be required to get a NPDES permit from the State of Kansas and a land disturbance permit from the City. Those permits require a stormwater pollution prevention plan that is reviewed by the City and the State. Mitigation of pollution in the form of air, noise, light, etc., will be addressed as part of the Site Plan review process.

15. **The economic impact on the community from the uses allowed in the proposed zoning** - Uses allowed in the L-P District, have the potential to benefit the residents and community in a positive way by providing jobs, economic opportunities, and tax revenues to respective jurisdictions. During the Covid-19 pandemic, supply chain logistics were instrumental to delivering food and supplies to areas across the United States. This type of commercial industry continues to be an important contributor to the economy of this area.
16. **The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial** - There would be little relative gain, if any, to the public health, safety, and welfare from the denial of these zoning applications. However, the City would be adversely impacted due to the lost opportunities for jobs, economic activity and tax revenue if the anticipated logistics park uses and facilities were to locate in another community.
17. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** - Due to the unexpected pace of development in Phases I and II of Logistics Park Kansas City, the Comprehensive Plan for the City of Edgerton does not currently address properties south of I-35. However, it does address development of areas for industrial use due to their proximity to the intermodal and easy access to the interstate. This parcel is located 0.81 miles from I-35 and the Homestead Lane interchange. Development in the area is driven by its proximity to the highway system and the proposed rezoning is compatible with the spirit and intent of future development as outlined by the Edgerton Comprehensive Plan. Any development that would occur on this parcel would be required to be in compliance with the City of Edgerton UDC. L-P Zoning does not allow tenants to conduct exterior operations or have exterior storage. The review of strict parameters related to the aesthetics of development on L-P zoned parcels is conducted as part of a Site Plan review, including an evaluation of building materials, screening between adjacent parcels and parking requirements.
18. **The recommendation of professional staff** - See Recommendation below.

Recommendation:

City staff recommends **approval** of proposed rezoning **Application ZA2021-05** from Johnson County Rural (RUR), to City of Edgerton Logistics Park District (L-P) 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;
4. Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City.

Attachments:

- Rezoning Application ZA2021-05

- City of Edgerton Future Land Use Map

LOCATION OR ADDRESS OF SUBJECT PROPERTY: Located on the NW corner of W 213th St and S Kill Creek RdPURPOSE FOR REZONING: For the purpose of constructing and operating a light manufacturing and/or distribution center.REQUESTED REZONING CHANGE: FROM A-G TO L-P Logistics Parkw
(Current Zoning) (Proposed Zoning)LEGAL DESCRIPTION: See attached descriptionCURRENT LAND USE: AgriculturalPROPERTY OWNER'S NAME(S): Wellsville Farms, LLC PHONE: N/ACOMPANY: Wellsville Farms, LLC FAX: N/AMAILING ADDRESS: 4825 NW 41st St., Suite 500, Riverside, MO 64150
Street City State ZipAPPLICANT/AGENTS NAME(S): Brett Powell (representing property owner) PHONE: 816-888-7380COMPANY: NPD Management, LLC; represented by NorthPoint Development, LLC FAX: _____MAILING ADDRESS: 4825 NW 41st St., Suite 500, Riverside, MO 64150
Street City State ZipENGINEER/ARCHITECT'S NAME(S): Patrick Cassity PHONE: 816-800-0950COMPANY: Renaissance Infrastructure Consulting FAX: _____MAILING ADDRESS: 5015 NW Canal St., Suite 100, Riverside, MO 64150
Street City State ZipSIGNATURE OF OWNER OR AGENT:  Nathaniel Hagedorn, Manager

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

FOR OFFICE USE ONLY**Receipt 96119002**Case No.: RZ- ZA2021-05 Amount of Fee Paid: \$ 250.00 Date Fee Paid: 01/15/2021Received By:  Date of Hearing: 02/09/2021**REZONING INSTRUCTIONS**

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

vs. 9-9-11

Property Information for BF221515-2001

<i>Tax Property ID</i>	BF221515-2001	<i>KS Uniform Parcel #</i>	0462051503001001000
<i>Situs Address</i>	Not Available	<i>Acres</i>	57.21 (2,492,064.03 ft ²)
<i>Owner1 Name</i>	WELLSVILLE FARMS LLC	<i>Owner2 Name</i>	
<i>Owner Address</i>	4825 NW 41ST ST STE 500, RIVERSIDE, MO 64150		
<i>Class</i>	A	<i>Year Built</i>	0
<i>LBCS</i>	9010	<i>Neighborhood Code</i>	804.4
<i>Zoning</i>	A-G	<i>Taxing Unit</i>	0913
<i>City</i>	Edgerton	<i>Zip Code</i>	66021
<i>AIMS Map No.</i>	U15 (T-R-S: 15-22-15)	<i>Quarter Section</i>	SW
<i>Fire Dist.</i>	JoCo FD #1	<i>Sheriff Dist.</i>	0
<i>Commissioner Dist.</i>	6 (Mike Brown)	<i>FEMA Flood Panel #</i>	20091C0149G
<i>School District</i>	Gardner-Edgerton	<i>High School</i>	Gardner-Edgerton
<i>Middle School</i>	Trail Ridge	<i>Elementary School</i>	Nike
<i>Legal Desc. (abbreviated)</i>	15-15-22 BG SE CR N1/2 SW1/4 W895.30' N 572' W 1682.11' N 756.99' E 2576.39' S 1328.51' TO BG 56.537 ACS M/L GA 240		

Property Map for BF221515-2001

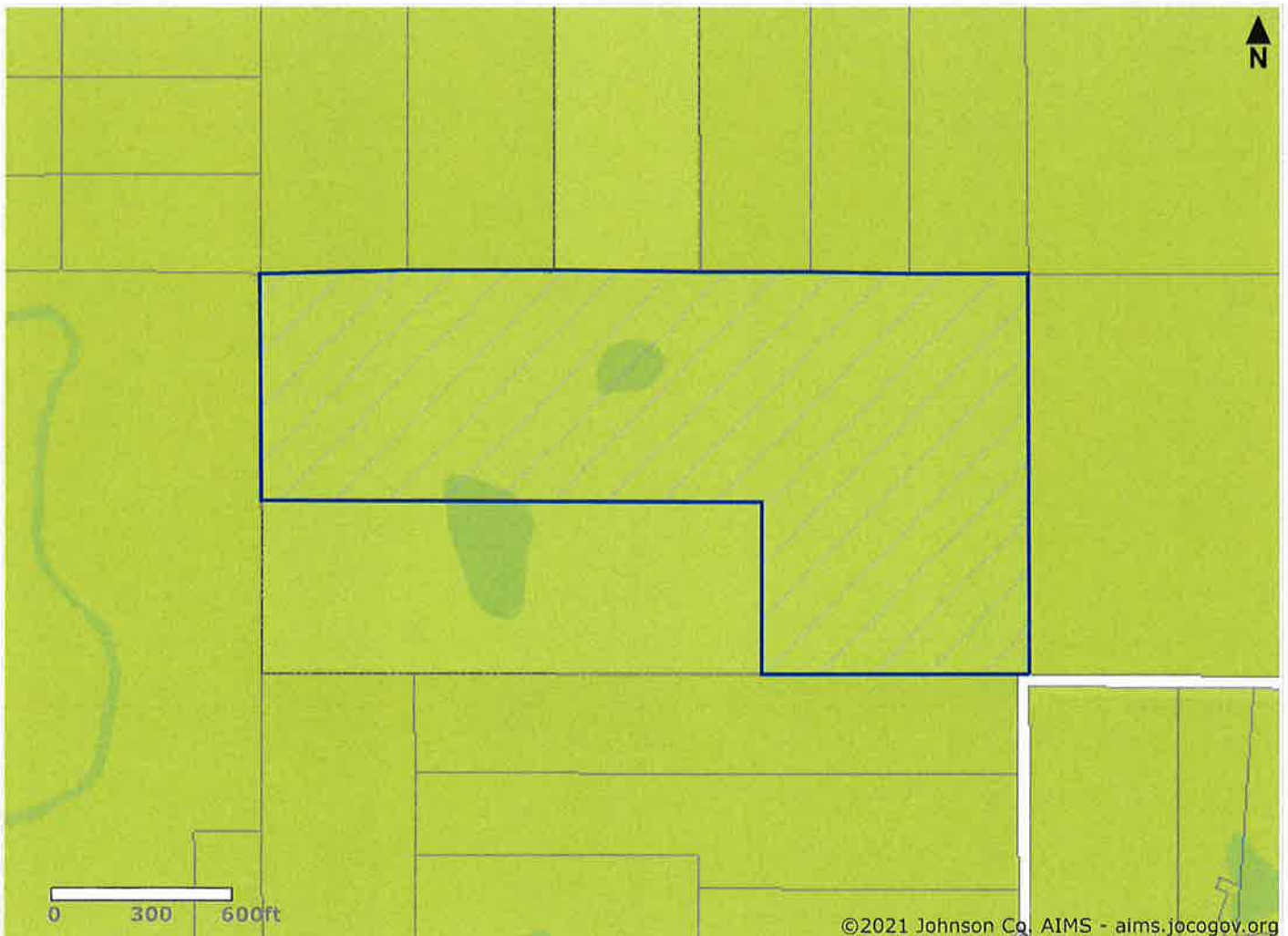


Exhibit A

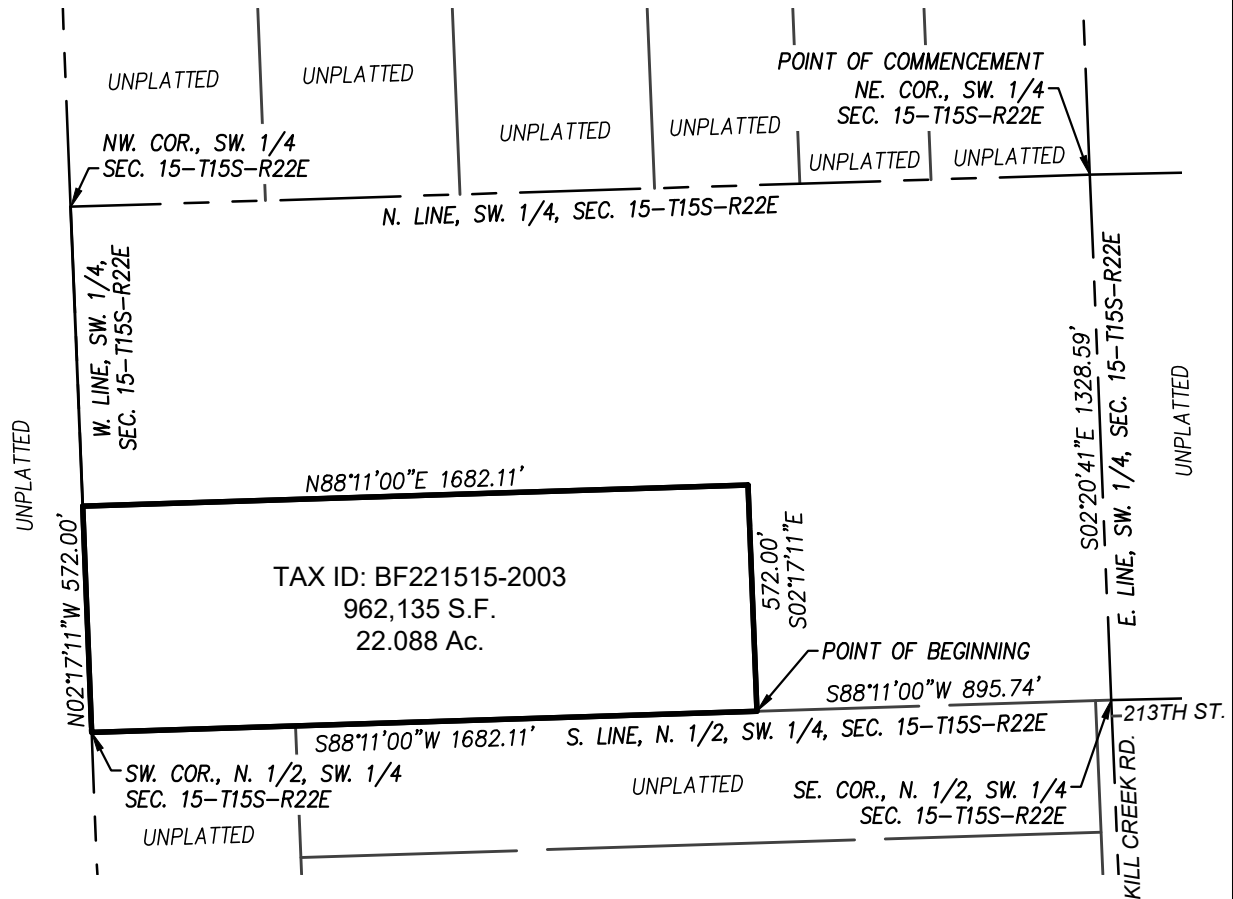
Rezoning Description:

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast Corner of said Southwest Quarter; thence South 02°20'41" East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet to the Point of Beginning; thence continuing thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 1,682.11 feet to the Southwest corner thereof; thence North 02°17'11" West, along the West line of said Southwest Quarter, a distance of 572.00 feet; thence departing said West line, North 88°11'00" East a distance of 1,682.11 feet; thence South 02°17'11" East a distance of 572.00 feet to the Point of Beginning, containing 962,135 square feet or 22.088 acres, more or less.

Rezoning Area Exhibit

Exhibit A



NOT TO SCALE
Basis of Bearings: Kansas State
Plane, North Zone, NAD83



132 Abbie Avenue
Kansas City, Kansas 66103

913.317.9500
www.riic-consult.com

**PROPERTY OWNER NOTIFICATION LETTER**Case No.: RZ- ZA2021-01, ZA2021-02, ZA2021-03, ZA2021-04, ZA2021-05

Dear Sir or Madam:

This letter is to notify you that a public hearing will be held at the Edgerton Community Building, 404 E. Nelson St., Edgerton, Kansas, to consider a rezoning change request from RUR

(current zoning) to L-P Logistics Park

(proposed zoning), on the following described tract of land:

Legal Description: See attached

General Location: Located approximately 3/4 of a mile west of Waverly
between W. 207th St and W 213th St.

A public hearing will be held to consider the rezoning request on the above-described tract at 7:00 p.m. on February 9, 20 21. Any interested persons or property owners are invited to attend. Information regarding this rezoning application is available in the office of the City Clerk at City Hall or by phone at (913) 893-6231. You may also contact the undersigned for additional information regarding this rezoning request.

A fourteen (14) day protest period begins at the conclusion of the public hearing during which you may file a protest petition in the office of the City Clerk. If valid protest petitions are received from twenty (20) percent of the property owners within the notification area, a three-quarters ($\frac{3}{4}$) vote of the Governing Body is required to approve this rezoning request.

Copies of the protest petitions are available in the office of the City Clerk.

Respectfully,
Nathaniel Hagedorn

Applicant (or Owner or Agent)

ADDRESS: 4825 NW 41st St., Suite 500 , Riverside, MO 64150

Street

City

State

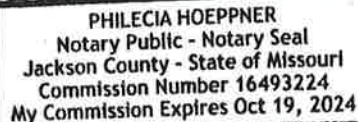
Zip

PROPERTY OWNER NOTIFICATION AFFIDAVITCase No.: RZ- ZA2021-01, ZA2021-02, ZA2021-03, ZA2021-04I, Nathaniel Hagedorn, of lawful age being first duly sworn upon oath, state:

That I am the Authorized Person (agent, owner, attorney) for the property for which the application was filed and did, not later than twenty (20) days prior to the date of the public hearing scheduled before the Edgerton Planning Commission, 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 18th day of January, 2021.

Signature of Agent, Owner or AttorneySubscribed and sworn to before me this 18th day of January, 2021.

Notary PublicMy Commission Expires: 10.19.2024 (SEAL)
Date

PHILECIA HOEPPNER
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 16493224
My Commission Expires Oct 19, 2024

Exhibit A

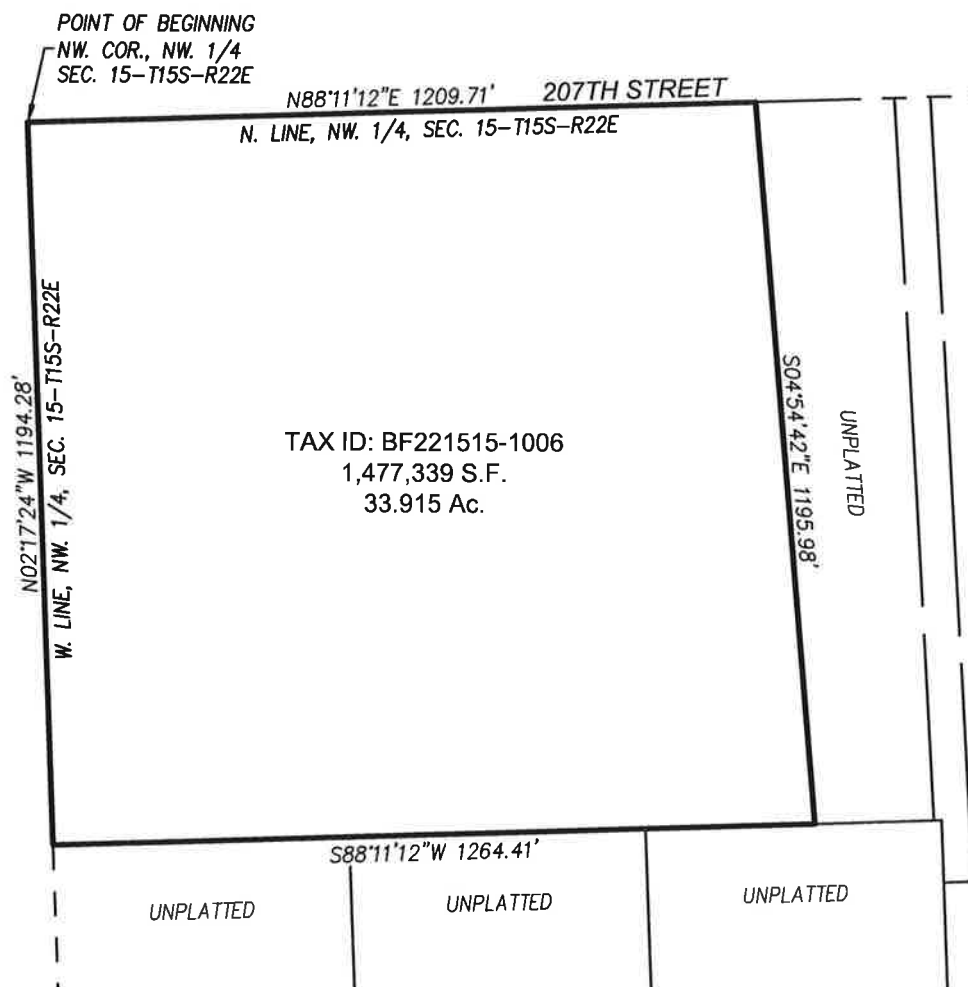
Rezoning Description:

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

Beginning at the Northwest corner of said Northwest Quarter; thence North 88°11'12" East, along the North line of said Northwest Quarter, a distance of 1209.71 feet; thence departing said North line, South 04°54'42" East a distance of 1195.98 feet; thence South 88°11'12" West, parallel with the North line of said Northwest Quarter, a distance of 1264.41 feet to a point on the West line of the Northwest Quarter of said Section 15; thence North 02°17'24" West, along said West line, distance of 1194.28 feet to the Point of Beginning, containing 1,477,339 square feet or 33.915 acres, more or less.

Rezoning Area Exhibit

Exhibit A



NOT TO SCALE
Basis of Bearings: Kansas State
Plane, North Zone, NAD83



132 Abbie Avenue
Kansas City, Kansas 66103

913.317.9500
www.ric-consult.com

Exhibit A

Rezoning Description:

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

Commencing at the Northwest corner of said Northwest Quarter; thence North 88°11'12" East, along the North line of said Northwest Quarter, a distance of 1209.71 feet to the Point of Beginning; thence continuing North 88°11'12" East, along said North line, a distance of 231.90 feet; thence departing said North line, South 03°19'18" East a distance of 1194.65 feet; thence South 88°11'12" West, parallel with the North line of said Northwest Quarter, a distance of 198.70 feet; thence North 04°54'42" West a distance of 1195.98 feet to the Point of Beginning, containing 257,119 square feet or 5.903 acres, more or less.

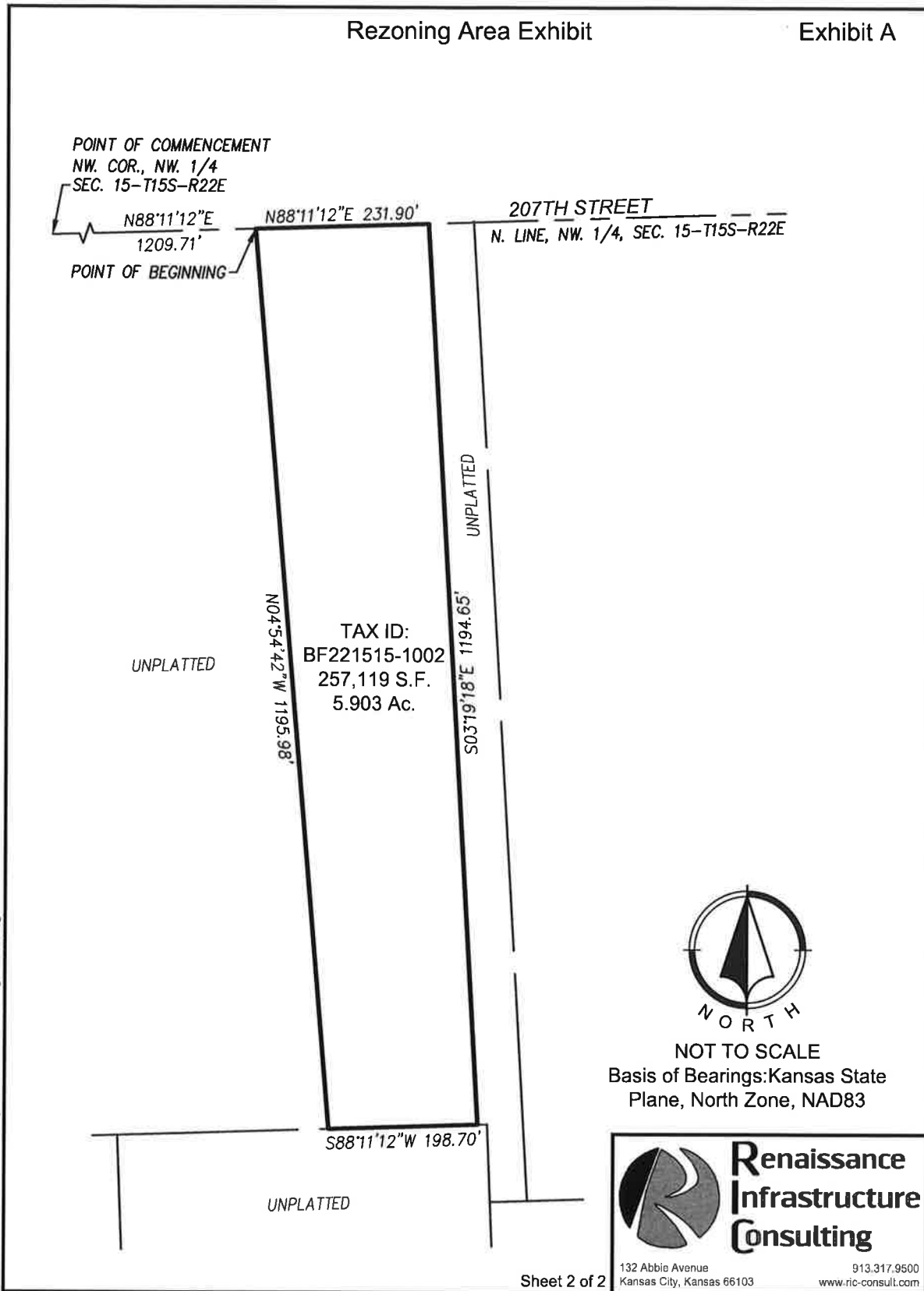


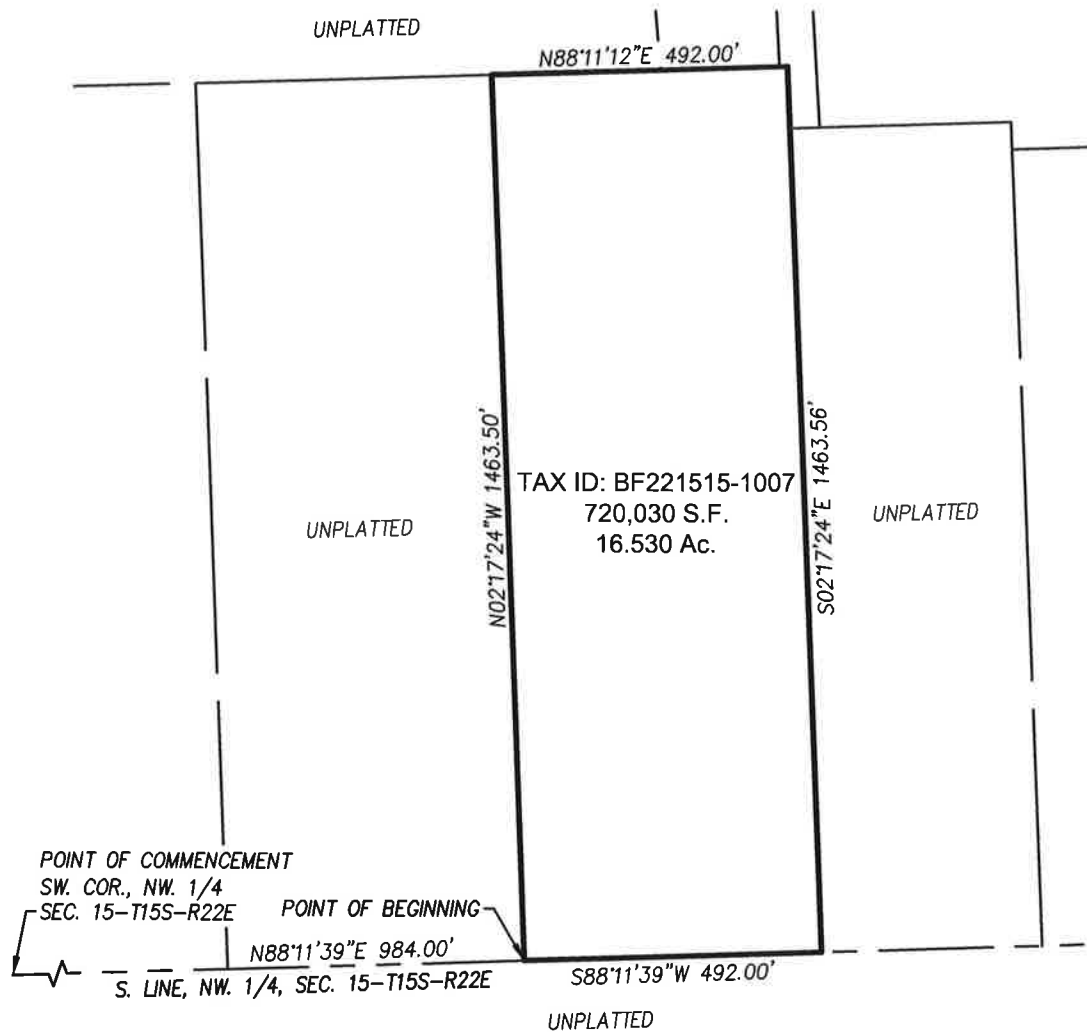
Exhibit A

Rezoning Description:

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

Commencing at the Southwest corner of said Northwest Quarter; thence North 88°11'39" East, along the South line of said Northwest Quarter, a distance of 984.00 feet to the Point of Beginning; thence departing said South line, North 02°17'24" West, parallel with the West line of said Northwest Quarter, a distance of 1463.50 feet; thence North 88°11'12" East, parallel with the North line of said Northwest Quarter, a distance of 492.00 feet; thence South 02°17'24" East, parallel with the West line of said Northwest Quarter, a distance of 1463.56 feet to a point on the South line of said Northwest Quarter; thence South 88°11'39" West, along said South line, a distance of 492.00 feet to the Point of Beginning, containing 720,030 square feet or 16.530 acres, more or less.

Exhibit A



NOT TO SCALE
Basis of Bearings: Kansas State
Plane, North Zone, NAD83



Renaissance Infrastructure Consulting

132 Abbie Avenue
Kansas City, Kansas 66103

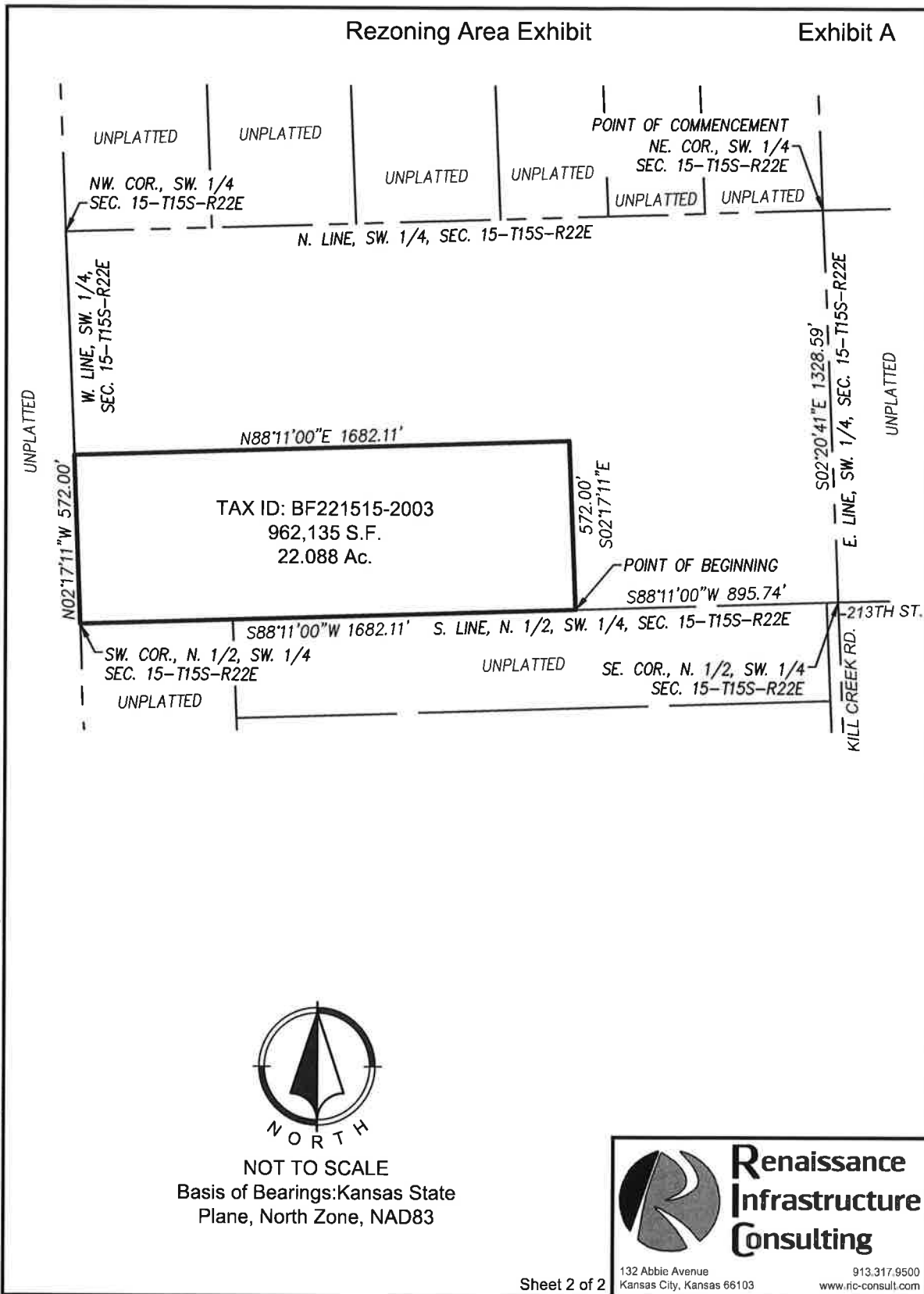
913.317.9500
www.ric-consult.com

Exhibit A

Rezoning Description:

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast Corner of said Southwest Quarter; thence South 02°20'41" East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet to the Point of Beginning; thence continuing thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 1,682.11 feet to the Southwest corner thereof; thence North 02°17'11" West, along the West line of said Southwest Quarter, a distance of 572.00 feet; thence departing said West line, North 88°11'00" East a distance of 1,682.11 feet; thence South 02°17'11" East a distance of 572.00 feet to the Point of Beginning, containing 962,135 square feet or 22.088 acres, more or less.



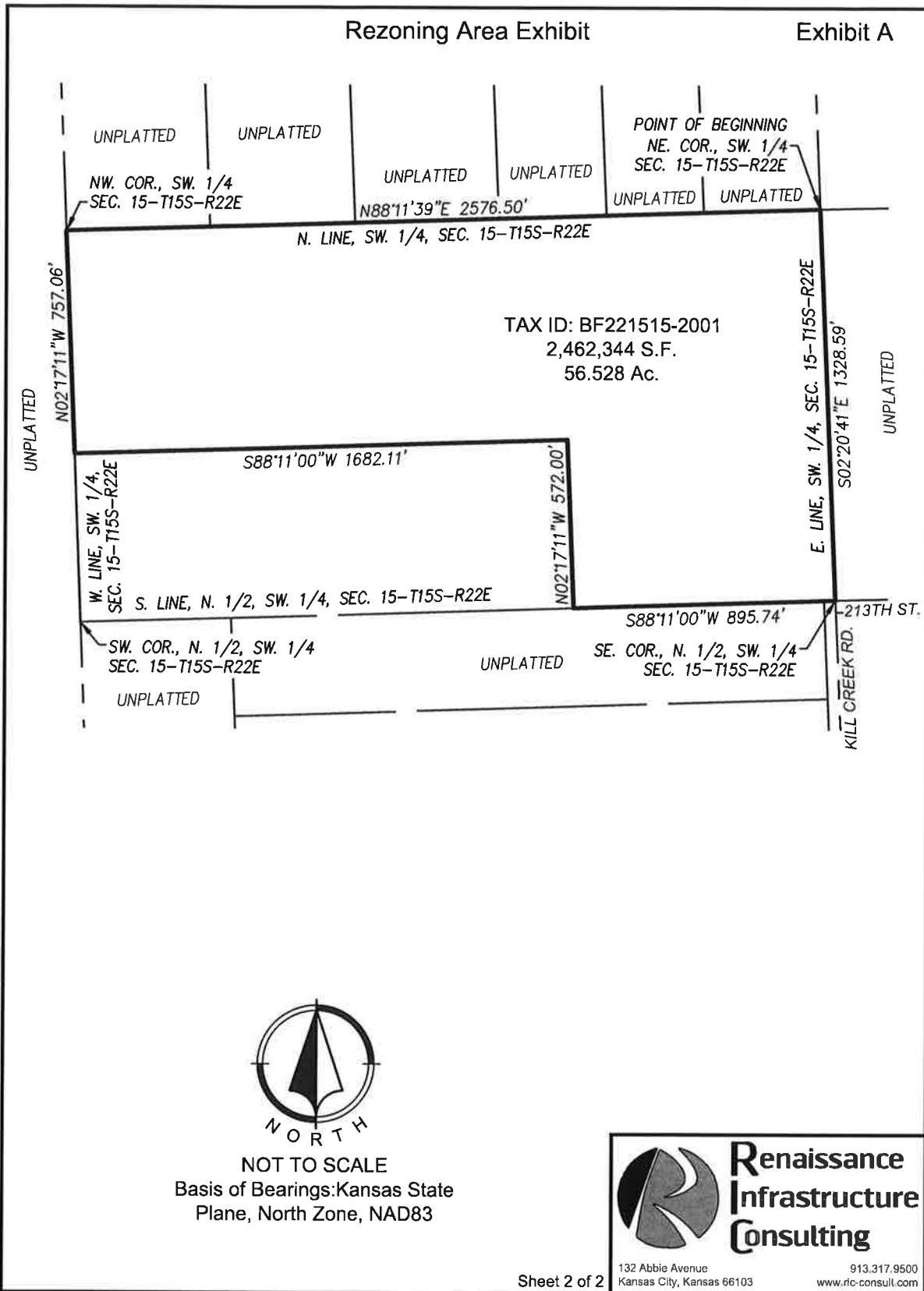
Jan 14, 2021 5:10pm
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Exhibit A

Rezoning Description:

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northeast Corner of said Southwest Quarter; thence South 02°20'41" East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South 88°11'00" West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet; thence departing said South line, North 02°17'11" West a distance of 572.00 feet; thence South 88°11'00" West a distance of 1,682.11 feet to a point on the West line of said Southwest Quarter; thence North 02°17'11" West, along said West line, a distance of 757.06 feet to the Northwest corner of said Southwest Quarter; thence North 88°11'39" East, along the North line of said Southwest Quarter, a distance of 2,576.50 feet to the Point of Beginning, containing 2,462,344 square feet or 56.528 acres, more or less.



Jan 14, 2021 5:02pm
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Notification Area for Application ZA2021-05

Property ID	Area (ft²)	Acres	Situs Address	Owner1	Owner2	Owner Address	City, State Zip	Zoning	Area In Buffer (ft²)	Acres In Buffer	% of Parcel	% of Buffer	Protest Petition Received?
2F221515-1009	714,384	16.4	32655 W 207TH ST	CHMIDLING, RUSSELL D.	CHMIDLING, JANET S.	32655 W 207TH ST	EDGERTON, KS 66021	RUR	492,911	11.32	69.00%	5.06%	No
2F221515-4001	1,763,744	40.49	0 NS NT	CRAMER, SHIRLEY A TRUST		3157 SW WESTOVER RD	TOPEKA, KS 66604	RUR	1,337,306	30.7	75.80%	13.73%	No
4F221516-3016	423,839	9.73	0 NS NT	CRIST, DARRELL		32885 W 207TH ST	EDGERTON, KS 66021	RUR	64,293	1.48	15.20%	0.66%	No
4F221516-3020	217,364	4.99	32885 W 207TH ST	CRIST, DARRELL		32885 W 207TH ST	EDGERTON, KS 66021	RUR	217,450	4.99	100.00%	2.23%	No
2F221515-1014	439,956	10.1	0 NS NT	CYNTHIA D BONES REVOCABLE TRUST		19625 BARSTOW ST	SPRING HILL, KS 66083	RUR	331,178	7.6	75.30%	3.40%	No
2F221515-2004	664,290	15.25	32330 W 215TH ST	ELROD, DANIEL S.		32330 W 215TH ST	SPRING HILL, KS 66021	RUR	136,920	3.14	20.60%	1.41%	No
2F221515-2006	522,284	11.99	32030 W 215TH ST	ELROD, SCOTT A.	ELROD, TONYA J.	32030 W 215TH ST	SPRING HILL, KS 66021	RUR	293,544	6.74	56.20%	3.01%	No
2F221515-2006	118,048	2.71	32030 W 215TH ST	ELROD, SCOTT A.	ELROD, TONYA J.	32030 W 215TH ST	SPRING HILL, KS 66021	RUR	8,970	0.21	7.60%	0.09%	No
2F221515-4006	259,182	5.95	31615 W 213TH ST	HALE, KOREY	HALE, TARA	31615 W 213TH ST	SPRING HILL, KS 66083	RUR	109,596	2.52	42.30%	1.13%	Yes
2F221515-1001	1,029,758	23.64	31951 W 207TH ST	HIGHFILL, LYLE M. TRUSTEE	HIGHFILL, MARIE M. TRUSTEE	31881 W 207TH ST	EDGERTON, KS 66021	RUR	397,992	9.14	38.60%	4.09%	No
2F221515-1013	505,732	11.61	32243 W 207TH ST	HOTLE, MATTHEW	HOTLE, JENNIFER	32243 W 207TH ST	EDGERTON, KS 66021	RUR	368,416	8.46	72.90%	3.78%	No
4F221516-3017	415,562	9.54	0 NS NT	JO CO PARK & RECREATION	DISTRICT	7900 RENNER RD	SHAWNEE, KS 66219	RUR	99,637	2.29	24.00%	1.02%	No
4F221516-3018	216,058	4.96	0 NS NT	JO CO PARK & RECREATION	DISTRICT	7900 RENNER RD	SHAWNEE, KS 66219	RUR	216,263	4.96	100.00%	2.22%	No
2F221515-2002	674,744	15.49	0 NS NT	JOHNSON, GARY N.	JOHNSON, FRANCY L.	8921 RENE ST	LENEXA, KS 66215	RUR	221,295	5.08	32.80%	2.27%	No
2F221515-2007	669,953	15.38	0 NS NT	JOHNSON, GARY N.	BEDFORD, FRANCY L.	8921 RENE ST	LENEXA, KS 66215	RUR	615,671	14.13	91.90%	6.32%	No
2F221515-4007	259,618	5.96	31735 W 213TH ST	KISLING, JEFFREY S.		31735 W 213TH ST	SPRING HILL, KS 66083	RUR	170,432	3.91	65.70%	1.75%	No
2F221515-4009	10,454	0.24	0 NS NT	KISLING, JEFFREY S.		31735 W 213TH ST	SPRING HILL, KS 66083	RUR	2,392	0.05	22.90%	0.02%	No
4F221516-3015	421,661	9.68	32957 W 207TH ST	KLUTTS, ROBERT	KLUTTS, NATASHA	32957 W 207TH ST	EDGERTON, KS 66021	RUR	4,032	0.09	1.00%	0.04%	No
2F221515-3002	2,606,630	59.84	0 NS NT	LYLE M AND MARIE M HIGHFILL REVOCABLE TRUST	HIGHFILL, DAVID LEE	31881 W 207TH ST	EDGERTON, KS 66021	RUR	792,809	18.2	30.40%	8.14%	No
BF221515-1007	713,077	16.37	32285 W 207TH ST	MOONLIGHT FARMS LLC		4825 NW 41ST ST STE 500	RIVERSIDE, MO 64150	RUR	98,455	2.26	13.81%	1.01%	No
4F221516-3021	217,800	5	32875 W 207TH ST	OSWALD, BRET A.	OSWALD, JANET L.	32875 W 207TH ST	EDGERTON, KS 66021	RUR	2,914	0.07	1.30%	0.03%	No
4F221516-3019	217,364	4.99	0 NS NT	OSWALD, BRET A.		32875 W 207TH ST	EDGERTON, KS 66021	RUR	174,889	4.01	80.40%	1.80%	No
2F221515-2009	672,131	15.43	21320 KILL CREEK RD	RICE, DANIEL R		21320 KILL CREEK RD	SPRING HILL, KS 66021	RUR	672,222	15.43	100.00%	6.90%	No
2F221515-4003	639,896	14.69	21415 KILL CREEK RD	TERRELL, TROY J.		21415 KILL CREEK RD	SPRING HILL, KS 66083	RUR	453,306	10.41	70.90%	4.66%	No
4F221516-4002	5,205,856	119.51	0 NS NT	U S A		1500 E BANNISTER RD	KANSAS CITY, MO 64131	RUR	1,551,699	35.62	29.80%	15.94%	No
2F221515-1005	711,335	16.33	32275 W 207TH ST	VANCLEAVE, DOROTHY K.	VANCLEAVE, ARTHUR L.	32275 W 207TH ST	EDGERTON, KS 66021	RUR	491,990	11.29	69.20%	5.05%	No
BF221515-2003	959,627	22.03	32330 W 213TH ST	WELLSVILLE FARMS LLC		4825 NW 41ST ST STE 500	RIVERSIDE, MO 64150	RUR	410,364	9.42	42.76%	4.21%	No
Totals:									9,736,946	223.52		1.13%	1

**PROTEST PETITIONS
INSIDE STATUTORY
NOTIFICATION AREA**

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT
(Address or Legal Description)

as Case No. ZA2021-05, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

Kory Hale 31615 W. 213th St., Spring Hill, KS 66083
Signature Owner's Name (Printed) Owner's Address

Tara Hale 31615 W. 213th St., Spring Hill, KS 66083
Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

15-15-22 S 1/2 SE1/4 BG 1328.52' N & 760.8' E SW CR E 366.36' SW 514.02' SE 316.08' SW 375.35'
N 868.82' TO POB EX .34 AC IN ST 5.94 ACS M/L

ACKNOWLEDGMENT

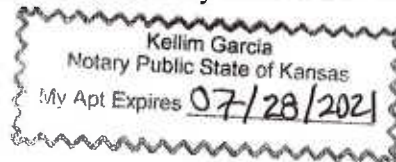
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 23 day of February, 2021, before me came Kory and Tara Hale to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: Kellim Garcia

My Commission Expires: 07/28/2021



ZA2021-05

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northeast Corner of said Southwest Quarter; thence South $02^{\circ}20'41''$ East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South $88^{\circ}11'00''$ West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet; thence departing said South line, North $02^{\circ}17'11''$ West a distance of 572.00 feet; thence South $88^{\circ}11'00''$ West a distance of 1,682.11 feet to a point on the West line of said Southwest Quarter; thence North $02^{\circ}17'11''$ West, along said West line, a distance of 757.06 feet to the Northwest corner of said Southwest Quarter; thence north $88^{\circ}11'39''$ East, along the North line of said Southwest Quarter, a distance of 2,576.50 feet to the Point of Beginning, containing 2,462,344 square feet or 56.528 acres, more or less.

**Protest Petitions Received Outside of the Notification
Area for ZA2021-05**

Protestor(s)	Address
Craven, Kelly for Craven Living Trust	32953 W 207th St
Peer, Carl and Patricia	32695 W 215th St
Speck, Richard for Speck Family Living Trust	32951 W 207th St

**PROTEST PETITIONS
OUTSIDE STATUTORY
NOTIFICATION AREA**

RECEIVED

FEB 22 2021

3:13 PM

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT

(Address or Legal Description)

as Case No. ZA2021-05, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

[Signature] Craven Living Trust 32953 W. 207th St., Edgerton, KS 66021
Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

16-15-22 BG 662.4' W & 339.5' N NE CR SE1/4 NE1/4 N 324.5' XW 330' 2.46 ACS M/L MC 369 2

ACKNOWLEDGMENT

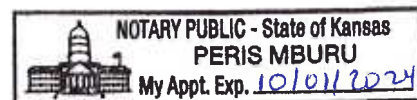
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 22nd day of February, 2021, before me came Kelly L Craven to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: [Signature]

My Commission Expires: 10/01/2024



ZA2021-05

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northeast Corner of said Southwest Quarter; thence South $02^{\circ}20'41''$ East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South $88^{\circ}11'00''$ West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet; thence departing said South line, North $02^{\circ}17'11''$ West a distance of 572.00 feet; thence South $88^{\circ}11'00''$ West a distance of 1,682.11 feet to a point on the West line of said Southwest Quarter; thence North $02^{\circ}17'11''$ West, along said West line, a distance of 757.06 feet to the Northwest corner of said Southwest Quarter; thence north $88^{\circ}11'39''$ East, along the North line of said Southwest Quarter, a distance of 2,576.50 feet to the Point of Beginning, containing 2,462,344 square feet or 56.528 acres, more or less.

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT #1
(Address or Legal Description)

as Case No. ZA2021-05, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

<u>Carl Glenn Peer</u> Signature	<u>CARL GLENN PEER</u> Owner's Name (Printed)	<u>32695 W. 215th ST, SPRING HILL, KS 66083</u> Owner's Address
<u>Patricia Ann Peer</u> Signature	<u>Patricia Ann Peer</u> Owner's Name (Printed)	<u>32695 W. 215th ST. Spring Hill, KS 66083</u> Owner's Address

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

SEE ATTACHMENT #2

ACKNOWLEDGMENT

STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 23rd day of February, 2021, before me came Carl and Patricia Peer to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public: Karlee Ranz

My Commission Expires: 8/15/2022

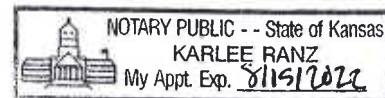


Exhibit A

Rezoning Description:

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northeast Corner of said Southwest Quarter; thence South $02^{\circ}20'41''$ East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South $88^{\circ}11'00''$ West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet; thence departing said South line, North $02^{\circ}17'11''$ West a distance of 572.00 feet; thence South $88^{\circ}11'00''$ West a distance of 1,682.11 feet to a point on the West line of said Southwest Quarter; thence North $02^{\circ}17'11''$ West, along said West line, a distance of 757.06 feet to the Northwest corner of said Southwest Quarter; thence North $88^{\circ}11'39''$ East, along the North line of said Southwest Quarter, a distance of 2,576.50 feet to the Point of Beginning, containing 2,462,344 square feet or 56.528 acres, more or less.

LEGAL DESCRIPTION OF CARL & PAT PEER'S PROPERTY OF
APPROXIMATELY 30 ACRES (COMPRISED OF TWO PARCELS)

Kansas Beneficiary Deed

This Deed Witnesseth, that on this 20th day of August, 2009, CARL GLENN PEER and PATRICIA ANN PEER, husband and wife, of the County of Miami, State of Kansas, Grantors, as joint owners, transfer to the Trustee of the PEER FAMILY TRUST under agreement dated August 20, 2009, Grantee Beneficiary of the County of Miami, State of Kansas, with a mailing address of 32695 W. 215th, Spring Hill, KS 66083, the following described interest in real estate, to wit:

TRACT ONE

Beginning at the Northwest corner of the Northwest Quarter of Section 22, Township 15 South, Range 22 East, thence South $0^{\circ}40'47''$ East 965.25 feet along the West line of said Quarter Section, thence South $89^{\circ}39'17''$ East 662.54 feet, thence North $0^{\circ}39'15''$ West 969.18 feet, thence North $89^{\circ}59'42''$ West 662.91 feet along the North line of said Quarter Section to the point of beginning, containing 15.00 acres, more or less, all in Miami County, Kansas.

Kansas Beneficiary Deed

This Deed Witnesseth, that on this 20th day of August, 2009, CARL GLENN PEER and PATRICIA ANN PEER, husband and wife, of the County of Miami, State of Kansas, Grantors, as joint owners, transfer to the Trustee of the PEER FAMILY TRUST under agreement dated August 20, 2009, Grantee Beneficiary of the County of Miami, State of Kansas, with a mailing address of 32695 W. 215th, Spring Hill, KS 66083, the following described interest in real estate, to wit:

TRACT TWO

Beginning at the Northwest corner of the Northwest Quarter of Section 22, Township 15 South, Range 22 East, thence South $89^{\circ}59'42''$ East 662.91 feet along the North line of said Quarter Section to the true point of beginning, thence South $89^{\circ}59'42''$ East 660.23 feet along the North line of said Quarter Section to a point 33.00 feet East of the Northeast corner of the Northwest Quarter of said Quarter Section, thence South $0^{\circ}37'45''$ East 973.09 feet along a line parallel to the East line of the Northwest Quarter of said Quarter Section to a point 33.00 feet East of the East line of the Northwest Quarter of said Quarter Section, thence North $89^{\circ}39'17''$ West 659.86 feet, thence North $0^{\circ}39'15''$ West 969.18 feet to the point of beginning, containing 15.00 acres, more or less, all in Miami County, Kansas.

RECEIVED

FEB 22 2021

1048 16

PROTEST PETITION

SECTION I.

The undersigned property owner(s), protest the proposed change of zoning for property generally located at or legally described as:

SEE ATTACHMENT
(Address or Legal Description)

as Case No. ZA2021-05, from RUR to L-P Logistics Park
(Current Zoning) (Proposed Zoning)

SECTION II. Protestor(s)

Richard L. Speck Speck Family Living Trust 32951 W. 207th St., Edgerton, KS 66021
Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Signature Owner's Name (Printed) Owner's Address

Legal Description of Protestor's Property:

16-15-22 BG 662.4' W NE CR SE1/4 NE1/4 N 339.5' W 315.25'S 339.5' & E 315.5' TO BG 2.46ACS

M/L MC 369 3

Property ID # 4F221516-3012

ACKNOWLEDGMENT

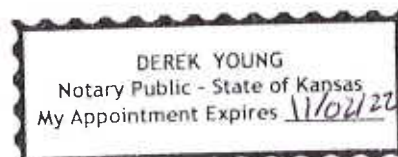
STATE OF KANSAS) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 20 day of 02, 2021, before me came Richard Speck to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year above written.

Notary Public [Signature]

My Commission Expires: 11/02/22



ZA2021-05

Part of the North Half of the Southwest Quarter of Section 15, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northeast Corner of said Southwest Quarter; thence South $02^{\circ}20'41''$ East, along the East line of said Southwest Quarter, a distance of 1,328.59 feet to the Southeast corner of the North Half of said Southwest Quarter; thence South $88^{\circ}11'00''$ West, along the South line of the North Half of said Southwest Quarter, a distance of 895.74 feet; thence departing said South line, North $02^{\circ}17'11''$ West a distance of 572.00 feet; thence South $88^{\circ}11'00''$ West a distance of 1,682.11 feet to a point on the West line of said Southwest Quarter; thence North $02^{\circ}17'11''$ West, along said West line, a distance of 757.06 feet to the Northwest corner of said Southwest Quarter; thence north $88^{\circ}11'39''$ East, along the North line of said Southwest Quarter, a distance of 2,576.50 feet to the Point of Beginning, containing 2,462,344 square feet or 56.528 acres, more or less.

CITY OF EDGERTON, KANSAS

COUNCIL AGENDA ITEM

Council Meeting Date: March 11, 2021

Agenda Item: Public Hearing and Resolution of Intent

Subject: Bonds and Property Tax Abatement for the Wellsville Farms, LLC Project

Hearing Notice Published: March 3, 2021 in the *Gardner News*

Summary:

The City has received an application for industrial revenue bonds and property tax abatement from Wellsville Farms, LLC. Wellsville Farms, LLC desires to construct an approximately 600,000 square foot manufacturing and distribution facility at the northwest corner of 213th Street and Kill Creek Road.

In order for the City to issue industrial revenue bonds and grant property tax abatement, the City must first hold a public hearing, consider the cost-benefit report and then approve a Resolution of Intent.

Public Hearing

A notice of the public hearing has been published at least seven days prior to the date of this meeting. Written notice of the public hearing has also been provided to the County and the School District. The Council should take comments from the public.

Cost-Benefit Report

Columbia Capital Management, LLC has prepared a cost-benefit report for the proposed project. The Council should consider the cost-benefit report and ask any questions the Council may have about the report.

Resolution of Intent

The Resolution of Intent evidences the intent of the City to issue up to \$238,000,000 in industrial revenue bonds in one or more series to finance the project. When bonds are issued for the project, the project will be exempt from the payment of property taxes. The company will agree to make payments in lieu of tax equal to \$0.16 a sq. ft. The company will also agree to pay the City's origination fee.

**NOTICE OF PUBLIC HEARING
AND OF
ISSUANCE OF INDUSTRIAL REVENUE BONDS**

Public notice is hereby given that the City Council of the City of Edgerton, Kansas (the “City”), will conduct a public hearing on Thursday, March 11, 2020, at 7:00 p.m., or as soon thereafter as may be heard, at the Edgerton Community Building, 404 E. Nelson Street, Edgerton, Kansas, in regard to the proposed issuance by the City of its Industrial Revenue Bonds (Wellsville Farms, LLC Project), in the approximate principal amount of \$238,000,000 (the “Bonds”) and in regard to an exemption from ad valorem taxation for property constructed or purchased with the proceeds of the Bonds.

The Bonds are proposed to be issued under authority of K.S.A. 12-1740 *et seq.*, as amended, to provide funds for acquiring, constructing and equipping a commercial project, consisting of an approximately 600,000 sq. ft. manufacturing and distribution facility (the “Project”). The Project will be located at the northwest corner of 213th Street and Kill Creek Road in Edgerton, Kansas. The Project is located within The Logistics Park-KC, Phase 2, which is located southeast of the intersection of Interstate 35 and Homestead Lane within the corporate limits of the City. A map showing the location of the Project is available for public viewing at the Edgerton Community Building. The City will acquire or lease the Project from Wellsville Farms, LLC, a Kansas limited liability company (the “Applicant”) and lease or sublease the Project to the Applicant, or its assigns. The Applicant has requested a 10-year, 100% property tax abatement for the Project. If this request is approved, the City will require the Applicant to make approximate annual payments-in-lieu of tax equal to \$96,000 (\$0.16 a sq. ft.).

The City Council will not consider passage of a resolution of intent evidencing its intent to issue the Bonds until the public hearing has been concluded. A copy of the proposed resolution of intent of the City indicating the intent of the governing body of the City to issue the Bonds and a report analyzing the costs and benefits of such property tax exemption are on file in the office of the City Clerk and available for public inspection during normal business hours. All persons having an interest in this matter will be given an opportunity to be heard at the time and place above specified.

Dated this 3rd day of March, 2021.

Alexandria Clower
City Clerk
404 E. Nelson Street
Edgerton, Kansas 66021
(913) 893-6231



COLUMBIA CAPITAL
MUNICIPAL ADVISORS

6700 Antioch, Suite 250
Merriam, Kansas 66204

Jeff White, Managing Member
913.312.8077
jwhite@columbiacapital.com

February 8, 2021

Ms. Beth Linn
City Administrator
City of Edgerton
404 East Nelson
Edgerton, Kansas 66021

RE: Cost-Benefit Analysis for Wellsville Farms, LLC

Dear Beth:

Please find attached the results of our cost-benefit analysis related to the projected property tax abatement to be granted by the City to applicant Wellsville Farms, LLC which plans to construct a 600,000 square foot industrial facility in Phase 2 of Logistics Park Kansas City (**LPKC**). The purpose of this analysis is to satisfy the City's requirement pursuant to KSA 12-1749d or KSA 79-251(a)(1) to undertake a cost-benefit analysis before granting a property tax abatement. Consistent with City policy for development within LPKC, this analysis assumes the City will grant a 100% property tax abatement for 10 years with the applicant paying an annual payment-in-lieu-of-taxes equal to \$0.16 per building square foot on the project.

BACKGROUND

In 2017 the Edgerton City Council approved an incentives program that provides ten-year property tax abatements for projects locating in Phase 2 of LPKC. The purpose of these abatements is to ensure that rents paid by the eventual users of buildings constructed by the master developer will be competitive against warehouse/distribution developments in Olathe, south Kansas City, Riverside and those located in other cities, including Dallas, Chicago, Memphis and Indianapolis. Like Edgerton, these communities also have incentives programs in place for warehouse and distribution facilities.

The master developer reports that, without the abatement incentives, large-scale warehouse and distribution facilities would not materialize in Phase 2 of LPKC and certainly not at the pace of development LPKC has seen in recent years: the presence of the abatements has been and will continue to be a necessary condition to the development of the project.

ABATEMENT MECHANICS

Under Kansas law, every ad valorem tax abatement is a 100% abatement. Cities granting an abatement have the right to negotiate payments-in-lieu-of-tax (**PILOT**) payments from the abatement beneficiary to reduce the effective value of the abatement to that party. PILOT payments are distributed by Kansas counties to all taxing

jurisdictions affected by the abatement in the same proportion as regular property taxes.

Property tax abatements effectively defer a portion of the tax benefit on new development for a period of up to 10 years. Although property tax abatements can create a loss of status quo ante tax revenues for taxing jurisdictions, abatements at LPKC have a very limited impact on existing tax revenues. Because the vast majority of undeveloped land within the boundaries of LPKC is classified for property tax purposes as “farming or ranch operations,” status quo ante property taxes in the aggregate within LPKC tend to total less than \$50 per acre per year.

ECONOMICS

The subject property is approximately 79 acres in size and will house a 600,000 square foot industrial facility. Pursuant to the City’s agreement with the master developer, this analysis assumes the City will provide the applicant with a 100% property tax abatement for 10 years. We have further assumed that, consistent with its agreement with the master developer, the City will impose a \$0.16 per square foot per year PILOT, or \$96,000 per year.

The table below reflects the immediate impact on property tax/PILOT receipts from the subject property, assuming a status quo ante tax burden of \$50 per acre per year and based upon November 2020 levy rates published by Johnson County.

ENTITY	LEVY	% of TOTAL	EXISTING TAXES LOST	NEW PILOTs PAID	ANNUAL NET TAX GAIN/(LOSS)
State of KS	1.500	1.06%	\$ (42)	\$ 3,396	\$ 3,354
Johnson Co.	18.799	13.30%	(527)	42,556	42,029
JCCC	9.191	6.50%	(258)	20,806	20,549
JCPRD	3.093	2.19%	(87)	7,002	6,915
Edgerton	30.381	21.49%	(852)	68,775	67,924
USD 231 Uniform	20.000	14.15%	(561)	45,275	44,715
USD 231 Capital †	n/a	n/a	-	-	-
USD 231 Other	22.305	15.78%	(625)	50,493	49,868
USD 231 Bond	14.377	10.17%	(403)	32,546	32,143
Fire Dist #1	17.807	12.60%	(499)	40,311	39,812
Library	3.905	2.76%	(109)	8,840	8,731
	141.358	100.00%	\$ (3,962)	\$ 320,000	\$ 316,038

† The USD 231 Capital Levy will not be abated.

COST-BENEFIT ANALYSIS DETAILS AND ASSUMPTIONS

KSA 12-1749d(2) requires notification of anticipated abatements only to counties or school districts affected. As a result, our analysis focuses on financial impacts to the City, Johnson County and USD 231 Gardner/Edgerton Schools (the **District**). We have not calculated the cost-benefit impacts for other taxing jurisdictions. State law also requires the analysis to include “the effect of the exemption on state revenues.” Our modeling includes such an estimate.

Our cost-benefit modeling relies on a number of key assumptions in the calculation of net present value benefit to the City, Johnson County and USD 231. Most of our assumptions are derived from public information, although some inputs are based upon

dialogue with subject matter experts, including staff of the Kansas Department of Revenue. Some of these key assumptions include:

- An evaluation of the direct costs and benefits of the project. Columbia’s model does not include indirect or “spin-off” effects as a result of input-output multipliers.
- A ten-year analysis timeframe, matching the maximum permitted term of the abatement.
- Direct costs to affected taxing jurisdictions as estimated by Columbia Capital based upon annual audits, proposed and adopted budgets, published tax rates and other publically available information for the taxing jurisdictions affected.
- Where applicable, reliance upon statistical data as reported by the United States Census Bureau and Kansas Department of Revenue.
- The use of a discount rate comprised of two components: a risk-free rate of return (the current yield of the on-the-run 10-year US Treasury) plus a risk premium of two (2) percent. The value of the discount rate is a proxy for the opportunity cost of the City (and other agencies) of foregoing the future property and/or sales tax revenues that would be generated by the development. Thought of another way, if the City had those revenues in hand and placed them in an alternative investment with the same risk characteristics, what would be its expected rate of return?

STATUTORY CHANGE EXEMPTING SCHOOL CAPITAL LEVY

Reflecting a change adopted during the 2017 legislative session, this analysis assumes the District’s capital levy (8 mills) will not be abated.

USING THE COST-BENEFIT MODELING RESULTS

The output of the model is presented as the net present value benefit/(cost) of the project for the City, County and school district over the 10-year life of the abatement on each project. The net benefit (or, if negative, cost) of the incentive package is presented in today’s dollars. The estimated impact on State revenues is presented in nominal (future value) terms. We also provide an estimated future value project contribution to the City’s Public Infrastructure Fund (**PIF**). While the modeling shows a significant net present value benefit to the City, it is important to note that the vast majority of this net benefit is reinvested in Phase 2 of LPKC through the Public Infrastructure Fund which is the funding source for the majority of public infrastructure to be developed to serve Phase 2 of LPKC.

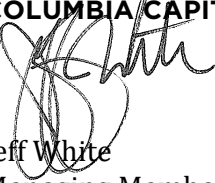
In the preparation of this cost-benefit analysis, Columbia Capital has relied upon the information provided to it by applicant and has not independently verified or validated these data. The City must draw its own conclusions as to the reliability of these data.



Finally, the intent of this analysis and of the applicable statutes is to inform the governing body's policy debate about the value of the abatement incentive it is providing to the applicant. The project's generation of a net present value benefit to the agencies affected should be but one of the many factors in the governing body's decision about whether and how much incentive to provide to any applicant.

Thank you in advance for your thoughtful consideration of the analysis attached. Please let me know if you have any questions.

Respectfully submitted,
COLUMBIA CAPITAL MANAGEMENT, LLC

A handwritten signature in black ink, appearing to read "Jeff White", is written over the company name.

Jeff White
Managing Member



SUMMARY OF COSTS AND BENEFITS
City of Edgerton, Kansas

APPLICANT INFORMATION:

Application Date: 1/8/21	Summary of Incentives Provided: 100% real property tax abatement for a 10 year period, as well as a construction sales tax exemption for materials, with a PILOT payment of \$0.16/s.f. per year.
Firm Name: Wellsville Farms, LLC	
Firm Address: 4825 NW 41st St, Suite 500 Riverside, Missouri 64150	
Firm Contact: Patrick Robinson 913.915.7150	Building Size (sf): 600,000

SUMMARY OF INCENTIVE PACKAGE (LOCAL GOVERNMENT IMPACTS ONLY):

Year	Property Tax Abatement		Construction Sales Tax Abatement		Direct Incentives		
	(%)	(\$)	(%)	(\$)	City	County	School
2	100	4,139,709	100	346,591	0	0	0
3	100	4,139,709	100	0	0	0	0
4	100	4,139,709	100	0	0	0	0
5	100	4,139,709	100	0	0	0	0
6	100	4,139,709	100	0	0	0	0
7	100	4,139,709	100	0	0	0	0
8	100	4,139,709	100	0	0	0	0
9	100	4,139,709	100	0	0	0	0
10	100	4,139,709	100	0	0	0	0
11	100	4,139,709	100	0	0	0	0

PAYMENT IN LIEU OF TAXES RECEIPTS:

City	County	School
(\$)	(\$)	(\$)
19,527	12,083	41,574
19,527	12,083	41,574
19,527	12,083	41,574
19,527	12,083	41,574
19,527	12,083	41,574
19,527	12,083	41,574
19,527	12,083	41,574
19,527	12,083	41,574
19,527	12,083	41,574
19,527	12,083	41,574
19,527	12,083	41,574

SUMMARY OF PRESENT VALUE BENEFITS:

City Summary				
Year	Total Benefits	Total Costs	Net Benefit	Net PV Benefit
2	1,595,559	1,244,606	350,953	329,717
3	1,455,090	1,104,570	350,521	319,193
4	1,455,090	1,104,570	350,521	309,385
5	1,455,090	1,104,570	350,521	299,879
6	1,458,378	1,129,234	329,145	272,939
7	1,458,378	1,129,234	329,145	264,553
8	1,461,667	1,153,898	307,769	239,771
9	1,464,955	1,178,562	286,393	216,263
10	1,468,243	1,203,226	265,017	193,972
11	1,468,243	1,203,226	265,017	188,012
	14,740,694	11,555,694	3,184,999	2,633,685

County Summary			
Total Benefits	Total Costs	Net Benefit	Net PV Benefit
902,754	890,034	12,720	11,951
709,957	706,656	3,301	3,006
727,229	734,466	(7,237)	(6,388)
727,229	734,466	(7,237)	(6,192)
731,259	740,955	(9,696)	(8,041)
731,259	740,955	(9,696)	(7,793)
735,289	747,445	(12,155)	(9,470)
739,320	753,934	(14,614)	(11,036)
743,350	760,423	(17,073)	(12,496)
743,350	760,423	(17,073)	(12,112)
7,490,996	7,569,758	(78,762)	(58,571)

School District Summary			
Total Benefits	Total Costs	Net Benefit	Net PV Benefit
2,393,234	2,055,660	337,574	317,149
2,470,670	2,117,377	353,293	321,717
2,548,106	2,179,095	369,011	325,706
2,548,106	2,179,095	369,011	315,698
2,571,336	2,197,610	373,726	309,908
2,571,336	2,197,610	373,726	300,386
2,594,567	2,216,125	378,442	294,830
2,617,798	2,234,641	383,157	289,332
2,641,029	2,253,156	387,873	283,893
2,641,029	2,253,156	387,873	275,170
25,597,211	21,883,524	3,713,686	3,033,789

SUMMARY OF ECONOMIC IMPACT (over 10-year period):

Number of jobs to be created : 268

Number of new residents:

City	20
County	83
School District	64

Expected 10-Year Contribution to PIF: \$ 2,469,932

Impact of exemption on state revenues: \$ (1,455,598)

RESOLUTION NO. 03-11-21A

A RESOLUTION DETERMINING THE INTENT OF THE CITY OF EDGERTON, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN ONE OR MORE SERIES, THE AGGREGATE AMOUNT OF ALL SERIES NOT TO EXCEED \$238,000,000, TO PAY THE COST OF ACQUIRING, CONSTRUCTING AND EQUIPPING A COMMERCIAL AND INDUSTRIAL FACILITY FOR THE BENEFIT OF WELLSVILLE FARMS, LLC, OR ITS ASSIGNS

WHEREAS, the City of Edgerton, Kansas (the “City”), desires to promote, stimulate and develop the general welfare and economic prosperity of the City and its inhabitants and to further promote, stimulate and develop the general welfare and economic prosperity of the state of Kansas; and

WHEREAS, the City is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive (the “Act”), to issue industrial revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act and to lease or sublease such facilities to private persons or entities; and

WHEREAS, Wellsville Farms, LLC, a Kansas limited liability company (the “Company”), has requested the City to issue its industrial revenue bonds in one or more series, the aggregate maximum principal amount of all series not to exceed \$238,000,000 (the “Bonds”), for the purpose of financing the cost of acquiring, constructing, improving and equipping an approximately 600,000 sq. ft. manufacturing and distribution facility (the “Project”) to be located at the northwest corner of 213th Street and Kill Creek Road in Edgerton, Kansas, and to sublease the Project to the Company all pursuant to the Act; and

WHEREAS, it is found and determined to be advisable and in the interest and for the welfare of the City and its inhabitants that the City issue the Bonds pursuant to the Act, such Bonds to be payable solely out of rentals, revenues and receipts derived from the sublease of the Project by the City to the Company, or its successors or assigns, as sublessee; and

WHEREAS, the Company has also requested that the City consider granting an exemption from ad valorem taxes for the Project in accordance with K.S.A. 79-201a *Twenty-Fourth* and has indicated its intent to make payments in lieu of taxes upon terms to be mutually agreed to by the City and the Company in the amount set forth herein;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, KANSAS, AS FOLLOWS:

Section 1. Approval of Project. The Governing Body of the City finds and determines that the acquisition, construction, improving and equipping of the Project will promote, stimulate and develop the general welfare and economic prosperity of the City through the promotion and

advancement of commercial development of the City and the issuance of the Bonds to pay such costs will be in furtherance of the public purposes set forth in the Act.

Section 2. Intent to Issue Bonds. The Governing Body of the City determines and declares the intent of the City to assist the Company in completing the Project through the issuance of the Bonds pursuant to the Act.

Section 3. Provision for the Bonds. Subject to the conditions of this Resolution, the City will (i) issue its Bonds to pay the costs of acquiring, constructing, improving and equipping the Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the City; (ii) provide for the sublease (with an option to purchase) of the Project to the Company; and (iii) to effect the foregoing, adopt such resolutions and ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and issuance of the Bonds by the City and take or cause to be taken such other action as may be required to implement this Resolution.

Section 4. Ad Valorem Tax Exemption. The Company has requested an exemption from ad valorem taxes for the Project in exchange for making certain payments in lieu of taxes. In consideration of the Company's decision to acquire, construct, improve and equip the Project and subject to the further terms and conditions of this Resolution, the City intends to request the Kansas Board of Tax Appeals to approve an ad valorem tax exemption, exclusive of special assessments, for all real property financed with the Bonds; provided, however, that no tax exemption shall be requested for any portion of the Project that is not eligible for property tax exemption pursuant to K.S.A. 79-201a *Twenty-Fourth*. The Project financed with the proceeds of the Bonds will be eligible for a 10-year property tax exemption with the first year of the exemption commencing on January 1 of the calendar year following the year in which the Bonds are issued. In consideration for the City's agreement to request a property tax exemption for the Project, the Company agrees to make payments in lieu of taxes to the City for the Project for the duration of any approved tax exemption and such payments shall be in an amount equal to \$0.16 per square foot of buildings constructed; provided, however, that amount of payments in lieu of taxes may be subject to adjustment in accordance with a performance agreement to be entered into between the City and the Company. The Company agrees to pay a \$0.41 a square foot per buildings constructed origination fee to the City in exchange for the City agreeing to issue the Bonds pursuant to the City's industrial revenue bond policy.

Section 5. Conditions to Issuance. The issuance of the Bonds and the execution and delivery of any documents related to the Bonds are subject to:

- (i) obtaining any necessary governmental approvals;
- (ii) agreement by the City, the Company and the purchaser of the Bonds upon (a) mutually acceptable terms for the Bonds and for the sale and delivery thereof, and (b) mutually acceptable terms and conditions of any documents related to the issuance of the Bonds and the Project, including, but not limited to, provisions relating to the security for the payment of the Bonds and provisions relating to the maintenance of the Project;

(iii) agreement by the City and the Company on mutually acceptable terms and conditions of a performance agreement that requires, among other things, payments-in-lieu of tax;

(iv) payment of all costs of issuance of the Bonds and all other costs and fees of the City, including the City's origination fee; and

(v) compliance with the Act relating to the issuance of industrial revenue bonds and ad valorem tax exemption.

Section 6. Sale of the Bonds/Authority to Proceed. The sale of the Bonds shall be the responsibility of the Company, but arrangements for the sale of the Bonds shall be subject to the City's approval. The Company is authorized to proceed with the acquisition and completion of the Project (provided all other City approvals and permits have been obtained) and to advance such funds as may be necessary to accomplish such purposes, and to the extent permitted by law, the City shall reimburse the Company for such expenditures out of the proceeds of the Bonds, when and if issued. Notwithstanding such authorization, the Company proceeds at its own risk and if for any reason, the Bonds are not issued, the City shall have no liability to the Company for any reason.

Section 7. Assignment. The Company may, without the consent of the City but with advance written notice to the City, assign all or a portion of its interest in this Resolution to any Affiliated Entity. For the purposes of this Resolution, "Affiliated Entity" means any entity or person directly or indirectly controlling or controlled by or under direct or indirect common control with the Company. "Control," when used with respect to a particular entity or person, means the possession, directly or indirectly, of the power to direct or cause the direction of management and policies of such entity whether through the ownership of voting stock, by contract or otherwise. The Company may assign all or a portion of its interest in this Resolution to any party that is not an Affiliated Entity only with the consent of the City.

Section 8. Limited Obligations of the City. The Bonds and the interest thereon shall be special, limited obligations of the City payable solely out of the rents, revenues and receipts of the City derived from the sublease of the Project to the Company. The Bonds shall not constitute a general obligation of the City, the State of Kansas or any other political subdivision thereof, shall not constitute a pledge of the full faith and credit of the City, the State of Kansas or any other political subdivision thereof and shall not be payable in any manner by taxation.

Section 9. Further Action. SA Legal Advisors LC, Bond Counsel for the City, and officers and employees of the City, are authorized to work with the purchaser of the Bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the City all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder.

Section 10. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the City.

ADOPTED March 11, 2021.

CITY OF EDGERTON, KANSAS

(Seal)

Donald Roberts, Mayor

ATTEST:

Alexandria Clower, City Clerk

Approved as to form:

Scott W. Anderson, Bond Counsel

Resolution of Intent
Wellsville Farms, LLC Project

MEMORANDUM

Date: March 11, 2021
To: City of Edgerton Governing Body
From: Katy Crow, Development Services Director
Re: Status Update – 502 E. 2nd Street, Edgerton, Kansas

On January 14, 2021 the Edgerton City Council passed Resolution 01-14-21D which requires the owners of 502 E. 2nd Street, Edgerton, Kansas to resolve the dangerous and unfit structure which exists on said property by July 22, 2021. As part of the requirements in bringing the home into compliance with the code, the Governing Body required monthly updates from owners which show adequate progress is being made.

A second walkthrough was performed by City staff with the owner Juan Abundiz, Joe Kmetz, GBA Inspector, and Councilmember Clay Longanecker on March 5, 2021 to review the status of the project. The last update was provided to the Governing Body on February 11, 2021.

Due to the extremely cold weather experienced in the area during the month of February, and Mr. Abundiz traveling, he has only performed work upstairs since the last inspection. As noted in the attached photos he has framed the interior walls where bedrooms and bathrooms will be located upstairs.

During the walkthrough Mr. Abundiz was able to ask Mr. Kmetz questions related to work he is currently performing related to the attic space, roof rafters, OSB installation and sewer repair inside the house. Mr. Kmetz provided a report that is also attached to this memo.

Staff will conduct another walkthrough prior to the April 8, 2021 council meeting and provide another update at that time. We anticipate that with warmer weather work will progress more quickly now and we should see significant work being completed and big changes in the house.





BUILDING INSPECTION REPORT
City of Edgerton, KS



Project:	Residential Remodel	Date:	3/5/21
Address/Location:	502 E 2 nd St	Time:	11:00 AM
Permit Number:	BP2020-106	Weather:	45, clear
GBA Inspection Number:	#121		
Type of Inspection:	Reinspection		
Inspector's Name:	Joe Kmetz, GBA		
Approval:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Not Approved		
	Katy Crow • Development Services Director		
Distribution:	City of Edgerton, KS 404 East Nelson Edgerton, KS 66021		

Inspection Description

Performed a reinspection for a previous rough framing inspection. Noted a portion of replace and reinforced sill plate at the rear patio door with new lumber. The structure now properly bears on the foundation wall.

The owner asked about insulation requirements for an existing home. Per adopted Appendix J, there are no requirements for insulation for existing structures. Although no code requirements for this renovation exist, insulation will be expected to be installed in areas accessible during renovation (i.e. exterior walls and attic). See Figure 1 for

Additionally, a question concerning attic storage space, see Figure 2 for a snip from IRC R802.4(2) for permitted rafter spans for uninhabitable attic with limited storage. This attic is considered to have limited storage due to the planned retractable ladder.

Lastly, see Figure 3 for nailing pattern for exterior OSB sheathing for sheer braced wall panels. Fasteners should be spaced 6" on the edge and 12" in the field of the panel.

Deficiencies

None

Observations

See Figure 1 & 2 below.

**TABLE N1102.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT***

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
1	1.2	0.75	0.40	30	13	3	13	0	0	0
2	0.75	0.75	0.40	30	13	4	13	0	0	0
3	0.65	0.65	0.40 ^e	30	13	5	19	0	0	5/13
4 except Marine	0.40	0.60	NR	38	13	5	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.35	0.60	NR	38	19 or 13 + 5 ^g	13	30 ^f	10/13	10, 2 ft	10/13
6	0.35	0.60	NR	49	19 or 13 + 5 ^g	15	30 ^f	10/13	10, 4 ft	10/13
7 and 8	0.35	0.60	NR	49	21	19	30 ^f	10/13	10, 4 ft	10/13

- a. R-values are minimums. U-factors and SHGC are maximums. R-19 insulation shall be permitted to be compressed into a 2 × 6 cavity.
- b. The fenestration U-factor column excludes skylights. The solar heat gain coefficient (SHGC) column applies to all glazed fenestration.
- c. The first R-value applies to continuous insulation, the second to framing cavity insulation; either insulation meets the requirement.
- d. R-5 shall be added to the required slab edge R-values for heated slabs.
- e. There are no solar heat gain coefficient (SHGC) requirements in the Marine Zone.
- f. Or insulation sufficient to fill the framing cavity, R-19 minimum.
- g. "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25% or less of the exterior, R-5 sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25% of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.

Figure 1: Insulation Requirements

ROOF-CEILING CONSTRUCTION

TABLE R802.4(2)
CEILING JOIST SPANS FOR COMMON LUMBER SPECIES
(Uninhabitable attics with limited storage, live load = 20 psf, $L/\Delta = 240$)

CEILING JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf			
			2 x 4	2 x 6	2 x 8	2 x 10
			Maximum ceiling joist spans			
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	Douglas fir-larch	SS	10-5	16-4	21-7	Note a
	Douglas fir-larch	#1	10-0	15-9	20-1	24-6
	Douglas fir-larch	#2	9-10	14-10	18-9	22-11
	Douglas fir-larch	#3	7-8	11-2	14-2	17-4
	Hem-fir	SS	9-10	15-6	20-5	Note a
	Hem-fir	#1	9-8	15-2	19-7	23-11
	Hem-fir	#2	9-2	14-5	18-6	22-7
	Hem-fir	#3	7-8	11-2	14-2	17-4
	Southern pine	SS	10-3	16-1	21-2	Note a
	Southern pine	#1	10-0	15-9	20-10	Note a
	Southern pine	#2	9-10	15-6	20-1	23-11
	Southern pine	#3	8-2	12-0	15-4	18-1
	Spruce-pine-fir	SS	9-8	15-2	19-11	25-5
	Spruce-pine-fir	#1	9-5	14-9	18-9	22-11
	Spruce-pine-fir	#2	9-5	14-9	18-9	22-11
	Spruce-pine-fir	#3	7-8	11-2	14-2	17-4
16	Douglas fir-larch	SS	9-6	14-11	19-7	25-0
	Douglas fir-larch	#1	9-1	13-8	17-5	21-3
	Douglas fir-larch	#2	8-9	12-10	16-3	19-10
	Douglas fir-larch	#3	6-8	9-8	12-4	15-0
	Hem-fir	SS	8-11	14-1	18-6	23-8
	Hem-fir	#1	8-9	13-5	16-10	20-8
	Hem-fir	#2	8-4	12-8	16-0	19-7
	Hem-fir	#3	6-8	9-8	12-4	15-0
	Southern pine	SS	9-4	14-7	19-3	24-7
	Southern pine	#1	9-1	14-4	18-11	23-1
	Southern pine	#2	8-11	13-6	17-5	20-9
	Southern pine	#3	7-1	10-5	13-3	15-8
	Spruce-pine-fir	SS	8-9	13-9	18-1	23-1
	Spruce-pine-fir	#1	8-7	12-10	16-3	19-10
	Spruce-pine-fir	#2	8-7	12-10	16-3	19-10
	Spruce-pine-fir	#3	6-8	9-8	12-4	15-0

Figure 2: Joist Spans for Uninhabitable Attic with Limited Storage

WALL CONSTRUCTION

TABLE R602.3(1)—continued
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER ^{a, c, *}	SPACING OF FASTENERS	
		Edges (inches)	Intermediate supports ^{a, c, *} (inches)
Wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing			
5/16" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2 1/4" x 0.131") nail (roof) ^f	6	12 ^g
13/32" - 1"	8d common nail (2 1/2" x 0.131")	6	12 ^g
1 1/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d (2 1/2" x 0.131") deformed nail	6	12

Figure 3: Fastner Schedule for Exterior Sheathing as Braced Wall Panel