

STAFF REPORT

March 4, 2016

To: Edgerton Planning Commission
Fr: Kenneth A. Cook, Community Development Director
Re: Application FS2016-03 for the Final Site Plan for Logistics Park Kansas City
Phase IV, Second Plat, Lot 4 (IP XXXIII)

APPLICATION INFORMATION

Applicant/Property Owner:	John Thomas, Edgerton Land Holding Company
Requested Action:	Final Site Plan – Logistics Park Kansas City – Phase IV, Second Plat, Lot 4 (Inland Port XXXIII)
Legal Description:	Part of Section 3, Township 15, Range 22
Site Address/Location:	Northwest corner of Waverly Road and 196 th St.
Existing Zoning and Land Uses:	City of Edgerton L-P Logistics Park on vacant land
Existing Improvements:	None
Site Size:	46.39 Acres

PROJECT DESCRIPTION

The applicant has prepared a Final Site plan based on a preliminary site plan and the L-P, Logistics Park District zoning requirements. This project is considered part of LPKC Phase IV. The Preliminary Site Plan was approved March 10, 2015 and showed a proposed 915,000 square foot building. The current application is proposing a 927,112 square foot warehouse on the 46.39 acre lot. The applicant has also submitted an application for a Final Plat which includes the subject property, and two lots to the West. A number of comments that have been made on the Final Plat application will have an impact on the Final Site Plan. The applicant has also submitted a Final Site Plan application for the property located directly to the East for consideration of the Planning Commission.

The Landscaping Plan being submitted is considered an Alternative Landscape Plan and is being submitted to deal with the unique conditions of the site.

STAFF ANALYSIS

Staff has reviewed the Final Site Plan submittal. The Final Site Plan is reviewed for compliance with Section 10.1 of Article 10 for Site Plan requirements. It is also reviewed for compliance with Section 5.2 Logistics Park (L-P) District regulations. The combined details of that review

are listed below.

Section 10.1 of Article 10 for Site Plan requirements

1. Front or cover sheet.

- a) A scale vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features. *The bottom location map included on the Title Sheet includes the wrong section number for the property. The Subject property is located in Section 3, Township 15 South, Range 22 East. Staff also suggests that 196th Street should be added onto the location maps. **Update Final Site Plan.***
- b) A project title, zoning designation and project sponsor. A street, lot or tract address of the project. **Final Site Plan Complies.**
- c) An index to contents, and a data table which, at a minimum, includes: Acreage of the site and number of units per acre (if applicable); gross square feet of the building(s) area; the proposed use of each building; number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load and, the total number of parking places. *The table does not include the anticipated number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load. The proposed future stalls number is incorrect. Staff also suggests adding the number of proposed and future Dock spaces to this table. **Update Site Data Table***
- d) The name of the architect, engineer, surveyor or draftsman. **Final Site Plan complies.**
- e) The specified certificates and signature blocks. *Names and titles of the individuals signing the site plan should be included under the signature lines. **Update signature blocks.***

2. Sheet #2

- a) A landscape plan drawn to scale, showing the site, building location, planting and seeding schedules, refuse and outdoor storage screening and boundary screening. All landscape features shall be shown in relation to sidewalks, paths, lawns, parking areas and drives. **Update Final Site Plan.**
 - *Trash containers and screening have not been shown.*
 - *A sidewalk connection should also be made from the Southeast Corner to Waverly Road*
 - *The title and some of the labels on the Landscape Plans currently specify Import 32 and should be updated to IP XXXIII.*
 - *The overall landscape plan also needs to have the building numbers updated to match the current scheme.*
- b) A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting. *No timeline for planting is included.*

3. Sheet #3

- a) A site map with the following features.
 - i) Topography at reasonable intervals. *Contours are included in the grading plan and landscape plan. **Final Site Plan complies.***
 - ii) Exterior lot lines with any survey pins. **Final Site Plan does not show any survey pins.**

- iii) Location of buildings. ***Final Site Plan complies.***
- iv) Parking areas, paths, walks with sizes and surfaces material specifications. A *sidewalk should be included from the Southeast corner of the building to the public sidewalk so that individuals walking from Waverly Road don't have to walk through the grass or walk all the way down to the entrance at the Southwest corner in order to access the building. The sidewalk located across the Northern portion of this site should be included in a cross-access easement. Update Final Site Plan.*
- v) Exterior lighting specifications. ***Details, locations and photometric plan have not been provided. Staff suggests that the photometric plan must be reviewed and approved by staff prior to the approval of a Building Permit.***
- vi) Site entrance and connections to streets. *The site plans currently show four points of access for this site. The first access point is from the Southwest corner of the site. Three additional access points are shown along Waverly Road and are located directly across two of the proposed access shown on the IP XIV plan. The third of these entrances is located at the far Northeast Corner of the site and also provides access to Inland Port XXXII, which is located to the West of the subject property. The applicant has had discussions with staff which have included a modification to the Southwest access point and can be seen on the new exhibit which is attached to this report. This modification is to connect the driveway entrance of this Lot to the driveway on Lot 2. This connection would be made directly behind the Water Tower property. The Final Site Plans need to be updated to show the proposed changes.*
- vii) The location of easements. *An additional pedestrian easement is needed across the Northern portion of this property or the sidewalk could also be moved to be located in the cross access easement located on the Northern portion of the plat. Additional Utility Easements may also need to be shown as the gas and power lines that appear to serve the adjacent property to the West are not shown as being located in an easement. Update Final Site Plan.*
- viii) Connection point for utilities. *The city is currently working with Northpoint on the extension of a sewer main from Homestead Lane to Inland Port XIV. This sewer line extends across the Northern Portion of Tract A and Lot 4 and will provide sewer service to this project. Water service and power is currently shown as coming from the existing utilities located along Waverly Road with the gas line being extended from 196th Street. Final Site Plan Complies.*
- b) A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises. ***No signage was submitted with the application. Signage proposed later shall receive separate approval according to the provisions of the UDC.***
- c) Features to facilitate handicapped access. *Additional ADA spaces may be required if the building is divided into multiple tenants and the parking in the middle of the building is used for their primary entrance. The accessible parking spaces and access areas should not exceed 2% slope in any direction. Final Site Plan Complies.*
- d) Profile and detail for roads (if required). ***No roads are included as part of this project.***

4. Sheet #4

- a) Scale drawing of building floor plans. *The Inland Port numbers currently shown on the*

*overall floor plan of the building are incorrect. These plans do not currently include interior improvements as the building is being constructed speculatively. **Will be reviewed at Building Permit Review.***

- b) Dimensions and use of rooms and areas. ***Will be reviewed at Building Permit Review.***
- c) Dimensions of entrances/exits and corridors. ***Will be reviewed at Building Permit Review.***
- d) Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance. ***Will be reviewed at Building Permit Review.***

5. Sheet #5

- a) Scale drawings of all building elevations. *The elevations are shown on the same plans with the overall building floor plans and include the wrong Inland Port numbers. **Update Final Site Plan.***
- b) Roof pitch and materials. ***Will be reviewed at Building Permit Review.***
- c) Siding type and materials, including fascia. ***Final Site Plan complies***

Section 5.2 Logistics Park (L-P) District regulations

SETBACK, YARD, AND AREA REGULATIONS:

1. Building Coverage: The maximum building coverage in the L-P District is 50%. With a current site size being shown of 2,027,794 square feet and a building containing 927,112 square feet, building coverage is within the maximum at 45.7%. ***Final Site Plan complies.***
2. Setbacks from the street right-of-way or property line: ***Final Site Plan complies.***
 - a. Front. A 50-foot minimum setback is required with an allowable reduction to 25-feet when adjacent to two-land collectors. *The Southern property line is considered to be the front property line and is currently shown as being located 225 feet from the Southeast corner of the structure.*
 - b. Side (Typical). A minimum 25 feet is required from the West property line.
 - c. Side at Street (Typical). *The requirements for the Side at Street and Front Setback are the same within this district. The standard setback for this yard adjacent to a road with more than two lanes is 50 feet. The building appears to be setback approximately 225 feet from this property line.*
 - d. Rear. The North side exceeds the minimum 25 feet required.
3. Maximum Building Height. The Maximum building height is shown as 47 feet and is under the maximum height of 110 feet. ***Final Site Plan complies.***
4. Building Separation. A minimum building separation of twenty (20) feet is required. There is only a single building proposed with this final site plan. *Future building separations will need to be evaluated when adjacent final site plans are submitted. **Final Site Plan complies.***
5. Accessory Building and Structure Regulations. No accessory buildings are proposed with this application. ***Final Site Plan complies.***

DISTRICT REGULATIONS:

1. A minimum of three exterior walls shall be of materials other than metal. *All exterior walls of the proposed warehouse are tilt-up concrete, meeting this requirement. **Final Site Plan complies.***

2. All operations other than limited storage of motorized machinery and equipment, materials, products or equipment, shall be conducted within a fully enclosed building. *The site plan shows trailer parking areas along the East and West side of the property but does not show any other uses. The West side of the structure is being proposed adjacent to a property that is anticipated to be constructed in a similar manner. The East side of the Structure and the trailer storage and loading docks will be located adjacent to Waverly Road but will also be located across the street from a similar use. **Final Site Plan Complies.***
3. All storage of motorized machinery and equipment, materials, products or equipment shall be within a fully enclosed building, or in a storage area or yard. Said storage shall be limited to twenty percent (20%) of the ground floor area of the building or tenant space. All storage materials shall be one hundred (100) percent screened from public view, except when adjacent to another storage area, which is one hundred (100) percent screened from public view. For the purposes of this section, the phrase "screened from public view" means not visible at eye level from adjoining properties or any street right-of-way. Use of landscaping materials is encouraged in lieu of privacy fencing. All storage areas shall be paved or surfaced. *The current request does not show any storage areas being located outside other than the Future Trailer Parking. Temporary Outdoor Storage Regulations for Cargo Containers, Operational Trailers and Tractors are discussed later. **Final Site Plan Complies.***

DESIGN GUIDELINES:

1. When more than one (1) building is planned for L-P district property, the development plan shall demonstrate integration and coordination of the architectural design for buildings, structures, and landscaping and open space. *The proposed building, landscaping, and open space design is generally consistent with previously approved projects in the Logistics Park. **Final Site Plan complies.***
2. Buildings should be oriented so that the front or side of the building faces the public street frontage of the property. The City may consider an exception to orient a rear elevation towards a public street for unique situations due to the configuration of the lot. *The subject property is located on a corner lot with the front of the structure being considered along 196th Street. Loading docks and trailer storage spaces would typically be considered items that would be oriented to the rear of the property and not directly adjacent to a public street, but the location of this property on a corner creates difficulty with this. The Planning Commission has approved previous requests in the past, especially where the proposed use will be located across the street from a similarly situated property. **Thus, if the City approves the current application, it will thereby approve an exception to orient a side elevation (including dock doors) toward a public street (Waverly Road) due to the configuration of a lot with public streets on two sides of the proposed building.***
3. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. *The orientation of the building exposes the East side containing dock doors and future trailer parking to visibility from a public right-of-way (Waverly Road). This building is proposed directly across the street from a similar building in which the Planning Commission allowed for the placement of these items adjacent to a ROW with the consideration of an Alternative Landscape Plan and discussion for the placement of additional Landscaping at entrances. **The Planning Commission can approve an Alternative Landscape Plan for the property which will take***

these concerns into consideration. Staff suggests that additional Landscaping be required to be placed at the entrances to the facility

4. When development is proposed adjacent to any existing residential development, site plan approval, including building elevations, landscaping, and screening shall be approved by the City. ***Final Site Plan Complies.***
5. Pedestrian access within a development and adjacent public and private property shall be considered as a component to the design of an employment center. *An additional sidewalk from the Southeast corner of the structure to the Public Sidewalk would provide better pedestrian connectivity to the site. Consider the additional of a sidewalk from the Southeast Corner of the building to the public sidewalk.*

ARCHITECTURAL DESIGN STANDARDS

1. Building Massing and Scale. A building's massing is defined as its exterior volume. The height, width and depth of a structure create the overall massing of a building. A building's scale is the relationship of its overall size and its component parts with its adjoining spaces and buildings. ***Final Site Plan complies.***
2. Large expanses of blank walls of any material or metal siding are not allowed. Building facades over one hundred feet (100') long facing public right of way or residential property shall break up massing of buildings by dividing building façade into smaller components with a minimum of three (3) of the following elements:
 - a. articulating details around doors, windows, balconies, plate lines, providing details such as "belly-bands," recessed design elements, interesting cornice treatment details, exposed expansion joints, reveals, change in texture, or other such methods of visual relief;
 - b. Avoiding long, repetitive, monotonous facades – particularly those that repeat the same design element several times along the same elevation
 - c. Use of darker building color and varied wall treatments
 - d. Varying roof lines (see Vertical Articulation section)
 - e. Change of wall plane (see Horizontal Articulation section)

The proposed elevations appear to be consistent with buildings approved and constructed in earlier LPKC phases. The south and East elevations of the building are the only sides that face public right-of-ways. The north and south elevations use vertical and horizontal articulation, windows, and color blocking to effectively break up building massing. The west and east façades again use vertical articulation, color blocking, and windows effectively, though the great lengths on these sides provide more opportunities for varying techniques than are taken advantage of in the design. Additional horizontal articulation at the entrances located in the middle of these sides could help to further break up the expanse of these extremely long walls but could also reduce parking provided in these areas. Final Site Plan complies.

3. Building Materials. One hundred percent (100%) of the surface of each exterior wall (excluding doors and windows) facing a public street, residential use or public open space shall consist of materials including but not limited to stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete (tilt-up walls), glass, or a combination of these materials. *All walls are concrete tilt-up, which meets this requirement. Final Site Plan complies.*
4. Façade Guidelines

- a. Horizontal Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a minimum of twenty percent (20%) of the maximum length of the first plane. The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. Walls not facing a public right-of-way or a residentially zoned property and walls with loading dock doors are exempt from the horizontal articulation requirement. *The middle of the south wall measures approximately 265 feet, which appears to be the same dimension that has been used on previous plans. With the height of the wall ranging between 42'-6" and 47 feet the maximum length of this wall without additional horizontal articulation should be 188 feet. The required horizontal off-set along this wall is between 4.3 and 4.7 feet. The off-sets that are provided are 5 and 10 feet, respectively. This means that the proposed building does not meet the horizontal articulation requirement due to the length of the middle section of this wall. Additional articulation could be provided in this area or the articulation provided at the north and south portions of this wall could be extended to shorten this distance. This is the same issue that has been discussed as part of previous approvals. The Planning Board has allowed exceptions to this requirement in the past based upon reviewing the building elevation and design and determining that the applicant is using some of the additional design elements listed in Section 5.2J.2 to give the appearance of breaking up the length of the building and to allow for a common design to be used between the buildings that are being proposed. While the East wall is also adjacent to a public ROW, the regulations do not require horizontal articulation on walls with loading docks. None of the other elevations face a public ROW and therefore horizontal articulation is not required. **The south wall does not meet this requirement. The Planning Commission may decide to approve exceptions to all or portions of this plan based upon the façade elevations that have been provided and to allow for this building to maintain a consistent appearance with the adjacent development.***
- b. Vertical Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. *Like the horizontal articulation requirement, walls not facing a public right-of-way or a residentially zoned property are exempt from this requirement. However, walls with loading dock doors are still required to meet this standard. The minimum height change required is between 4.3 & 4.7 feet. The maximum change in height shown on the south elevation (across the entire length of the building) is 4'-6" feet (42'-6" to 47'). This articulation just barely misses full compliance as the vertical articulation on the building stays slightly below the minimum, however, more (while smaller) articulation is provided along the elevations. The vertical articulation being provided appears to be the same as that shown on previous projects. **The elevation plans do not comply with this requirement. The Planning Commission may decide to approve an exceptions to this requirement based upon the façade elevations that have been provided.***

- c. Screening of Rooftop Equipment. For buildings within the L-P District, all rooftop mounted mechanical, air conditioning, electrical, and satellite dish equipment shall not be visible. Rooftop equipment shall be screened from ground and street level view with parapets or other architectural design features constructed of the same materials used on the exterior walls. ***Rooftop equipment is not shown on the proposed building elevations. If rooftop equipment visible from the ground and street level is planned, parapets to conceal it from the ground and the streets shall be required prior to building permit approval.***
- d. Color Palette. Earth tones, muted hues, and natural tones are permitted as structures' basic colors. Brighter hues are permitted only as an accent color on building elements such as awnings, doors, and trim. A mixed color palette on a single building should be carefully selected so all colors harmonize with each other. ***Color blocking is used effectively in the elevations provided. Though staff has not done percentage calculations to evaluate strict compliance with the above chart, staff believes the uses of color on the building follow the pattern of previously approved buildings and are otherwise consistent with the identity of LPKC.***

Accent colors should be applied using the following guidelines:

	Required	Allowed
1 st Accent Color	10%	20%
2 nd Accent Color	0%	10%
3 rd Accent Color	0%	10%

*Percentage calculations shall utilize the entire façade area.

PARKING AND LOADING

1. General. The plan addresses the general parking and loading requirements as follows:
 - a. Parking space dimensions of at least 9 by 20 feet per space are required. *The Final Site Plan currently shows 412 regular car parking spaces with 9 ADA spaces. An additional 16 spaces are shown as future stalls.*
 - b. Adequate loading spaces off the public right-of-way are shown.
 - c. Parking is all on asphalt or concrete.
 - d. Off-street space for loading and unloading of goods is provided. *107 truck/dock spaces with additional docks which are shown as future and could be used for parking at this time are included. The plan also shows 160 trailer stalls that are available to be constructed in the future.*
 - e. Shipping, loading, maneuvering, and parking areas meet the setback requirements. ***Final Site Plan complies.***
2. Warehouse/Distribution Center and Large Building Parking Space Exceptions. Parking shall be required per City standard based upon individual land use, except Warehouse or Distribution Center land uses, which shall require one (1) space per two thousand (2,000) square feet of building area. Buildings in excess of one hundred thousand (100,000) square feet or users with specific parking needs may provide an independent parking study to the City for approval. *The proposed structure is 927,112 square feet which would calculate to a minimum of 459 spaces. The Final Site Plan shows 412 regular car parking spaces with 9 ADA spaces. This places the number of provided spaces just slightly below those which are required. In past requests, the Planning Commission has allowed some of*

the extra off-street loading spaces to be considered as part of the spaces required for parking as some of these areas could be converted to allow for additional parking if needed. The Planning Commission will need to decide if the property needs to meet the full requirement or if the spaces provided are sufficient.

OFF-STREET PARKING STANDARDS

1. Maneuvering. It appears that adequate space is provided on the plan for vehicle maneuvering off the public right of way. ***Final Site Plan complies.***
2. Parking Spaces and Aisle Surfaces. All parking spaces, aisles and maneuvering areas are all-weather surfaced and are connected by all-weather surfaced driveways to the street, as required. ***Final Site Plan complies.***
3. Parking Space and Aisle Dimensions. Parking space dimensions of at least 9 by 20 feet per space are required. ***Final Site Plan complies.***
4. Wheel Stops. Wheel stops or curbs are required for parking spaces around the perimeter of the parking lot and adjacent to sidewalks. *Parking spaces are not adjacent to required landscaped areas, public ROW or public sidewalks and Curbs are also indicated on the site plan around parking areas.* ***Final Site Plan complies.***
5. Parking layout with 90 degree spaces and two-way traffic. The parking area proposed conforms to the requirements shown in Figure 8 of the L-P District parking requirements. ***Final Site Plan complies.***

OFF-STREET LOADING STANDARDS

1. Access. Loading facilities shall be located adjacent to a public access-way or private service drive. ***Final Site Plan complies.***
2. Minimum Loading Space Dimensions. Loading spaces shall be a minimum of twelve (12) feet in width, sixty-five (65) feet in length, and fourteen (14) in height except as may otherwise be approved by the City. *The loading spaced shown on the site plan are dimensioned as 13 feet by 60 feet. These spaces all front onto a 70 foot wide driveway area. Staff understands that the normal minimum design turning radius for semi-trucks is 45 feet. The future trailer parking spaces are dimensioned as 12 feet by 55 feet.* ***Final Site Plan complies.***
3. Use of Loading Spaces. Off-street loadings spaces shall be used only for temporary loading/unloading operations and shall not be used for storage or display of boats, trailers, campers, motor vehicles or other goods, materials or products. *The main loading spaces appear to be designed to operate as loading docks for the facility and not for the storage of other goods, materials and products.* ***Final Site Plan complies***
4. Number of Loading Spaces Required. A use which receives or distributes material, supplies or merchandise by motor vehicle is required to provide spaces based upon the following requirement: (a) 0-9,999 square feet – None; (b) 10,000-100,000 square feet – 1 spaces; 50,000-100,000 – 2 spaces; and, 100,001+ - 1 additional space per 100,000 square feet. *Based upon this standard the property is required to provide 11 loading spaces.* ***Final Site Plan complies***
5. Temporary Outdoor Storage Regulations for Cargo Containers, Operational Trailers, and Tractors. The L-P District requires that outdoor parking or storage spaces for cargo containers, operational trailers and tractors must be screened from view by either a masonry wall of a type and style complementary to the primary materials of the building, wrought iron, decorative metal, living plant material or a combination of these. The height of the screening must be sufficient to block view of the equipment or vehicles from a

public right-of-way. Where a masonry wall is used to satisfy this requirement, foundation planting must be provided on the exterior face of the wall. These spaces must be clearly demarcated solely for tractor and trailer storage. *The site plan shows a total of 160 "Trailer Parking" to the East and West sides of the building. On the West side of the building these spaces are located approximately 15 feet from the property line and are setback behind the front of the building. The spaces are located just over 30 feet from the East property line which is the West ROW line for Waverly Road. The proposal is similar to what has been approved previously on other projects other than the trailer parking spaces are not in a yard directly adjacent to a public ROW. Additional landscaping material could be placed to provide additional screening from the public ROW.*

PHOTOMETRICS –

1. General. All lighting shall be designed in accordance with applicable Illuminating Engineering Society of North America (IESNA) practices as applied to specified applications within the L-P District. Cut-off design is specified within the development. *A photometric plan has not been provided. The applicant shall provide a photometric lighting plan, including cut-off design specifications for all proposed lighting fixtures prior to issuance of a building permit.*

LANDSCAPE STANDARDS – *The applicant is submitting an Alternative Landscape Plan in order to deal with unique conditions with the development of this site.*

1. Alternative Landscape Plan. In lieu of the requirements set forth in Section 1.1., Landscaping Standards, an Alternative Landscape Plan (ALP) may be submitted to the Planning Commission for approval. An ALP shall utilize an innovative use of plant materials and design techniques in response to the unique characteristics of a particular site. At a minimum, an ALP shall contain equivalent landscaping as is required by these regulations. *In general, the applicant has prepared a plan that is designed to be similar to the Landscaping that has been provided in other projects. Staff suggests that additional landscaping be provided at the entrances into the site as the normal standard would require shrubs spaced at intervals along the entire frontage of the property and back to the front of the building along side property lines.*
2. Dumpster screening. *Trash enclosures or screening are not shown.*

SIGNAGE

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

DIESEL EMISSION REQUIREMENTS

The following diesel emission requirements shall apply:

1. Except for loading and unloading operations, heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds shall be restricted from idling on-site for no more than 5 minutes in any 60 minute period. For loading and unloading operations, idling shall be restricted to no more than 30 minutes in any 60 minute period.
2. One electrical hook-up shall be provided for "trucker plug-ins" equal to a minimum of one-third (1/3) of the total number of truck bays at the facility to eliminate excessive idling by heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds. Approval to

use alternative technologies to eliminate excessive idling may be requested, but shall not be approved unless the applicant demonstrates that they are at least as effective as electrical hook-ups. ***Will be reviewed at Building Permit.***

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

Other Comments

1. A storm water study has been provided and is being reviewed by the City Engineer.

RECOMMENDATION

City staff recommends **approval** of FS2015-03 for the Final Site Plan Logistics Park Kansas City Phase IV, Second Plat, Lot 4 (Inland Port XXXIII) subject to the suggested stipulations, below.

1. All Site Plan requirements of the City shall be met as listed above, particularly including:
 - a. Submittal of photometric lighting plan for Inland Port XXXIII in conformance with UDC especially with regard to maximum foot-candles at property line.
 - b. Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained.

- c. All landscaping shall be maintained in good condition and plants shall be replaced when dead.
2. All infrastructure requirements of the City shall be met.
3. All building permit and sign permit requirements of the City shall be met.
4. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

ATTACHMENT

Final Site Plan Application No. FS2016-03

Final Site Plans Logistics Park Kansas City Phase IV, Second Plat, Lot 4 (Inland Port XXXIII)

Exhibit – Harmon Property Overall Layout

☐ PRELIMINARY SITE PLAN

☒ FINAL SITE PLAN

NAME OF PROPOSED SUBDIVISION: Lot 4, Logistics Park Kansas City Phase IV, 2nd Plat

LOCATION OR ADDRESS OF SUBJECT PROPERTY: NW corner of 196th and Waverly Road

LEGAL DESCRIPTION: All of Lot 4, Logistics Park Kansas City Phase IV, Second Plan, Edgerton, Johnson County, Kansas

CURRENT ZONING ON SUBJECT PROPERTY: L-P CURRENT LAND USE: N/A

TOTAL AREA: 46.552 Acres NUMBER OF LOTS: One AVG. LOT SIZE: 2,027,794 Sq. Ft.

DEVELOPER'S NAME(S): John Thomas PHONE: 816-888-7800

COMPANY: Northpoint Development FAX: 816-888-7399

MAILING ADDRESS: 5015 NW Canal St. Suite 200 Riverside Mo 64150
Street City State Zip

PROPERTY OWNER'S NAME(S): Same as Above PHONE: _____

COMPANY: _____ FAX: _____

MAILING ADDRESS: _____
Street City State Zip

ENGINEER'S NAME(S): Mick Slutter PHONE: 816-800-0950

COMPANY: Renaissance Infrastructure Consulting FAX: 816-800-0951

MAILING ADDRESS: 5015 NW Canal St. Suite 100 Riverside Mo 64150
Street City State Zip

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

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

FOR OFFICE USE ONLY 1PXXX111

Case No. 15-2016-03 Amount of Fee Paid: \$ 665.42 Date Fee Paid: 2-29-16

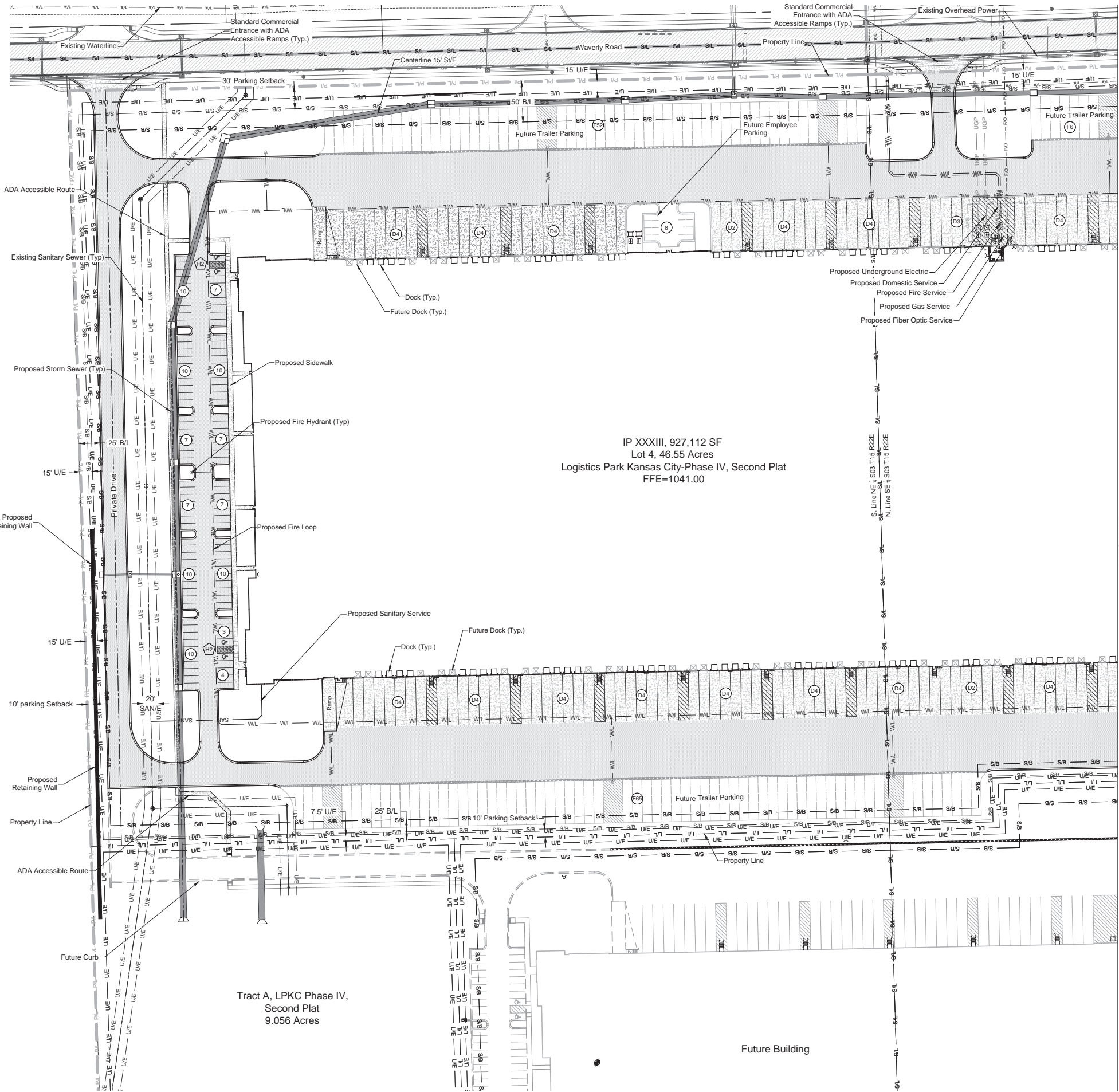
Received By: [Signature] Date of Hearing: N/A

SITE PLAN INSTRUCTIONS

SUBMITTAL DEADLINE: The applicant shall submit an application at least thirty (30) working days prior to a scheduled meeting.

NOTICE REQUIREMENTS: The City shall publish notice of the public hearing at least twenty (20) days prior to the hearing in the official City newspaper. The City shall make one copy available for public inspection at least fourteen (14) days in advance of the public hearing.

vs. 9-9-11



IP XXXIII, 927,112 SF
Lot 4, 46.55 Acres
Logistics Park Kansas City-Phase IV, Second Plat
FFE=1041.00

Tract A, LPKC Phase IV,
Second Plat
9.056 Acres

LAYOUT & PAVING NOTES

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

PAVEMENT MARKING AND SIGNAGE NOTES

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

Paving Schedule

7" Asphaltic Concrete Pavement



8" Portland Concrete Pavement
and 4" Concrete Sidewalk



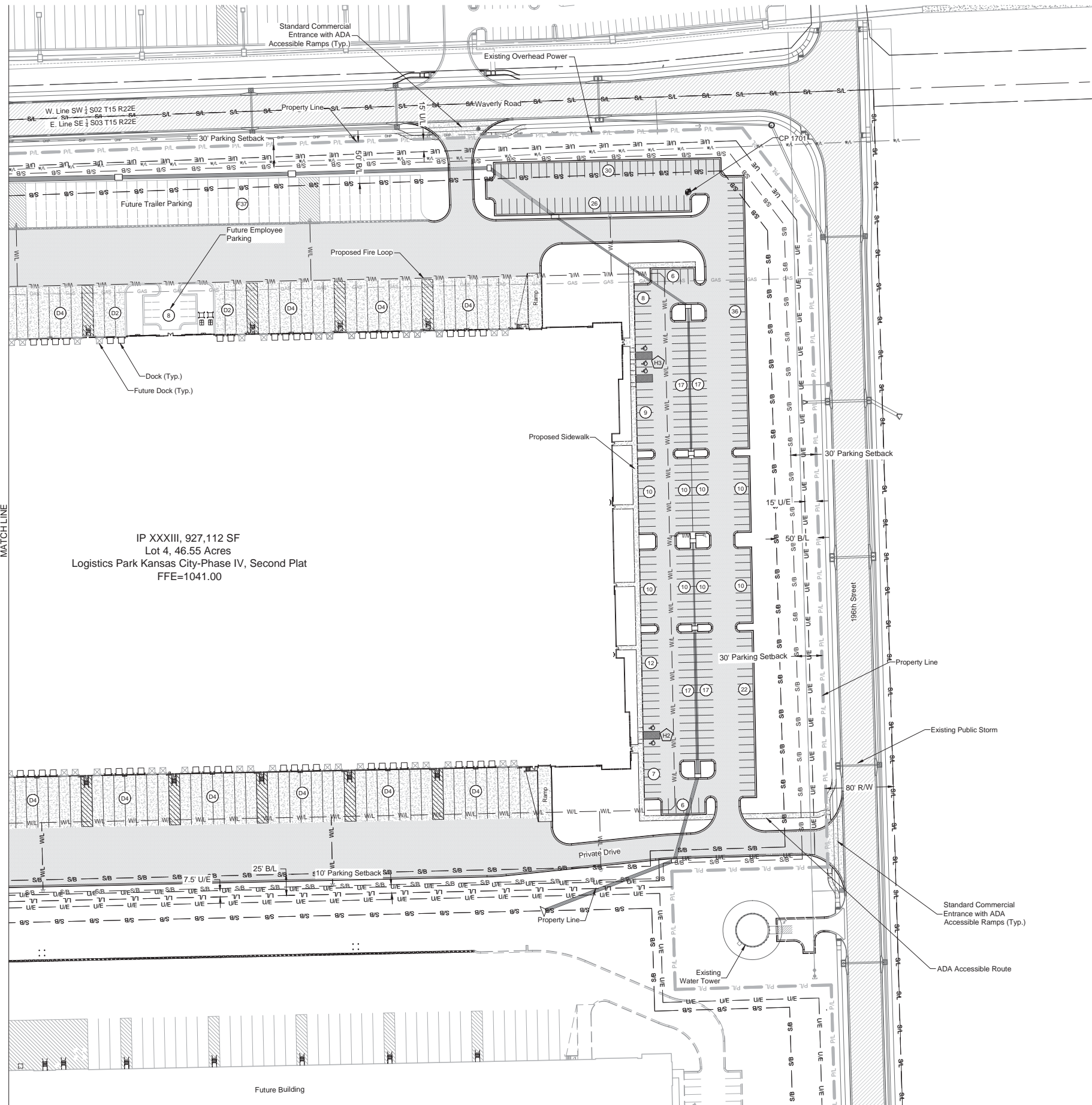
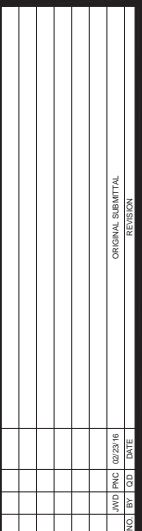
Existing Pavement



Legend

- Employee Parking
- Trailer Parking
- Truck Dock
- ADA Parking





LAYOUT & PAVING NOTES

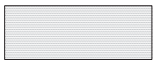
1. All construction shall conform to the City of Edgerton's minimum design standards.
2. Contractor shall keep a full set of KC-APWA Standard Details onsite at all times.
3. The contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.
4. The contractor shall verify the exact location of all existing utilities, take care to protect utilities that are to remain, and repair contractor caused damage according to current local standards and at the contractor's expense. Coordinate all construction with the appropriate utility company.
5. The contractor shall comply with all local codes, obtain all permits, and pay all fees prior to beginning work.
6. Prior to installing, constructing, or performing any work in the public right of way or on the public storm sewer line (including concrete pavement or connecting private drainage systems to the storm sewer), contact City of Edgerton prior to start of work at 913.993.6901 for inspection of the work. Contact must be made at least 24 hours prior to start of work.
7. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Adjust all utilities prior to installation of pavement.
8. The contractor shall protect all trees to remain, in accordance with the specifications. Do not operate or store heavy equipment, nor handle, nor store materials within the driplines of trees or outside the limit of grading.
9. Concrete walks and pads shall have a broom finish. All concrete shall be 4,000 p.s.i. unless otherwise noted. Curb ramps, sidewalk slopes, and driveway ramps shall be constructed in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete.
10. All damage to existing asphalt pavement to remain which results from new construction shall be replaced with like materials at contractor's expense.
11. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
12. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
13. Parking stripes shall be 4-inch white pavement paint.
14. For all asphalt pavement, the contractor shall have no more than 30% recycled material in the base course and no recycled material in the surface course.

PAVEMENT MARKING AND SIGNAGE NOTES

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

Paving Schedule

7" Asphaltic Concrete Pavement



8" Portland Concrete Pavement
and 4" Concrete Sidewalk



Existing Pavement



Legend





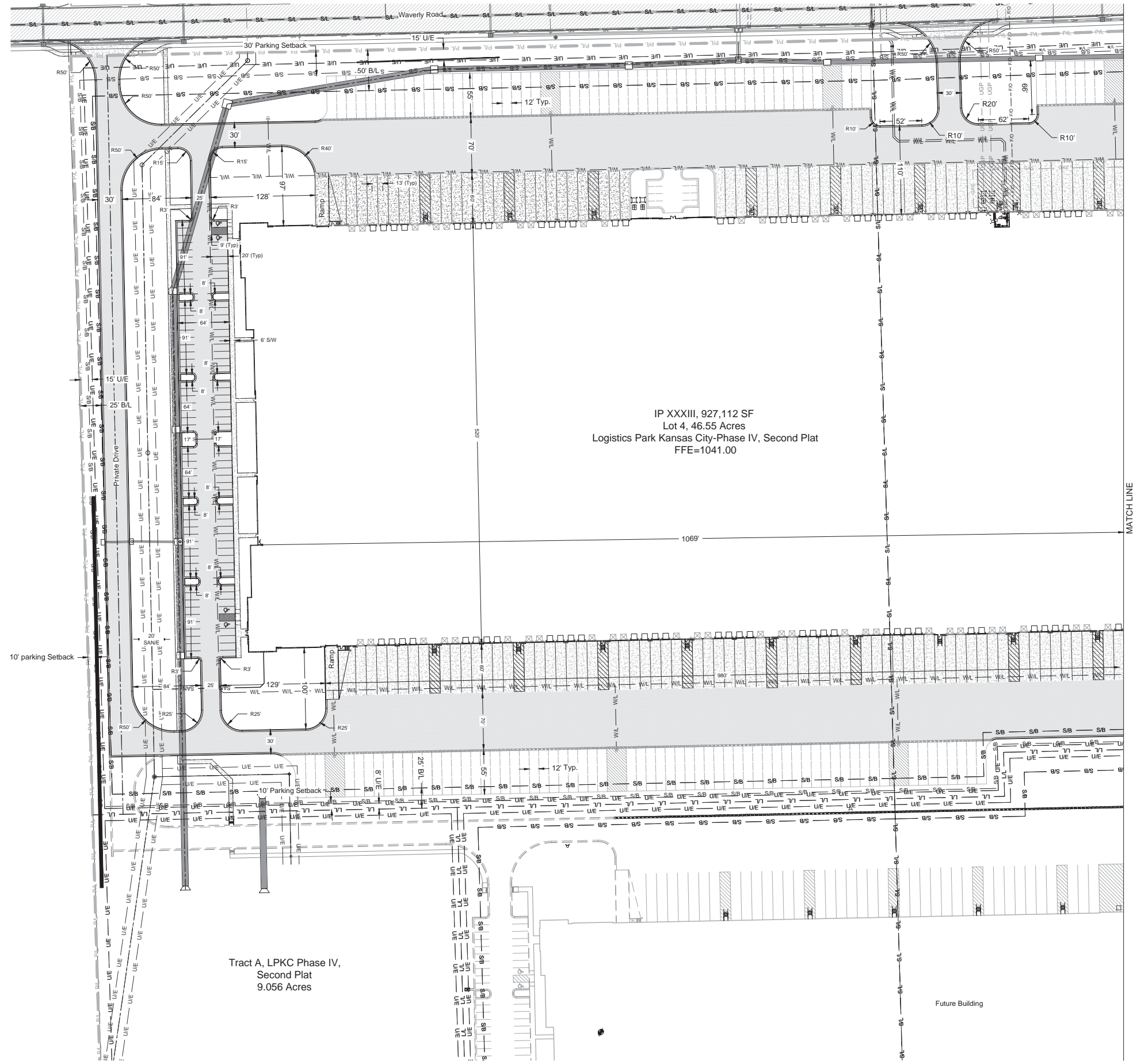
-  Employee Parking
-  Trailer Parking
-  Truck Dock
-  ADA Parking



Fig. 21, 2016.2.28.00
16-0112 Northport Inland Port 12' Harmon (Dwg) 16-0112 ED-04.dwg



5015 NW CANAL STREET, SUITE 100
OVERSEAS, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM

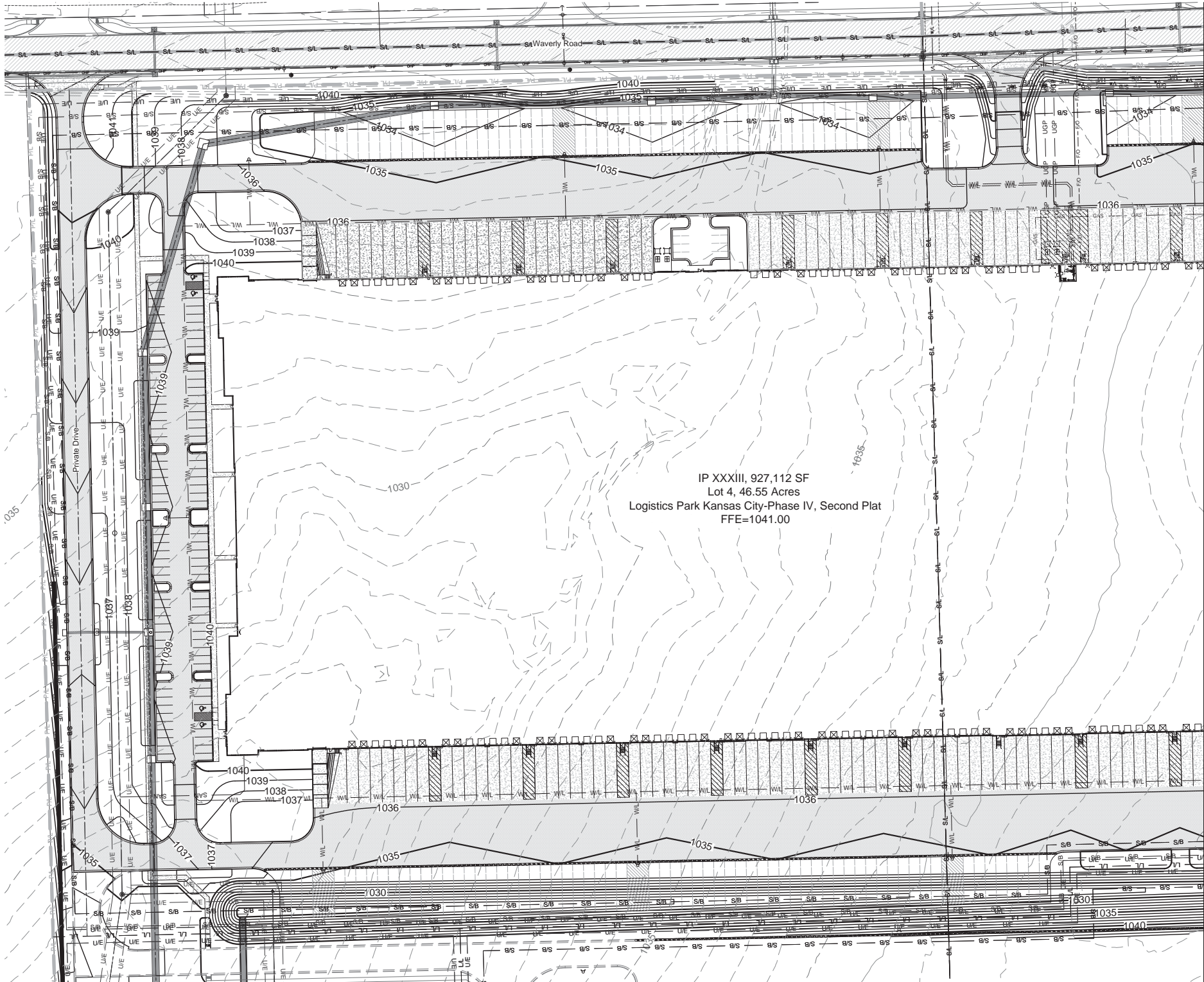
MISSOURI CERTIFICATE OF AUTHORITY NO. 2010033430

Site Dimension Plan
North

Final Development Plans

16-0112
Inland Port XXXIII

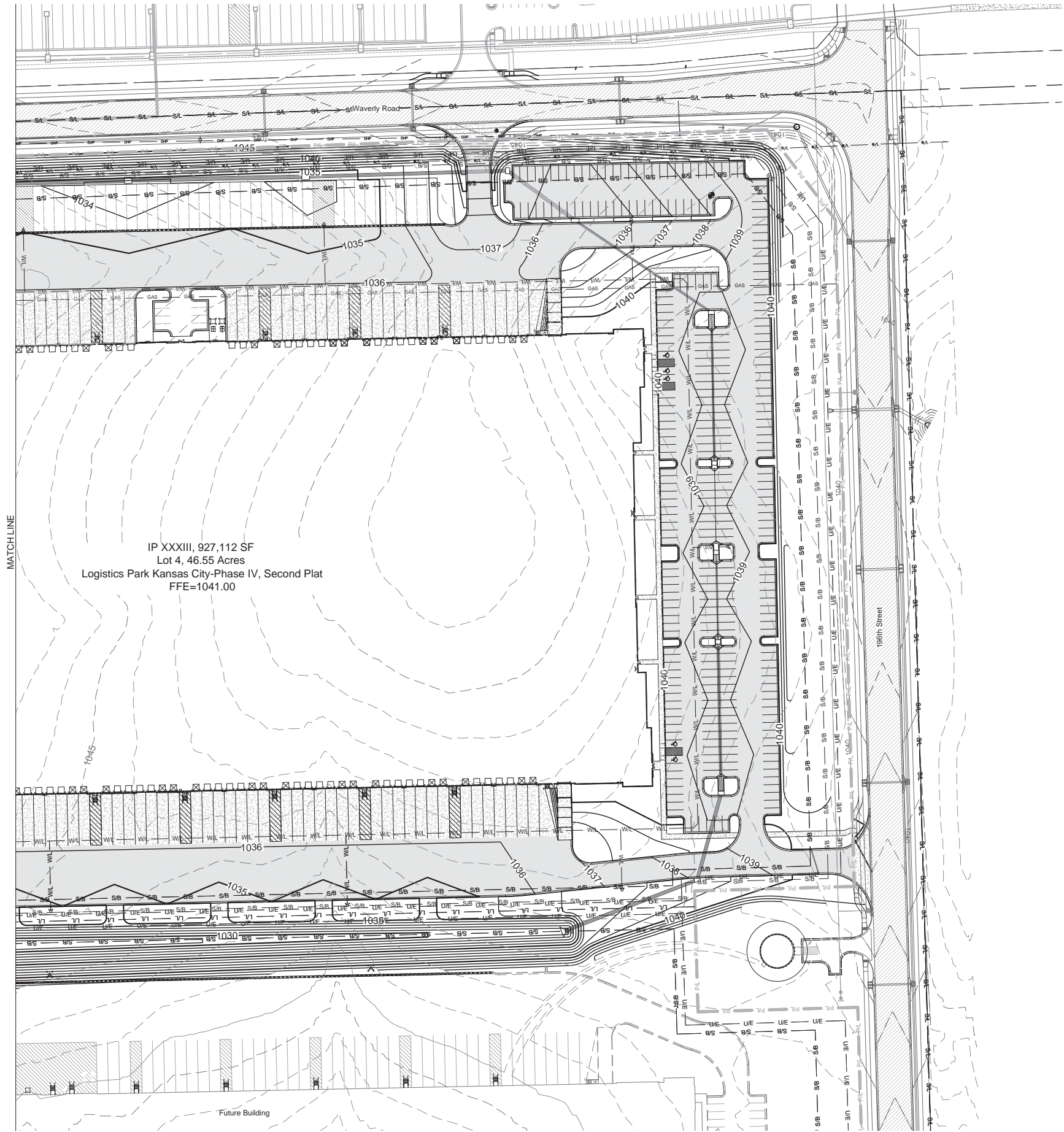
Sheet
C04



- GRADING NOTES**
1. All construction shall conform to the City of Edgerton's minimum design standards.
 2. Spot Grades shown herein shall govern over finished grades.
 3. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
 4. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
 5. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
 6. The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
 7. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
 8. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
 9. All work shall be confined within easements and/or construction limits as shown on the plans.
 10. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
 11. All National Pollution Discharge Elimination System(NPDES) standards shall be met.
 12. Public and Private utility facilities shall be moved or adjusted as necessary by the owners to fit the new construction unless otherwise noted on the plans. The Contractor is responsible for the cost of utility relocations unless otherwise indicated on the plans.



Fig. 21, 2016.2.16.09
S:\Projects\16-0112 Inland Port\16-0112 Inland Port\16-0112 Inland Port.dwg



- GRADING NOTES**
- All construction shall conform to the City of Edgerton's minimum design standards.
 - Spot Grades shown herein shall govern over finished grades.
 - All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
 - The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
 - The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
 - The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
 - The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
 - Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
 - All work shall be confined within easements and/or construction limits as shown on the plans.
 - Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
 - All National Pollution Discharge Elimination System (NPDES) standards shall be met.
 - Public and Private utility facilities shall be moved or adjusted as necessary by the owners to fit the new construction unless otherwise noted on the plans. The Contractor is responsible for the cost of utility relocations unless otherwise indicated on the plans.



816.800.0950
5015 NW CANAL STREET, SUITE 100
OVERLAND PARK, MISSOURI 64150
WWW.RIC-CONSULT.COM

MISSOURI CERTIFICATE OF AUTHORITY NO. 2010032430

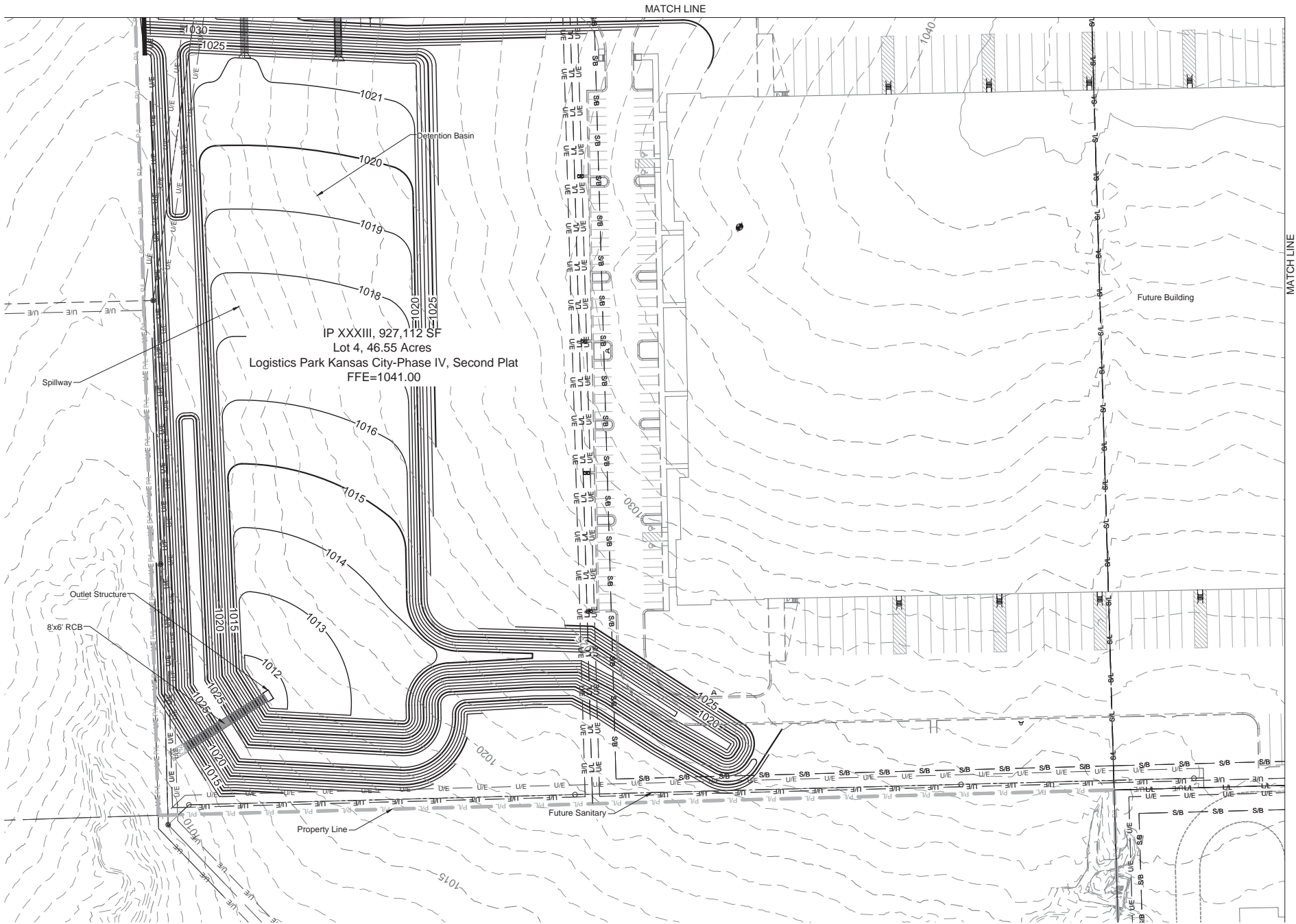
Grading Plan South

Final Development Plans

16-0112
Inland Port XXXIII

Sheet
C07

Fig. 21, 2016-2-28.mxd
C:\Users\jldavis\OneDrive\Documents\16-0112 Inland Port\16-0112 Inland Port.dwg



GRADING NOTES

1. All construction shall conform to the City of Edgerton's minimum design standards.
2. Spot Grades shown herein shall govern over finished grades.
3. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
4. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
5. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
6. The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
7. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
8. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
9. All work shall be confined within easements and/or construction limits as shown on the plans.
10. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
11. All National Pollution Discharge Elimination System (NPDES) standards shall be met.
12. Public and Private utility facilities shall be moved or adjusted as necessary by the owners to fit the new construction unless otherwise noted on the plans. The Contractor is responsible for the cost of utility relocations unless otherwise indicated on the plans.



5015 NW CANAL STREET, SUITE 100
OVERLAND PARK, MISSOURI 64150

816.800.0950
WWW.RIC-CONSULT.COM

MISSOURI CERTIFICATE OF AUTHORITY NO. 2010032430

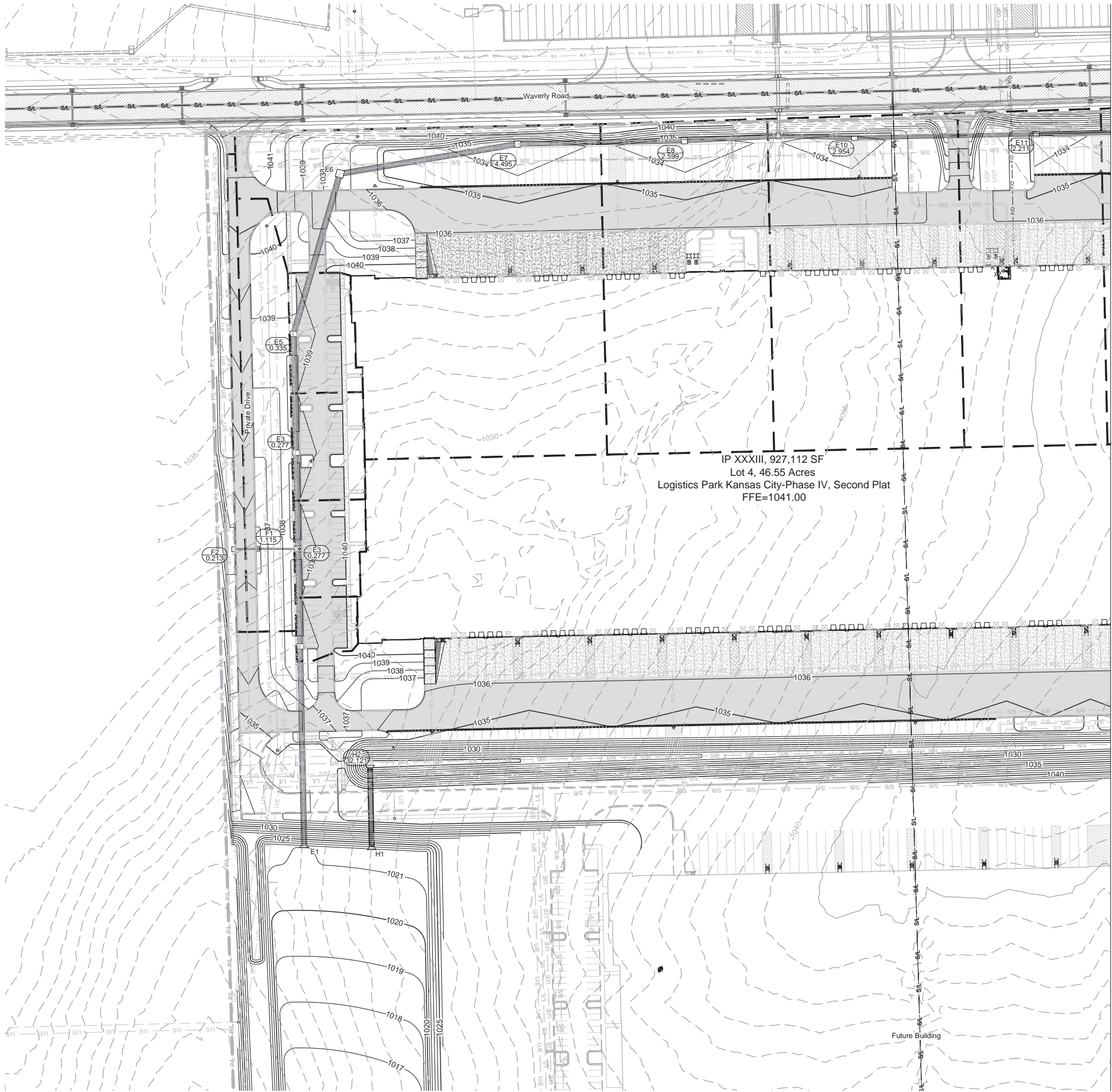
Grading Plan West

Final Development Plans

16-0112
Inland Port XXXIII

Sheet
C08

Fig. 21, 20162.dwg
16-0112 Northport Inland Port 32 Harmon(Dwg)16-0112 E10.dwg



Legend:

	A0-Structure Label
	3.00-Area to Structure (Ac.)



5015 NW CANAL STREET, SUITE 100
OVERLAND PARK, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM

NO.	BY	DATE	REVISION
1	JWD	02/23/16	ORIGINAL SUBMITTAL

Storm Drainage Map
North

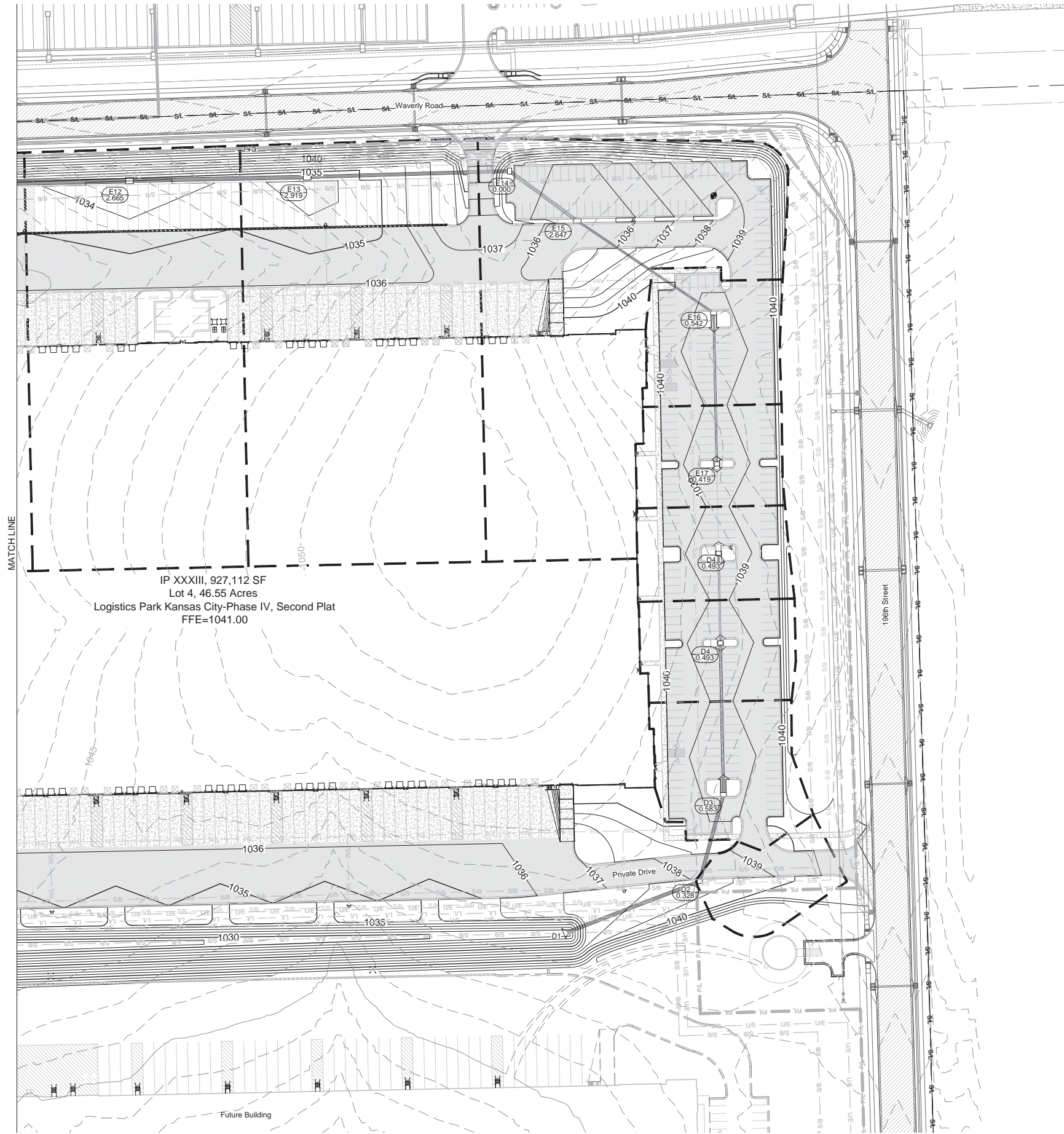
Final Development Plans

16-0112
Inland Port XXXIII

Sheet
C09

MISSOURI CERTIFICATE OF AUTHORITY NO. 2010033430

Fig. 21, 2016.2.27.m
16-0112-001-01-12 Northeast Inland Port 12 Harmon(Dwg) 16.01.12 E17Pa.dwg



Legend:
A0
3.00
A0-Structure Label
3.00-Area to Structure (Ac.)



5015 NW CANAL STREET, SUITE 100
OVERLAND PARK, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM

MISSOURI CERTIFICATE OF AUTHORITY NO. 2010033430

NO.	BY	DATE
1	JWD	02/23/16

ORIGINAL SUBMITTAL
REVISION

Storm Drainage Map
South

Final Development Plans

16-0112
Inland Port XXXIII

Sheet
C10



**Renaissance
Infrastructure
Consulting**

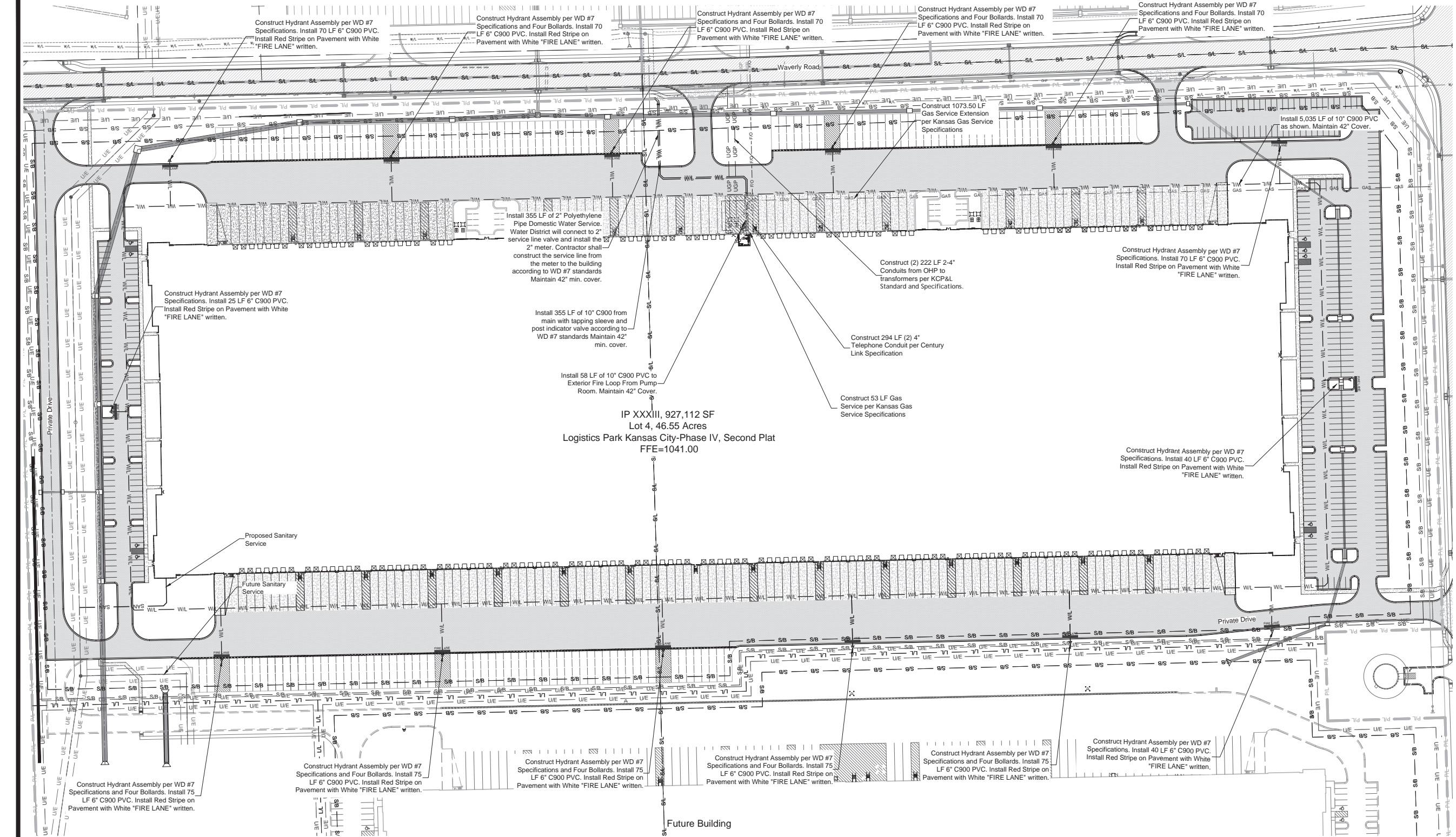
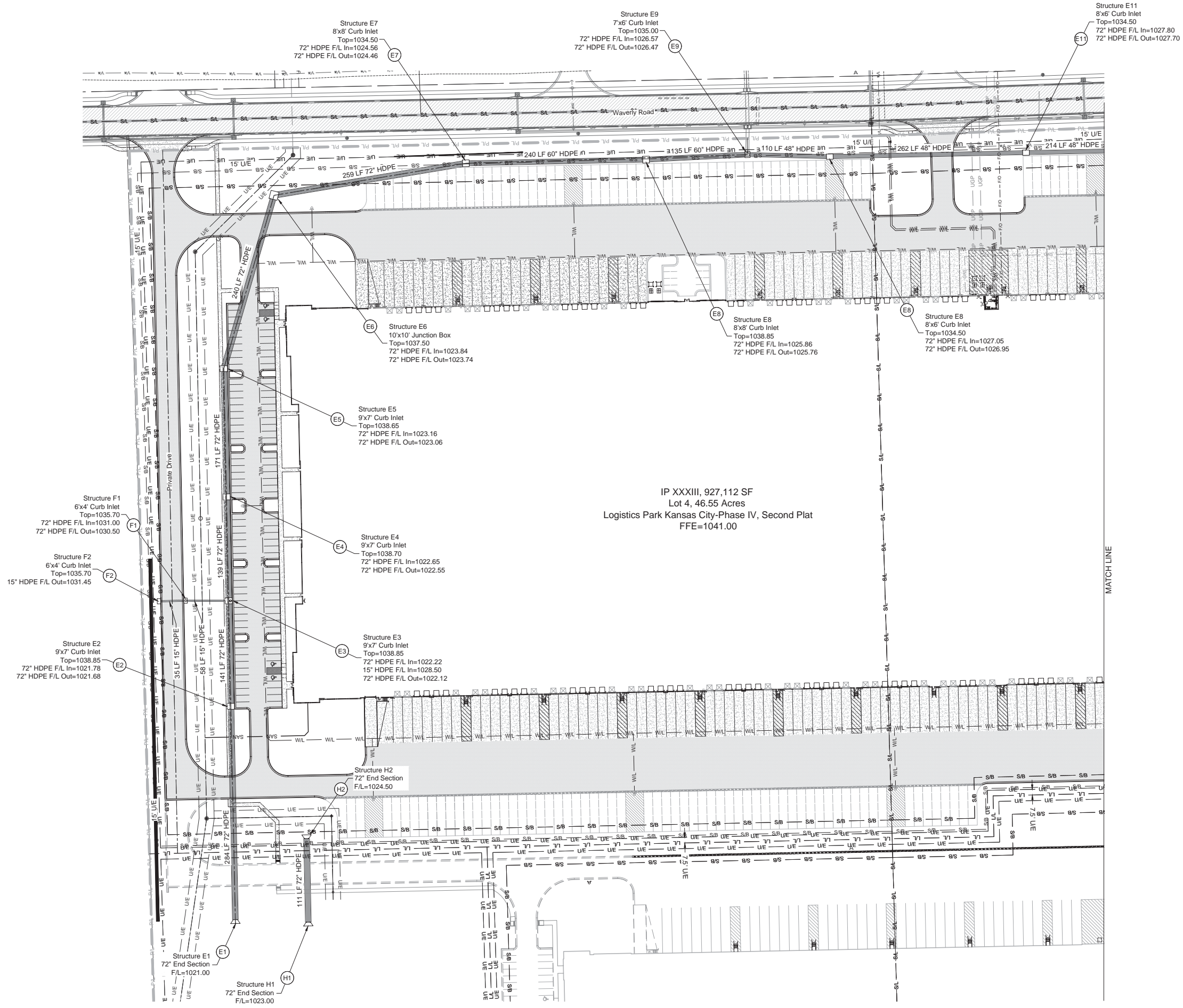


Fig. 21, 2016.2.28.mxd
C:\Users\jgallagher\OneDrive\Documents\Inland Port\22_Highway\Draw\16-0112_E17.dwg



5015 NW CANAL STREET, SUITE 100
OVERLAND PARK, MISSOURI 66150
816.800.0950
WWW.RIC-CONSULT.COM

MISSOURI CERTIFICATE OF AUTHORITY NO. 2010032430

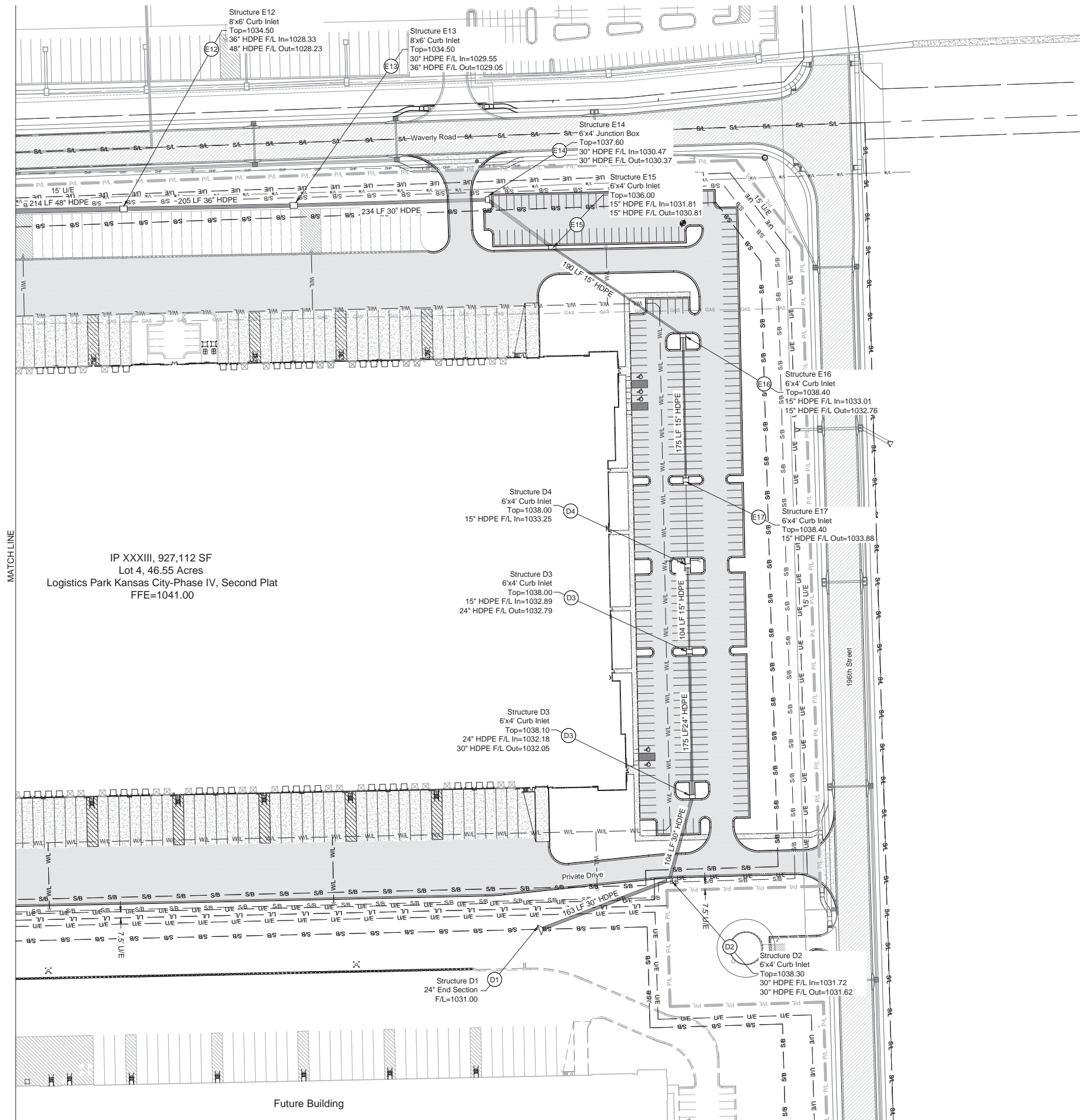
Preliminary Storm Plan
North

Final Development Plans
16-0112
Inland Port XXXIII

Sheet
C13

NO.	BY	DATE	DESCRIPTION
1	JWG	02/23/16	ORIGINAL SUBMITTAL

Fig. 21, 2016-2-28.mxd
16-0112 Inland Port XXXIII, 12' Stormwater Management Plan (16-0112-12) (16-0112-12) (16-0112-12)



5015 NW CANAL STREET, SUITE 100
OVERLAND PARK, MISSOURI 66204
816.800.0950
WWW.RIC-CONSULT.COM

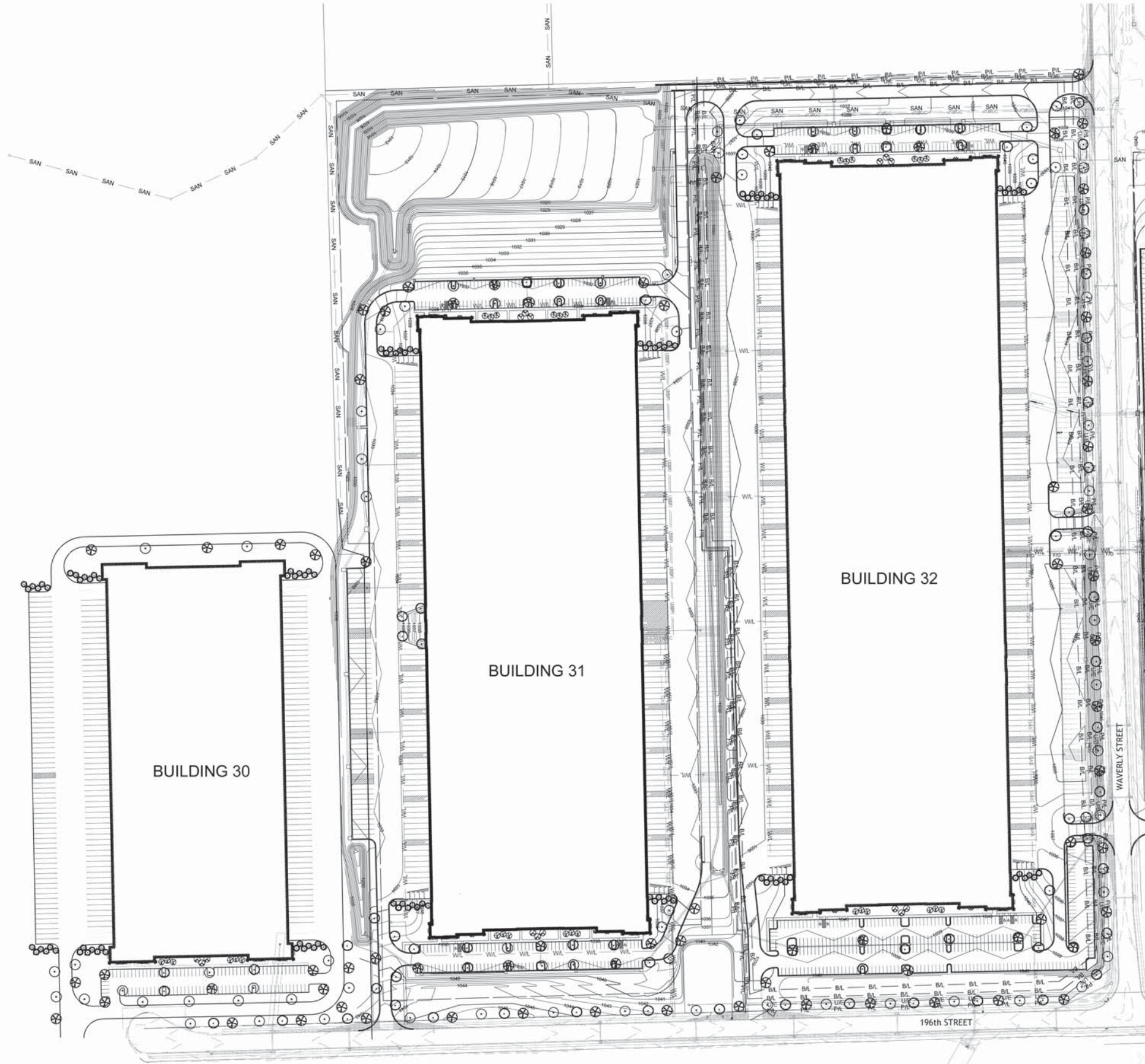
MISSOURI CERTIFICATE OF AUTHORITY NO. 2010033430

Preliminary Storm Plan
South

Final Development Plans

16-0112
Inland Port XXXIII

Sheet
C14



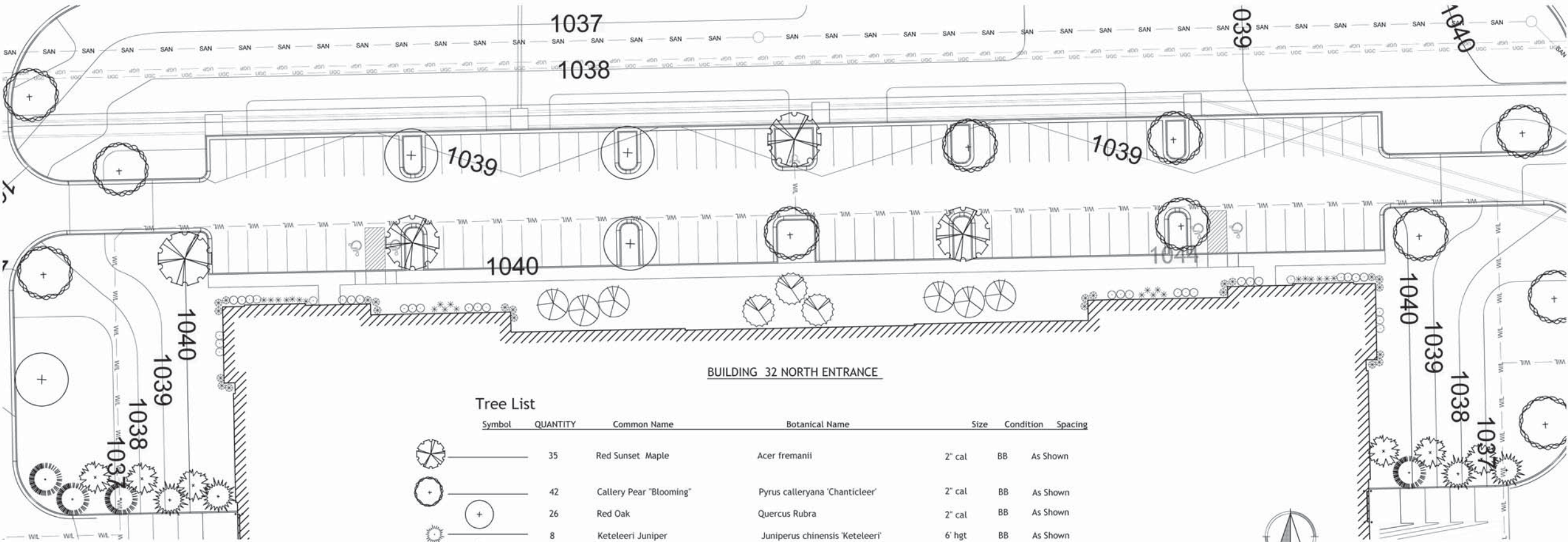
5500 CANAL STREET, SUITE 100
EVANSTON, ILLINOIS 60201
913.317.9500
WWW.RIC-CONSULT.COM

Overall Landscape Plan

Final Development Plans

16-0112
Inland Port XXXII

Sheet
L1



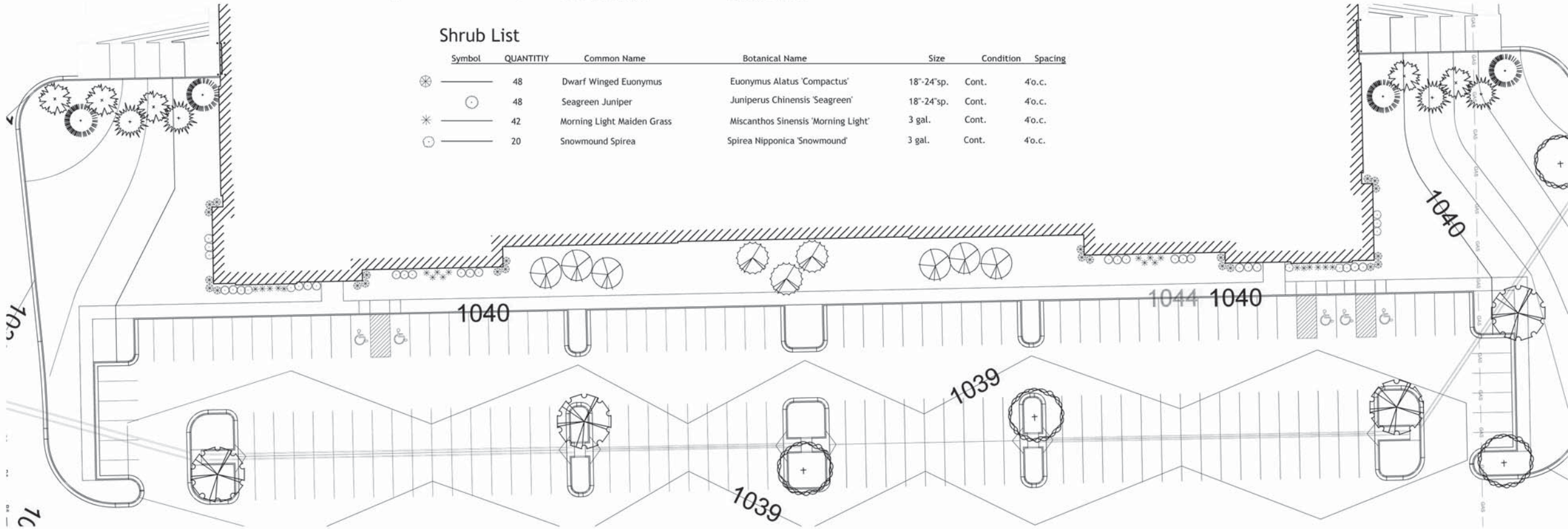
BUILDING 32 NORTH ENTRANCE

Tree List

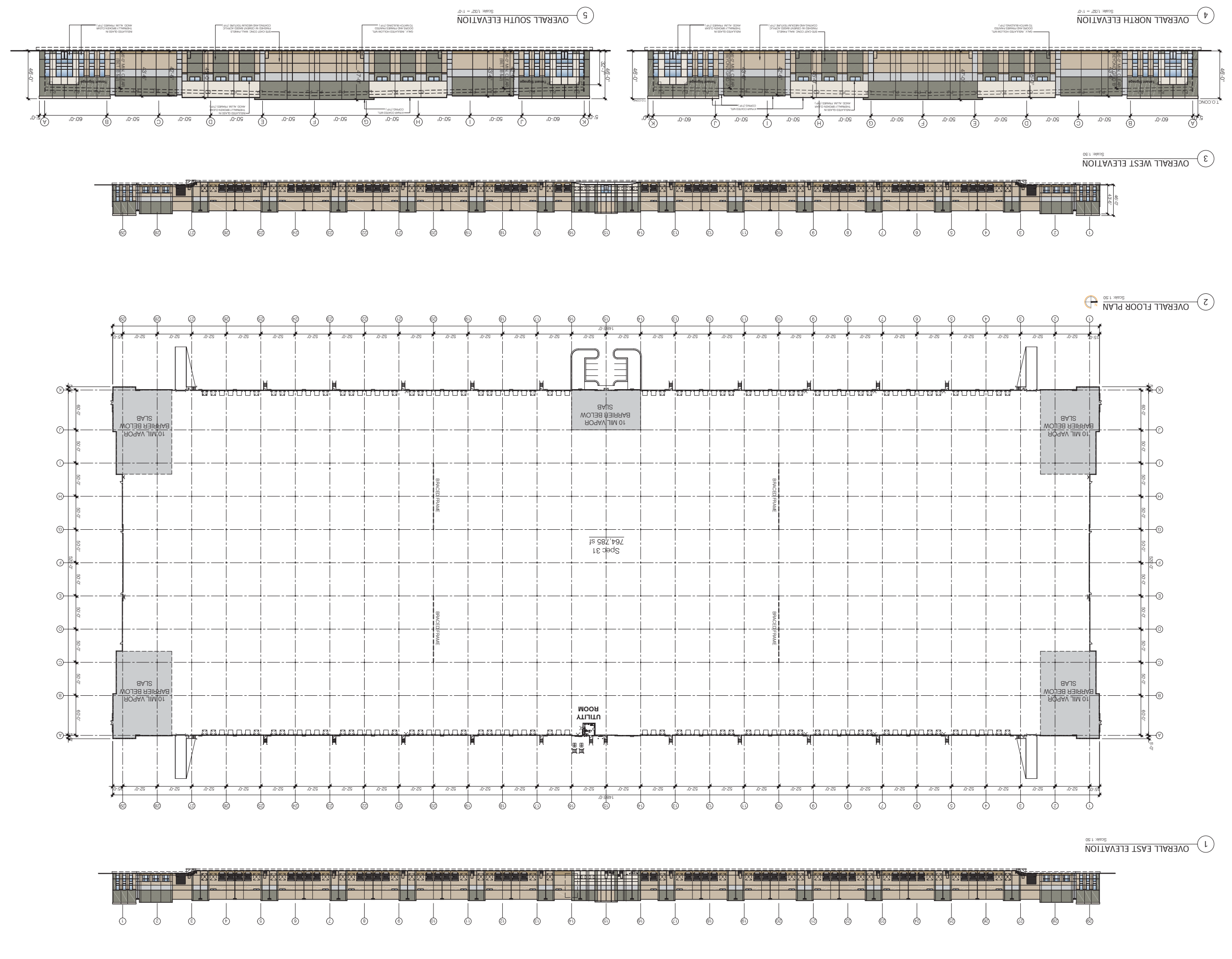
Symbol	QUANTITY	Common Name	Botanical Name	Size	Condition	Spacing
	35	Red Sunset Maple	Acer fremanii	2" cal	BB	As Shown
	42	Callery Pear "Blooming"	Pyrus calleryana 'Chanticleer'	2" cal	BB	As Shown
	26	Red Oak	Quercus Rubra	2" cal	BB	As Shown
	8	Keteleeri Juniper	Juniperus chinensis 'Keteleeri'	6' hgt	BB	As Shown
	11	Blue Spruce	Picea Pungens	6' hgt	BB	As Shown
	8	Eastern Red Cedar	Juniperus virginiana	6' hgt	BB	As Shown
	12	Regal Prince Columnar English Oak	Quercus x warei 'Long'	1 1/2" cal	BB	As Shown
	6	Prairiefire Crabapple	Malus Sp. 'Priariefire'	1 1/2" cal	BB	As Shown

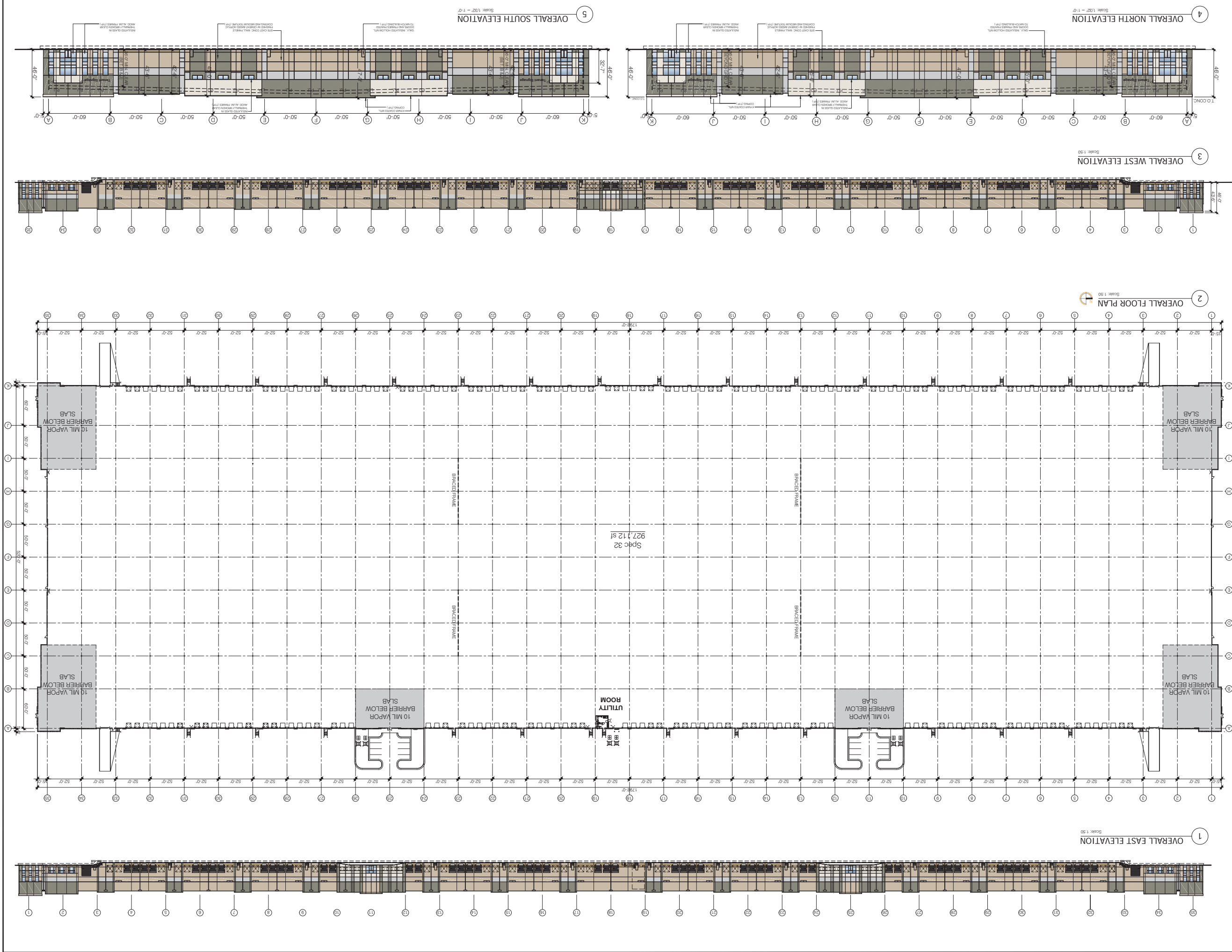
Shrub List

Symbol	QUANTITY	Common Name	Botanical Name	Size	Condition	Spacing
	48	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	48	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	42	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	4'o.c.
	20	Snowmound Spirea	Spirea Nipponica 'Snowmound'	3 gal.	Cont.	4'o.c.



BUILDING 32 SOUTH ENTRANCE





Project No. 2016-05

Date: 02/23/2016

Issued For: Final Development Plan

Revisions:

No. Date Description

1916 S. Wrenly Road • Edgemoor, KS

Inland Port 32

KANSAS CITY

Logistics Park

NorthPoint

DEVELOPMENT

OVERALL FLOOR PLAN

A1.32

5015 NW Central Drive | Suite 200 | Overland Park, MO 66150

816 | 888 | 7380

NorthPoint Architecture, LLC

Kansas Certificate of Authorization No. A-1099

Civil, Mechanical, Electrical, Plumbing, Structural, Foundations, Landscape, Infrastructure Consulting

