

EDGERTON PLANNING COMMISSION AGENDA  
REGULAR SESSION  
Edgerton City Hall  
June 14, 2016  
7:00 PM

1. Call meeting to order
2. Pledge of Allegiance
3. Roll Call
  - A. Members:

Chuck Davis, Chair	Present / Absent
Ron Conus, Vice-Chair	Present / Absent
Bob O'Neill	Present/ Absent
Maria O'Neill	Present/Absent
Andrea Lucero	Present/ Absent
Elliot Lahn	Present/Absent
Leslie Hardin	Present/Absent
Desiree Goans	Present/ Absent
4. Minutes
  - A. Consideration of Regular Session Minutes of May 10, 2016
5. Guests Present
6. Communications from Staff
7. Election of Officers for 2016-2017
8. New Business
  - PUBLIC HEARING – REZONING ZA2016-01**
  - A.. Consideration of opening a public hearing in regards to Rezoning Application, ZA2016-01, requesting a change in zoning from City of Edgerton A-G to City of Edgerton LP for property located west of Waverly Road, north of Burlington Northern Santa Fe Railroad (Rail Serve) within the southeast quarter of Section 27, Township 14 South, Range 22 East containing approximately 61.996 acres, more or less. Owner/Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.  
  
Action requested: Open the public hearing, receive comments, and consider motion to close or table the hearing. Consider motion to recommend approval or denial of request to the Edgerton City Council.

**PUBLIC HEARING – PRELIMINARY PLAT PP2016-01**

- B. Consideration of opening a public hearing in regards to Preliminary Plat Application, PP2016-01, requesting approval of a preliminary plat for Logistics Park Kansas City Phase V located west of Waverly Road, north of Burlington Northern Santa Fe Railroad (Rail Serve) within the southeast quarter of Section 27, Township 14 South, Range 22 East containing approximately 61.996 acres, more or less. Owner/Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Action requested: Open the public hearing, receive comments, and consider motion to close or table the hearing. Consider motion to approve, deny, or table the preliminary plat.

**PUBLIC HEARING – PRELIMINARY SITE PLAN PS2016-01**

- C. Consideration of opening a public hearing in regards to Preliminary Site Plan Application, PS2016-01, requesting approval of a preliminary site plan for Logistics Park Kansas City Phase V located west of Waverly Road, north of Burlington Northern Santa Fe Railroad (Rail Serve) within the southeast quarter of Section 27, Township 14 South, Range 22 East containing approximately 61.996 acres, more or less. Owner/Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Action requested: Open the public hearing, receive comments, and consider motion to close or table the hearing. Consider motion to approve, deny, or table the preliminary site plan.

**PUBLIC HEARING – REZONING ZA2016-02**

- D. Consideration of opening a public hearing in regards to Rezoning Application, ZA2016-02, requesting a change in zoning from City of Edgerton A-G to City of Edgerton LP for property located at the southeast corner of Waverly Road and 185<sup>th</sup> Street (IP VII), and in the northeast corner of Waverly Road and 185<sup>th</sup> Street (IP VIII) within the west half of the northwest quarter of Section 35, Township 14, Range 22 containing approximately 70.99 acres, more or less. Owner/Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Action requested: Open the public hearing, receive comments, and consider motion to close or table the hearing. Consider motion to recommend approval or denial of request to the Edgerton City Council.

**PUBLIC HEARING – PRELIMINARY PLAT PP2016-02**

- E. Consideration of opening a public hearing in regards to Preliminary Plat Application, PP2016-02, requesting approval of a preliminary plat for \_\_\_\_\_ located east of Waverly Road, south of 183<sup>rd</sup> Street, containing two (2) lots within the west half of the northwest quarter of Section 35, Township 14 South, Range 22 East containing approximately 70.99 acres, more or less. Owner/Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Action requested: Open the public hearing, receive comments, and consider motion to close or table the hearing. Consider motion to approve, deny, or table the preliminary plat.

**PUBLIC HEARING – PRELIMINARY SITE PLAN PS2016-02**

- F. Consideration of opening a public hearing in regards to Preliminary Site Plan Application, PS2016-02, requesting approval of a preliminary site plan for \_\_\_\_\_ located east of Waverly Road, south of 183<sup>rd</sup> Street, containing two (2) lots within the west half of the northwest quarter of Section 35, Township 14 South, Range 22 East containing approximately 70.99 acres, more or less. Owner/Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Action requested: Open the public hearing, receive comments, and consider motion to close or table the hearing. Consider motion to approve, deny, or table the preliminary site plan.

**AMENDED FINAL SITE PLAN – S-11-18-2013 APPROVAL 12/10/2013**

- G. Consideration of Amended Final Site Plan, FS2016-05, (J. B. Hunt Transport, Inc.) requesting approval of an amendment to approved Final Site Plan S-11-18-2013 on December 10, 2013, for property located at 30650 West 191<sup>st</sup> Street, in Section 35, Township 14, Range 22 located approximately .2 miles east of Waverly Road on the north side of 191<sup>st</sup> Street containing 20 acres more or less. Applicant: Derek Kenneman Engineer: Michael R. Osbourne, Kaw Valley Engineering.

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

**AMENDED FINAL SITE PLAN – FS2016-01 APPROVAL 03/08/2016**

- H. Consideration of an amended Final Site Plan, FS2016-01, requesting approval of an amended final site plan for Lot 4, Logistics Park Kansas City Southeast, 2<sup>nd</sup> Plat (IP XIV), located at 19451 Waverly Road, containing approximately 51.059 acres. Applicant: John Thomas, Northpoint Development. Engineer: Mick Slutter, Renaissance Infrastructure Consulting.

Action requested: Consider motion to approve, deny, or table.

**TEMPORARY CONSTRUCTION ACTIVITIES – Inland Port XII**

- I. Consideration of a request for temporary construction activities consisting of placement of a portable restroom trailer to be located at 30801 W 191<sup>st</sup> Street, on behalf of tenant's needs. Applicant: NorthPoint Development, John Thomas.

Action requested: Consider motion to approve, deny or table the request for placement of temporary construction activities.

9. Old Business

**PUBLIC HEARING- Cont'd – UNIFIED DEVELOPMENT CODE AMENDMENT**

- A. Consideration of a continued public hearing in regards to UDCA-01, Unified Development Code Amendment 01, pertaining to Article 3 in regards to use of acceptable building materials and accessory structures. Applicant: City of Edgerton.

Action requested: Consider continued hearing and consider motion to close or continue hearing.

**PUBLIC HEARING- Cont'd - UNIFIED DEVELOPMENT CODE AMENDMENT**

- B. Consideration of a continued public hearing in regards to UDCA-02, Unified Development Code Amendment 02, pertaining to fencing standards, setback, and bulk and yard requirements. Applicant: City of Edgerton.

Action requested: Consider continued hearing and consider motion close or continue hearing.

10. Future Meeting – Regular meeting – July12, 2016
11. Commissioners Comments
12. Adjournment:



EDGERTON COMMUNITY BUILDING  
PLANNING COMMISSION MEETING

Special Session

May 10, 2016

Minutes

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

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were: Commissioners Chuck Davis, Ron Conus, Bob O'Neill, Maria O'Neill, Elliot Lahn, Leslie Hardin, and Desiree' Goans. Absent was: Commissioner Andrea Lucero. Also present were Community Development Director Kenneth Cook and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

**MINUTES – April 19, 2016**

Approval of the minutes from the special session of April 19, 2016 was considered.

Motion by M. O'Neill, seconded by B. O'Neill, to approve the minutes as presented. Motion was approved, 7-0.

**GUESTS**

Guests attending were: John Thomas, Northpoint – LPKC, and Charlie Troutner, Edgerton City Council.

Mr. Thomas overviewed a revised project board of the Logistics Park Kansas City and distributed laminated sheets of the site to all.

**COMMUNICATIONS FROM STAFF**

Kenneth Cook, Community Development Director, informed the Commissioners of the open house for the Park Master Plan which was on May 9, 2016. He noted on the city's website is a link to the survey regarding this matter and encouraged all to complete. He stated the information will be used to create a plan for inclusion in capital improvement projects.

Mr. Cook briefly discussed the Johnson County Big Bull Creek Park improvement plans, as currently known.

Mr. Cook addressed the discussion from the April, 2016 session regarding a tour of the Logistics Park Kansas City site. He noted there will be a number of cases on the agenda for June 14, 2016. A discussion which included possible change of date for the tour, then convene a work session ensued.

John Thomas, North Point, offered suggestions for a shorter tour to begin at 5:00 to 5:30 p.m. to be back in time for the June 14 meeting. It was decided to have an evening meal at Edgerton City Hall at 5:00 p.m, then a short tour of the area and a few buildings, then back for the regular session.

**FINAL SITE PLAN – AMENDMENT OF APRIL 19, 2016**

An application for Amended Final Site Plan, FS2016-04, requesting approval of an amended final site plan for Logistics Park Kansas City Phase IV, Second Plat, Lot 1 (IP XXXI) located 2000 feet west of 196<sup>th</sup> and Waverly Road (31800 W. 196<sup>th</sup> Street), on a tract of land consisting of one (1) lot, containing approximately 21.781 acres, was considered. Applicant: John Thomas, Edgerton Land Holding Company. Engineer: Mick Slutter, Renaissance Infrastructure Consulting.

The Community Development Director overviewed the location and request. He informed the Commissioners the tenant indicated they were looking at some internal changes, and may not need the employee entrance, but that also the plans are going back and forth.

The discussion also centered on the requested changes which include showing a sidewalk along the east side of the building for pedestrian access to a northern tenant. Also amended were elevations of the buildings including addition of doors and windows on south elevation and lowering of building from 36' clear height to 32' clear height. It was noted this Alternative Landscape Plan is submitted to address the unique conditions on the site. Other changes include the fencing and additional landscaping.

Mr. Cook read from the Unified Development Code regarding fencing materials. He displayed a piece of the proposed fencing material consisting of 1" linked vinyl coated material along with screening fabric.

Mr. Lahn stated he does not have major concerns with the fencing on these large building/industrial sites because mostly the sites are viewed by employees and others within the area.

Mr. Cook stated there are some industrial uses, but also noted a few of the buildings are headquarters for the companies. He added there may be more in the future.

Mr. Cook also noted looking at these changes, since they have been initiated by some previous tenants, within the Unified Development Code update. He stated this potential code change would be based on knowledge gained since the original approval.

Mr. Cook recommended approval of the applicant's request.

Motion by B. O'Neill, seconded by Conus, to approve the amended final site plan subject to the following stipulations: 1.) All Site Plan requirements of the City shall be met as noted, particularly including: a.) submittal of photometric lighting plan for Inland Port XXXI 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. All 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; and 4.) Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking area, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable

obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein. Motion was approved, 7-0.

#### **FINAL SITE PLAN – AMENDMENT OF JUNE 9, 2015**

Amended Final Site Plan, FS2015-002, requesting approval for an amended final site plan for Inland Port V located in the northwest corner of 191<sup>st</sup> and Waverly Road, (31201 W. 187<sup>th</sup>) on a tract of land consisting of two (2) lots, containing approximately 43.076 acres, more or less, was considered. Applicant: John Thomas, ELHC V, LLC. Engineer: Chip Corcoran, R-I-C.

The Community Development Director spoke about the need to change plans as tenants fill the speculative buildings. He noted this tenant needs more outdoor storage as opposed to larger parking facility, adding this tenant will have a low employee count. He informed the Commissioners the tenant desires to use some of the employee parking for outside storage and redesign some of the entrances. The requested proposal is to allow for the placement of a rollup door between the building and outdoor storage. The tenant indicated preference for the office and main entrance to be located in the middle of the east side of the facility, which would expand the parking area from the original request. Mr. Cook additionally noted the Alternate Landscape Plan is submitted to work with the unique conditions of the site. He noted the updated plan includes fencing and screening materials which will be used around the storage areas and provides for additional landscape materials to be placed adjacent to the fence. He noted landscaping north of the structure is limited because of the transmission lines which will not allow the height for regular street trees. The UDC district regulations were reviewed which allows this request with the enhanced screening and paved or hard surfaces for the storage. Mr. Cook indicated 187<sup>th</sup> Street acts as a local road. He also spoke about the request for fencing 8' high with 1" vinyl chain link, covered with netting.

The applicant spoke about the needs of the proposed tenant and the location of the proposed outdoor storage which measures approximately 9% with an allowance under the UDC of 20% and reviewed screening and landscaping/netting along Waverly Road. He noted the surface will be paved as a parking lot which could be repurposed for future tenants, if needed.

Commissioner Conus requested to hear the UDC section regarding the storage requirements within the Logistics Park zoning. Mr. Cook overviewed the section and also spoke about the landscaping and screening request. He stated height limitations noted by the Planning Commission could be forwarded to the proposed tenant.

Commissioner Lahn stated the height limitations could be added as a stipulation.

It was suggested that the UDC Article 5, Section 5.2 H (District Regulations), items 2 and 3 be addressed in the UDC regulation update.

Motion by Lahn, seconded by Goans, to approve amended final site plan FS2015-002 with the following stipulations: 1.) All Site Plan requirements of the City shall be met as noted, particularly including: 2.) submittal of photometric lighting plan for Inland Port V 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.) The City will not require at time of site plan approval of the construction of sidewalks along 191<sup>st</sup> Street adjacent to the subject property. Prior to obtaining a building permit, the property owner will execute the necessary agreement to waive and relinquish any right he/she may have under K.S.A. 12-6a06 to protest the formation of a benefit district to pay for the construction of those sidewalks and street improvements adjacent to the above described property for a period of thirty (30) years, and that such agreement is intended to be a covenant running with the land for said period of time; 5.) Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easement, road and other city requirement (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; and 5.) Limitation of tree heights to accommodate the overhead power lines in regards to vertical restrictions of the KCP&L easement.

Mr. Cook noted he would add the height limitations on the front sheet to address this request.

The vote on the motion: YEA: Davis, B.O'Neill, M. O'Neill, Lahn, Hardin, and Goans. NAY: Conus. Motion was approved, 6-1.

#### **PUBLIC HEARING –cont'd – UNIFIED DEVELOPMENT CODE AMENDMENT**

The continued hearing in regards to UDCA-01, Unified Development Code Amendment 01, pertaining to Article 3 in regards to use of acceptable building materials and accessory structures was considered. Applicant: City of Edgerton.

Planning Commissioner Chair Davis opened the hearing.

Mr. Cook informed the Commissioners the City entered into an agreement with Shaffer, Kline & Warren (SKW) to work with staff and help with reviews and inspections of development projects. He also overviewed potential uses of SKW for review of the LP District under the UDC zoning as well as commercial development. He added the entity may also review and work on the Comprehensive Plan.

Commissioner Hardin left the meeting at 9:01 p.m.

Mr. Cook noted he submitted this matter to the City Attorney for comments and has reviewed other communities and the state statute. He mentioned updated language should be addressed that reflects "accessory structures," rather than principle structure. He added the Board of Zoning Appeals should decide any exceptions; this is also being reviewed.

Commissioner M. O'Neill asked if existing structures would be grandfathered. Mr. Cook addressed and noted some allowances are already in place. Mr. Cook and the Planning Commission also reviewed the differences between exceptions and variances.

Mr. Conus asked if this would still have an appeal process. Mr. Cook indicated yes.

Mr. Cook recommended the hearing be continued to wait on City Attorney assistance with verbiage and recommendations.

Motion by B. O'Neill, seconded by Goans, to continue the public hearing until June 14, 2016 at 7:00 p.m. Motion was approved, 6-0.

**PUBLIC HEARING – Cont'd – UNIFIED DEVELOPMENT CODE AMENDMENT**

The continued public hearing in regards to UDCA-02, Unified Development Code Amendment 02, pertaining to fencing standards, setback, and bulk and yard requirements was considered. Applicant: City of Edgerton.

Chair Davis opened the meeting.

Motion by Lahn, seconded by M.O'Neill, to continue the hearing until July 14, 2016 at 7:00 p.m. Motion was approved, 6-0.

**FUTURE MEETING – REGULAR MEETING June 14, 2016**

Mr. Cook reminded the Commissioners of the officer election for the next meeting. He also spoke about the potential change to term structure.

**ADJOURNMENT**

Motion by Goans, seconded by Lahn, to adjourn the meeting. Motion was approved, 6-0.

The meeting adjourned at 9:50 p.m.

Submitted by:

Debra S. Gragg  
Recording Officer



**EDGERTON**  
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## STAFF REPORT

June 6, 2016

To: Edgerton Planning Commission  
Fr: Kenneth Cook, AICP, CFM, Community Development Director/Zoning Administrator  
Re: Application ZA2016-01 for rezoning of approximately 62 acres located West of Waverly Rd, North of the Intermodal lead track & South of the Transcontinental Tracks

### APPLICATION INFORMATION

**Applicant/Property Owner:** John Thomas, Edgerton Land Holding Company

**Requested Action:** Rezoning from B-P, Business Park Zoning District, to L-P, Logistics Park Zoning District

**Legal Description:** Part of Section 27, Township 14 South, Range 22 East

**Site Address/Location:** West side of Waverly Road North of Intermodal Lead Tracks

**Existing Land Use:** Agriculture

**Existing Zoning and Uses:** B-P, Business Park District zoning

**Existing Improvements:** None

**Site Size:** Approximately 62 acres

**Reason for Rezoning Request:** The City Council originally approved the rezoning of this property to the B-P District in July of 2010. This original rezoning occurred on the same day that the L-P District was adopted by the City Council. The project that was originally being considered at this location was constructed on a different portion of the Logistics Park. The City of Edgerton is currently finishing the Waverly Road Design Build Project, which provides improved access to the Rail Served property located between the intermodal lead tracks and the transcontinental tracks. This project includes the construction of a three-lane road along Waverly Road and a grade separation at the intermodal lead tracks. NorthPoint is now ready to proceed forward with the development of this tract and is requesting the property to be rezoned to L-P, Logistics Park District. The L-P District is described as:

*The purpose of the Logistics Park, L-P District is to create a limited multimodal industrial zone that provides for a modern type of industrial uses or industrial park created to support activities related to trade and rail and other transport service. Limitations are placed on the uses in this district to significantly restrict the outside activities and outside storage of materials, noise, vibration, smoke, pollution, fire and explosive hazard, glare and other potentially adverse influences.*

*This zone is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and external effects such as excessive noise or odor should not extend beyond the property lines. Residential uses should be discouraged from locating near the L-P District to protect the industries from residential complaints.*

*Areas should not be zoned to the L-P District unless they are located adjacent or near to arterial thoroughfares capable of carrying commercial and truck traffic, as well as being located close to major truck routes. It is the general intent of this District to provide for a mutually beneficial, economically viable, well-planned development poised for long-term success including:*

- 1. To provide for the distribution of and appropriate relationships between various land uses and to minimize conflict between land uses;*
- 2. To describe desired future physical conditions within the L-P District;*
- 3. To manage growth in an orderly manner; and*
- 4. To serve as a basis for future development recommendations within the L-P District and set the precedent for sound planning and sustainable development practices throughout the L-P District area of influence.*

The applicant has submitted additional applications which involve the subject property and include: (1) Preliminary Plat (PP2016-01); and, (2) Preliminary Site Plan (FP2016-01).

The requested rezoning to the L-P District actually creates a new area of the L-P District as the adjoining BNSF Intermodal Facility, located to the South, and the additionally proposed rail served tracts to the West remain zoned A-G, Agricultural District. Property located to the East of the subject property is located within the City of Gardner's A, Agricultural District. The property located to the North, across the transcontinental tracks, remains under Johnson County's Jurisdiction and is zoned RUR, Rural District. While not adjacent to any other tracts of land currently zoned L-P, the subject property is a part of the original 1,500 acre master planned logistics park and intermodal facility. The Future Land Use Map for the City of Edgerton shows the use of this property as Business Park/Industrial. The Preferred Land Use Plan of the Southwest Area Plan shows the subject property being as Warehousing and Distribution.

### **Background Information**

The applicant for this project is Edgerton Land Holding Company (NorthPoint Development), BNSF's partner for developing warehousing. The property is located directly North of the BNSF Intermodal Facility. The subject property is located on the West side of Waverly Road directly to the North of the intermodal lead tracks and about 1,700 feet to the south of Highway 56. The property is entirely within the City of Edgerton and was previously Zoned B-P, Business Park District. The site has been used for agricultural purposes. Plans submitted as part of the other requests associated with this property show one large structure (625,000 square feet) being built on the area proposed to be rezoned. In discussions with the applicant, the subject structure is currently planned to be built in phases starting at the Eastern portion of the property and moving west.

The uses listed for the L-P, Logistics Park District (Section 5.2) in the City of Edgerton's Unified Development Code are as follows:

#### **L-P District – Permitted Uses.**

1. Building and construction contractor offices, including display areas.
2. Business and trade schools.
3. Commercial pick-up and delivery services.
4. Display or catalog showrooms.
5. Laboratories and research facilities.
6. Manufacturing, processing, fabrication or assembly of commodity - limited.
7. Motion picture production studios and stations.
8. Photographic processing facilities.
9. Printing and publishing.
10. Radio and television broadcasting stations.
11. Research establishments of industrial, medical or scientific nature.
12. Restaurants, including drive-up or drive-thru services.
13. Warehousing/Distribution centers, including trucking and courier services; public warehousing and storage; and motor freight transportation terminals and maintenance facilities.
14. Mailing, packaging, parcel service and storage.
15. Printing, communications, mail orders.
16. Sales outlets and wholesale trade.
17. Retail sales in conjunction with a manufacturing or fabrication use.
18. Health and hospital supplies; office supplies.
19. Copy, printing and duplication services.
20. Internet service providers.
21. Sale, servicing, and repair of electrical and other electronic devices.
22. Government facilities.
23. Retail and wholesale of furniture and home furnishings, carpet, paint and wallpaper, and plumbing and lighting fixtures.
24. Sales and installation of cellular phones, stereos, radios and similar electronic equipment for vehicles.
25. Veterinary hospitals and clinics.
26. Accessory uses.
27. Agricultural.
28. Auto and truck motor fuel facilities and repair.
29. Auto and truck washing.
30. Recreational vehicle sales and service.
31. Towing and impound yard.
32. Trailer or truck sales and rental.
33. Building materials yard and lumber yard.
34. Mini-Warehouse and self storage.
35. Recycling collection center.
36. Similar uses.

#### **L-P Districted – Conditional Uses.**

1. Communication transmission towers over sixty (60) feet, subject to the provisions in Article 7.
2. Truck stops with fuel and accessory services;
3. Private or public owned playgrounds, playfields, and recreational facilities (e.g. public or private golf courses, tennis or other courts, and swimming pools) open for public or commercial use;
4. Auditoriums, convention centers, and conference facilities
5. Colleges and universities.
6. Transportation storage and trucking yards.
7. Cargo container storage, repair or maintenance.

#### **Infrastructure and Services:**

1. Waverly Road has recently been upgraded to be a three-lane concrete road. This project has also included a grade separated crossing of the intermodal lead tracks that go into the BNSF facility. The new road is expected to open over the coming weeks.
2. The property is located within the Big Bull Creek watershed, which flows south from 167th Street to the southern edge of the county at Homestead Lane. A stormwater plan should be submitted to the City Engineer prior to development of the property.
3. While the subject property is not currently located within a Special Flood Hazard Area the current FIRM Panel does show portions of the property as located within Zone X, 1% Future Conditions.
4. The property does not currently have sanitary sewer service. The City is currently working with NorthPoint on the Development of a Sewer Master Plan for the development of the sewer system for the Logistics Park and surrounding area.

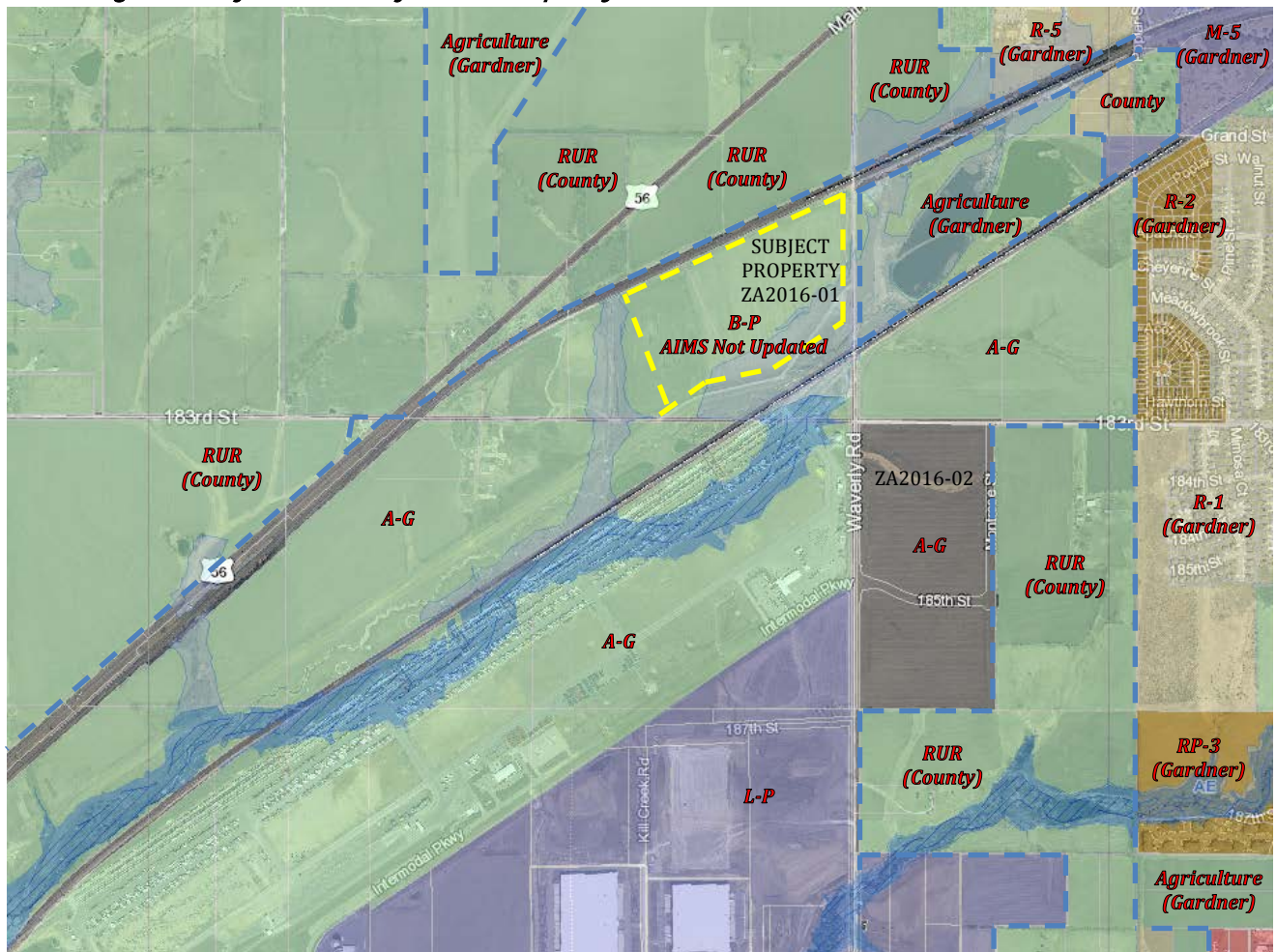


5. The property is located within the service area of Rural Water District No. 7. A 12-inch water main appears to currently extend to near 183<sup>rd</sup> Street along Waverly Road.
6. Police protection is provided by the Johnson County Sheriff's Department under contract with the City of Edgerton. Fire protection is provided by Johnson County Rural Fire District No. 1. A fire station is located in the City of Edgerton, approximately 4.5 miles to the west with another fire station being located with the City of Gardner approximately 1.5 miles to the East.

### Property Zoning History

The subject property was annexed into the City of Edgerton as part of the original BNSF/LPKC project. Prior to annexation, the property was zoned RUR, Rural District. The property was rezoned to B-P District in July of 2010. The following map shows the Zoning of the surrounding area. Please note that not all of the Zoning District boundaries have been updated by Johnson County and staff has highlighted areas that don't currently match the AIMS data. Some properties that are located within the City of Gardner are also located in the Eastern portion of the map.

### Zoning on Subject and Adjacent Property



## Staff Analysis

Staff has reviewed this rezoning application with respect to the Edgerton Unified Development Code, the laws in 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. The subject property has B-P, Business Park Zoning, which allows for a mix of office, research, wholesaling, light industrial and limited ancillary retail and service uses. The anticipated use of the property is industrial. The L-P Zoning District is compatible with these uses.
2. Magnitude of the Change. The existing zoning allows for very similar types of uses as compared to the L-P District. The property is currently being used for agricultural purposes. The magnitude of change is considered to be a very small change.
3. Whether or not the change will bring harm to established property rights. It is not anticipated that any harm will occur to any established property rights as the property is located adjacent to the BNSF intermodal facility and between the transcontinental and intermodal lead tracks. Separate Site Plan review and approval will be required before building permits can be issued. Part of a Site Plan review will include attention to buffering and setbacks, stormwater management and possibly transition of uses between adjoining uses and any proposed commercial use. This Site Plan review will help mitigate impact that might occur to adjacent properties.
4. Effective use of Land. Industrial development at this location is an effective and efficient use of the property. The City recently constructed a grade separation for Waverly Road in order to provide better access to this site and to allow for this type of development to occur. The proposal for this property includes the construction of a rail spur to provide better rail access to the building and the properties location adjacent to the intermodal lead tracks and the BNSF intermodal facility make this property a prime location for this type of development.
5. The extent to which there is a need in the community for the uses allowed in the proposed zoning. The L-P District will provide additional area for the development of warehouse or other types of uses allowed in this district that desire to be located in the vicinity of the BNSF Intermodal Facility.
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. The immediate area is in transition from rural to industrial, with the property being located between the intermodal lead tracks and the transcontinental tracks. While the property located to the South is officially zoned Agricultural, the use of the property is for BNSF's intermodal facility. The property located to the East are the KCP&L wetlands and are located within the City of Gardner. Properties located to the North are currently located in the unincorporated county and are in the Rural District. The remainder of the property located between the tracks to the West of the subject property is currently being used for agricultural purposes but is anticipated to also be developed for industrial use.
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 and use of nearby

properties as they are currently zoned for some type of agricultural use but are anticipated to be developed for industrial or commercial purposes. Prior to the issuance of any building permit the property will be required to go through the Site Plan review process. This process will allow the Planning Commission to take into consideration possible impacts to adjacent properties and ways that these can be mitigated.

8. Suitability of the uses to which the property has been restricted under its existing zoning. The existing zoning is also considered to be an Industrial Use by the Unified Development Code and would not be considered a substantial change from what is currently permitted. The comprehensive plan also shows that this property is anticipated for industrial use. The best use of this property is for business park or other industrial uses.
9. Length of time the subject property has remained vacant under the current zoning designation. The property has only been used for agricultural purposes and has never been developed for other uses.
10. The extent to which the zoning amendment may detrimentally affect nearby property. While it is anticipated that the development of this site for industrial purposes will cause additional traffic and noise, it is not anticipated that there will be any significant detrimental effects to nearby properties as this area will continue to transition to industrial uses. The Site Plan review process will allow the Planning Commission to look at any possible impacts and place requirements (such as buffering, setbacks and stormwater management) on how the site may be developed in order to mitigate any detrimental effects.
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. Work is currently finishing on the design-build project for the improvement of Waverly Road. This project will provide access to this site with a three lane (continuous center turn lane) paved road. Utilities will be provided by the developer in conjunction with development of the property. Among other improvements, this will require the extension of sewer to the site. The city is currently working on a plan to extend sewer service. The property will be required to connect to city sewer when the service becomes available.
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. The City is currently finishing work on the Waverly Road project. This project was designed to bring the road up to a standard that can accommodate the industrial traffic anticipated as part of this development. A portion of the road proposed to serve the rail served properties will need to be constructed as part of this project and is part of the current plan of finance for the park. The developer will be required to comply with the City's UDC off-street parking requirements as part of the Site Plan review process.

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 NPDES (stormwater management requirements) guidelines that require the developer to address runoff and water pollution mitigation measures as part of the development of the property. Mitigation of pollution in the form of water, 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 L-P district, if built, have the potential to benefit City residents and the community in a positive way by providing needed services, jobs, and tax revenues. The Waverly Road project allowed the City to leverage KDOT funds to extend the road to serve this site and helps to reduce the costs to the City or the developer that could be anticipated as part of the development of the site.
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 gain to the public health, safety and welfare of the City of Edgerton if the zoning is denied and the change only has minimal impacts on the types of uses that would be permitted to occur on the property with the property's current B-P Zoning designation. The property's location between two railroad tracks and adjacent to the BNSF facility also does not provide many other uses that would be considered as more acceptable alternatives to the current request. The City would also be adversely impacted due to lost opportunity for jobs and tax revenue.
17. Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton. The Future Land Use Map (Attached) from the Comprehensive Plan for the City of Edgerton shows the subject property primarily as Business Park/Industrial. The plan does show areas which are located to the North of the site as being anticipated as 'Commercial (Retail/Office)' and the property to the East as being Parks. The Preferred Land Use Plan in the Southwest Johnson County Area Plan also shows this area as being Warehousing and Distribution with the area to the North being shown as Light Industrial. The request appears to be consistent with the Comprehensive Plan.
18. The recommendation of professional staff. See Recommendation below

### **Recommendation**

City staff recommends **approval** of the proposed rezoning of the subject property from B-P, Business Park District to L-P, Logistics Park District based upon the attached Zoning Exhibit, with the following stipulations:

1. All Site Plan application requirements of the City shall be met.
2. All infrastructure requirements of the City shall be met.
3. Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City.

### **Attachments**

City of Edgerton Future Land Use Map  
Southwest Area Plan – The Preferred Land Use Plan  
Application for Rezoning No. ZA2016-01

LOCATION OR ADDRESS OF SUBJECT PROPERTY: Waverly Road (W) & TBD Public Street (N of BNSF)PURPOSE FOR REZONING: Proposed Warehouse Development (IPXL) (Rail Serve)REQUESTED REZONING CHANGE: FROM AA TO LP  
(Current Zoning) (Proposed Zoning)LEGAL DESCRIPTION: ATTACHEDCURRENT LAND USE: Temp Batch Plants and AgPROPERTY OWNER'S NAME(S): ELHC, LLC PHONE: 816.888.7380COMPANY: ELHC, LLC FAX: \_\_\_\_\_MAILING ADDRESS: 5015 NW Canal St #200 Riverside MO 64150  
Street City State ZipAPPLICANT/AGENTS NAME(S): John Thomas PHONE: 816.888.7380COMPANY: ELHC, LLC FAX: \_\_\_\_\_MAILING ADDRESS: 5015 NW Canal St #200 Riverside MO 64150  
Street City State ZipENGINEER/ARCHITECT'S NAME(S): RIC PHONE: 816.800.0950COMPANY: RIC FAX: \_\_\_\_\_MAILING ADDRESS: 5015 NW Canal St #100 Riverside MO 64150  
Street City State ZipSIGNATURE OF OWNER OR AGENT: [Signature]

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

## FOR OFFICE USE ONLY

Case No.: 2016-01 Amount of Fee Paid: \$ 250<sup>00</sup> Date Fee Paid: 5/11/16 # 41258Received By: Debra Stragg Date of Hearing: 6/14/16

**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



**EDGERTON**  
global routes. local roots.

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

## STAFF REPORT

June 7, 2016

To: Edgerton Planning Commission  
Fr: Kenneth Cook, AICP, CFM, Community Development Director  
Re: PP2016-01 Preliminary Plat for Logistics Park Kansas City Phase V

### APPLICATION INFORMATION

**Applicant/Property Owner:** Aaron Burks, Edgerton Land Holding Company  
**Requested Action:** Preliminary Plat – Logistics Park Kansas City Phase V  
**Legal Description:** See attached Preliminary Plat  
**Site Address/Location:** West of Waverly Road, North of the Intermodal lead track and South of the Transcontinental Tracks.

### Surrounding Zoning and Uses:

	ZONING	LAND USE	USER/OWNER
SITE	B-P, Business Park District	Agricultural	Edgerton Land Holding Company
NORTH	RUR, Rural Residential District (County)	Agricultural	Baker, Dale Q. Rev Trust
SOUTH	A-G, Agricultural District	Industrial	BNSF Railway Company
EAST	A, Agricultural District (Gardner)	Park	KCP&L Co.
WEST	A-G, Agricultural District	Agricultural	BNSF Railway Company

**Existing Improvements:** None

**Site Size:** Approximately 62 Acres

### PROJECT DESCRIPTION

The applicant has submitted a preliminary plat to start the process of developing the subject property. The property in question is located within the area that has been discussed as part of the rail served portion of the logistics park. This means that the property would have direct access to the railroad through a rail spur that would be constructed and allow for items to be loaded directly onto a rail car. The current proposal would include one building that would be located on the property. The discussions on the current building include that it would be used for cold storage and that the building would be developed in phases. The first phase is currently anticipated to include approximately 115,000 square feet, with the total size of the building being around 625,000 square feet. The rail spur constructed for this project would be located along the Southern side of the building and a new road would also be developed to the North.

This is additional development of the Logistics Park Kansas City by Edgerton Land Holding Company (ELHC), a subsidiary of NorthPoint Development. The property will serve the BNSF intermodal facility to the South of the subject site. The intermodal facility's purpose is to transfer loaded cargo containers from trains to trucks. LPKC is a 1500 acre master planned development. ELHC, the applicant for this project, is BNSF's partner for developing warehousing which is planned to eventually surround the intermodal facility.

The subject property is located on the West side of Waverly Road and North of the intermodal lead tracts. The property is currently zoned B-P, Business Park with a request currently being considered to rezone the property to the L-P District. The City's Unified Development Code (UDC) defines this district as a limited multimodal industrial zone created to support activities related to truck, rail and other transport services.

### **INFRASTRUCTURE AND SERVICES**

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

- a. Waverly Road has recently been upgraded to be a three-lane concrete road. This project has also included a grade separated crossing of the intermodal lead tracks that go into the BNSF facility. The new road is expected to open over the coming weeks.
- b. The property is located within the Big Bull Creek watershed, which flows south from 167th Street to the southern edge of the county at Homestead Lane. A stormwater plan should be submitted to the City Engineer prior to development of the property.
- c. While the subject property is not currently located within a Special Flood Hazard Area the current FIRM Panel does show portions of the property as located within Zone X, 1% Future Conditions.
- d. The property does not currently have sanitary sewer service. The City is currently working with NorthPoint on the Development of a Sewer Master Plan for the development of the sewer system for the Logistics Park and surrounding area.
- e. The property is located within the service area of Rural Water District No. 7. A 12-inch water main appears to currently extend to near 183<sup>rd</sup> Street along Waverly Road.
- f. Police protection is provided by the Johnson County Sheriff's Department under contract with the City of Edgerton. Fire protection is provided by Johnson County Rural Fire District No. 1. A fire station is located in the City of Edgerton, approximately 4.5 miles to the west with another fire station being located with the City of Gardner approximately 1.5 miles to the East.

### **PRELIMINARY PLAT REVIEW**

Staff has reviewed the Preliminary Plat submittal for compliance with the requirements in Section 13.3 of Article 13 of the Edgerton UDC. Review comments are listed below.

Content of Preliminary Plat

1. A North point and scale which is appropriate to the size of the development: one inch equals 50, 100, 150 or 200 feet is typical. ***Preliminary Plat complies.***
2. A legal description; and current zoning. ***The Site Data Table states that the existing zoning is A-G. This should state that the property is currently zoned B-P, Business Park. The legal description would appear to be incorrect as it***



*makes reference to the West ROW line for Waverly Road being only 40.00 feet from the section line. Additional ROW was received as part of the Waverly Road Project and this wording may need to be updated. The description also states that the subdivision is only located in Section 27, but a portion of the plat extends into Section 34. Two callings are made that involve radii. Please verify if a cord bearing needs to be included as part of this call.*

3. Names of: Applicant, Subdivision & Streets. *The location description that follows the title should be similar to "Part of the Southeast Quarter of Section 27, Township 14 South, Range 22 East." Should also include a reference to Section 34. The road that will serve the rail served area will be known as 181<sup>st</sup> Street and needs to be shown on the drawing. Needs to be corrected.*
4. Name and seal of surveyor/engineer. *Surveyor's name has not been shown. Preliminary plat has not been sealed.*
5. Date surveyed. *Preliminary Plat complies.*
6. Adequate legend; vicinity map. *No legend is provided . Add all icons into legend.*
7. Signature block and date for review of Zoning Administrator. *Adjust the wording to specify name of official followed by the title – Kenneth A. Cook, Zoning Administrator. The wording of approved should be adjusted to "Reviewed."*
8. Signature block and date for review of City Engineer. *Adjust the wording to specify name of official followed by the title – David Hamby, City Engineer. The wording of approved should be adjusted to "Reviewed."*
9. Signature block and date for review of Chair of Planning Commission. *Adjust the wording to specify name of official followed by the title – Chuck Davis, Chair of Planning Commission.*
10. Signature block and date for review of Mayor. *While the regulations do call for a signature line for the Mayor, staff suggests this item be removed as the Preliminary Plat does not go to City Council and therefore the Mayor is not able to approve it. The wording of approved on these certifications should also be adjusted to "Reviewed."*
11. Complete outline drawing of all boundaries, lots, and streets, together with courses, distances and areas. Boundaries must be shown as solid lines and all easements as dashed lines. *The updated ROW information for Waverly Road needs to be shown including permanent easements. The new road being platted as part of this request will be considered 181<sup>st</sup> Street and needs to be labeled. The dimension and bearing from the point of commencement to the point of beginning is not provided on the drawing. No easements are currently shown. The area on the Northern side of the proposed 181<sup>st</sup> Street ROW is not shown as a Lot or as a tract. Update Preliminary Plat.*
12. Rights-of-way and/or easements proposed to be created for all drainage purposes, utilities, walkways, access, and other purposes. *No easements are currently shown. An easement should be shown for the access road that crosses the subject property. The SFHA should be placed in an easement or Floodway and Base Flood Elevations should be developed. Update Preliminary Plat.*
13. Proposed location of streets, sidewalks, sanitary sewers, storm water sewers, water mains, and fire hydrants. Plat must show that the water distribution system and the sanitary sewer collection system touch upon each lot, or in an easement appurtenant to each lot. *While proposed streets are shown, not other information has been*

*provided. Plat does not show all proposed sanitary sewer, water mains, fire hydrants or sidewalks.*

14. Total acreage, and size of each lot. *The area provided for Lot 1 appears to not exclude the areas proposed to be dedicated as ROW and appears to also include the tract on the North side of the 181<sup>st</sup> Street. **Update Preliminary Plat.***
15. Contours at vertical intervals of 4 feet or less. *No contours have been provided. **Update Preliminary Plat.***
16. Setbacks, yards and any entrance restrictions. Setbacks shall be shown as a building envelope representing that portion of the lot within the yards and setbacks that can reasonably contain, depending upon watercourses, topography or geology, the principal structure and the lateral field (if a lateral field is used). ***Setbacks have not been shown/labeled.***
17. A copy of the proposed restrictive covenants. ***If needed, this item will be addressed at final plat stage.***

#### General Design Standards

1. Rights-of-way must conform to the current standards of the American Public Works Association, and greater widths may be required by the Zoning Administrator after preliminary review; utility easements must be a minimum of fifteen (15) feet wide or, 7.5 feet for appurtenant utility easements on interior lots. Street lighting and fire hydrants must be indicated in areas planned for residential use. Cul-de-sacs are limited to 800 feet in length. *The current street that is proposed currently dead-ends and a turnaround should be discussed. The regulations currently limit cul-de-sacs to 800 feet in length and the subject street is already over this requirement and future development along this road will increase this distance significantly. **Staff is working to determine if the Planning Commission has the authority to grant a modification to this requirement or if the applicant will need to request a variance. There may also be other options that would allow for access for Emergency Services.***
2. All portions of the tract being subdivided shall be taken up in lots (or phases), streets, planned open areas or other uses so that remnants and landlocked areas are not created. *The areas North of the proposed ROW are not shown as lots or tracts. **Update Preliminary Plat.***
3. All lots must front on a public right-of-way. When a subdivision is located along arterial roads adequate buffers must be maintained between the right-of-way and the building line. ***Preliminary Plat complies.***
4. Corner lots shall have minimum side-yard setbacks of twenty (20) feet to the street right-of-way and nine (9) feet to the property line of the adjacent interior lot unless approved by the Zoning Administrator. ***Preliminary Plat complies.***
5. Side lot lines shall be substantially at right angles to street lines. ***Preliminary Plat complies.***
6. Drainage and watercourse easements are required. Building setbacks from watercourses should be measured from the thread of the stream. Flowage easements may be used to calculate required minimum lot sizes. *Portions of the plat are currently shown as being located in areas of Special Flood Hazard Area (Zone X – Future Conditions). Information should be provided showing that the proposed building will be constructed so that it will not be impacted by such condition. Areas that will remain*

*in the future conditions area should be placed in drainage easements.*

***Drainage/storm sewer and detention area easements have not been shown.***

7. The lot depth to front lot width ratio shall be no more than 3 to 1. ***Preliminary Plat complies.***
8. If the development is to be served with public water or sewer, the plat must bear a notation that the subdivision is to be served by these facilities. The Zoning Administrator may not issue a building permit for a lot notated "SERVICED BY PUBLIC WATER/SEWER" without written verification from the public water or sewer district that all distribution or collection lines have been installed and that all lots are either connected or are capable of being connected to central utilities. *It is anticipated that this property will be developed and served by utilities similar to other properties that have been developed in the L-P District. This includes that these properties will initially use holding tanks until sewer mains are able to be extended to the properties. There is no such notation or declaration on the preliminary plat.*

#### **Other Comments**

- A storm water study has not been provided for the entire area being platted.
- A traffic study should be provided for the site.

#### **RECOMMENDATION**

City staff recommends approval of the Preliminary Plat for Logistics Park Kansas City Phase V, subject to compliance with the following stipulations:

1. All Preliminary Plat requirements of the City listed above shall be met or addressed.
2. Preliminary plat be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat.
3. All infrastructure requirements of the City shall be met.

#### **ATTACHMENTS**

Application PP2016-01

Preliminary Plat for Logistics Park Kansas City Phase V

PRELIMINARY PLAT AND REZONING PLAN  
**LOGISTICS PARK KANSAS CITY PHASE V**

Unplatted  
Owner: Dale Q. Baker  
31400 US 56 Highway  
Gardner, Ks 66030  
Zoned: R1UR

Unplatted  
 by: KC Power & Light Co.  
 P.O. Box 418679  
 Kansas City, Mo 64141  
 Zoned: A

A tract of land in the Southeast Quarter of Section 27, Township 14 South, Range 22 East, Johnson County, Kansas being more particularly described as follows:

Commencing at the South corner of said Southeast Quarter; thence N02°08'36"W, along the East line of the Southeast Quarter of said Section 27, a distance of 915.04 feet to the Point of Beginning; thence S 87°51'30"W, departing said Section, a distance of 40.00 feet to the West right-of-way line of Property owned by the State of Kansas; thence following such line Northwardly, a distance of 22.77 feet to BNSF Railway Company; thence S 55°21'51"W, departing said West-right-of-way line, along said North-south line, a distance of 11.59 feet; thence S 75°14'30"W, continuing along said North line, a distance of 567.91 feet; thence following such curve as cut off from the straight line between the last two points, a distance of 277.95 feet; thence S 55°20'16"W, continuing along said North line, a distance of 646.44 feet; thence N 48°50'42"E, departing said North line, a distance of 82.85 feet; thence Northeasterly, along a curve to the left, bearing N 65°47'05"E, radius 370.00 feet, arc length 260.63 feet, to the intersection of the extension of the line; thence N 20°50'41"N, a distance of 1,019.23 feet to a point on the South right-of-line of BNSF Mainline; thence N 63°09'19"E, along said South right-of-way line, a distance of 2,535.52 feet; to said East line of the Northeast quarter of the Northwest quarter of section 27, Township 20N., Range R17E.; thence E 1,271.36 feet to the Point of Beginning, containing 2,700.547 square feet, per 61.996 acres, more or less.

Edgerton Land Holding Co., LLC  
5015 NW Canal Street  
Suite 200  
Riverside, Mo. 64150

Existing Zoning:	A-G
Proposed Zoning:	L-P
Total Land Area:	62.00 Acres
Street Right-of-Way:	4.05 Acres
Net Land Area:	57.95 Acres
Proposed Use:	Logistics Park

Received and placed on record this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

by \_\_\_\_\_  
(Zoning Administrator)

Approved by the Edgerton City Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

Approved By: \_\_\_\_\_  
City Engineer

Date: \_\_\_\_\_

Approved By  
Mayor

Date:

NOTES:

1. Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0119G, revised August 3, 2009, portions of this tract lie in:

OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology. No Base Flood Elevations determined.

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 ANNUAL CHANCE FLOOD, ZONE AE, defined as base flood elevations determined.

2. Date Surveyed: 08-03-09 .



Preliminary Site Plan

AL SUBMITTAL



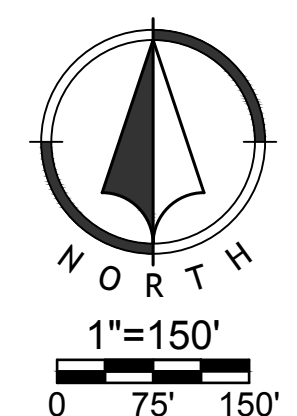
**Renaissance  
Infrastructure  
Consulting**

015 NW CANAL STREET, SUITE 100 816.8.



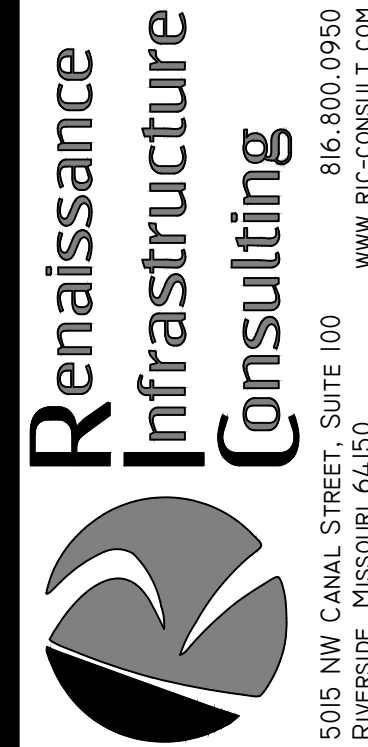
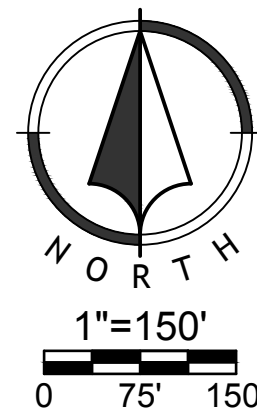
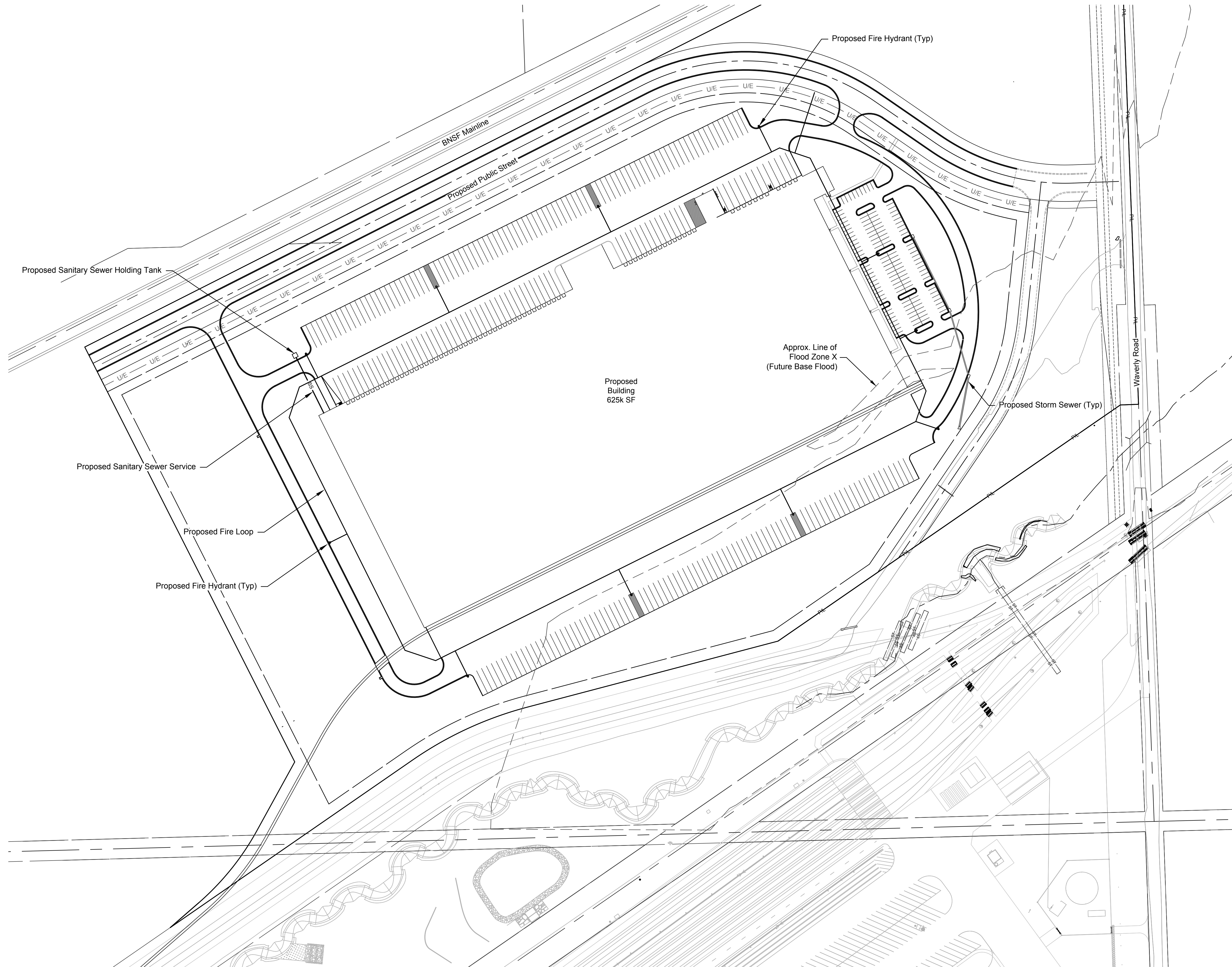


A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 22 EAST  
AND PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 22 EAST  
IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS





Jun 10, 2016 10:04am  
Z:\RIC Design\2015\15-0204 Northpoint Edgerton Rail Serve Building 1\Draw\15-0204 Preliminary Plat.dwg



NO.	BY	CD	DATE	AS PER CITY COMMENTS
1	JWD	MES	06/10/16	ORIGINAL SUBMITTAL
				REVISION

## Preliminary Utility Plan

Preliminary Plat And Rezoning Plan  
15-0204  
Logistics Park Kansas City  
Phase V

## STAFF REPORT

June 10, 2016

To: Edgerton Planning Commission  
Fr: Kenneth Cook, AICP, CFM, Community Development Director  
Re: Application PS2016-01 for Preliminary Site Plan for Inland Port XL, located West of Waverly Rd, North of the Intermodal lead track & South of the Transcontinental Tracks

### APPLICATION INFORMATION

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

**Requested Action:** Preliminary Site Plan – Logistics Park Phase V, Lot 1

**Legal Description:** Part of Section 27, Township 14 South, Range 22 East

**Site Address/Location:** Approximately 62 acres located on the West side of Waverly Road, North of the Intermodal lead track and South of the Transcontinental Tracks.

**Existing Land Use:** Agriculture

**Existing Zoning and Uses:** City of Edgerton, B-P, Business Park District

**Existing Improvements:** None

**Site Size:** Approximately 62 acres

### Background Information

The applicant has prepared a site plan based on the L-P, Logistics Park District zoning requirements and in conjunction with its current requests to rezone the property to the L-P District and a request for approval of a preliminary plat. This case is the first request for the rail served area of Logistics Park Kansas City and is located directly to the North of the BNSF Intermodal Facility. The subject property was originally rezoned to B-P Business Park in July of 2010, but was not developed at that time.

The Preliminary Site Plan shows one (1) warehouse building on a single lot. The drawings currently show additional area North of the proposed ROW, but does not show whether this is anticipated to be a separate lot or tract. While the proposed building is shown as being 625,000 square feet, the applicant has expressed their intent to develop the building in phases. Current plans show the first phase consisting of approximately 115,000 square feet. No conceptual building elevations or lighting plans have been provided by the applicant. The applicant has also submitted an updated plan (Concept A) showing an option that they are considering installing loading docks on three sides of the building (rail side and the North &



East sides). This concept shows a reduction in the total size of the building to 535,488 square feet. In general, the plans submitted for the preliminary site plan are more schematic in nature, showing the overall size, orientation and location of the structure and associated improvements with more detailed plans to be included for the Final Site Plan application anticipated to be submitted in the future.

The current Site Plan requirements in the UDC do not delineate any differences as to what is required to be submitted for Preliminary and Final Site Plan applications. Staff would suggest that the Preliminary Site Plan should include more general information about the development including items such as overall layout, access, circulation and possibly a screening concept where the property is adjacent to uses that would be negatively impacted. The additional, more detailed, information which is listed in the Site Plan requirements needs to be included with the Final Site Plan. It would appear that the information submitted is sufficient for the Preliminary Site Plan.

### ***Subject Property***



### **Infrastructure and Services:**

1. Waverly Road has recently been upgraded to be a three-lane concrete road. This project has also included a grade separated crossing of the intermodal lead tracks that go into the BNSF facility. The new road is expected to open over the coming weeks.
2. The property is located within the Big Bull Creek watershed, which flows south from 167th Street to the southern edge of the county at Homestead Lane. A stormwater plan should be submitted to the City Engineer prior to development of the property.
3. While the subject property is not currently located within a Special Flood Hazard Area the current FIRM Panel does show portions of the property as located within Zone X, 1% Future Conditions.
4. The property does not currently have sanitary sewer service. The City is currently working with NorthPoint on the Development of a Sewer Master Plan for the development of the sewer system for the Logistics Park and surrounding area.
5. The property is located within the service area of Rural Water District No. 7. A 12-inch water main appears to currently extend to near 183<sup>rd</sup> Street along Waverly Road.
6. Police protection is provided by the Johnson County Sheriff's Department under contract with the City of Edgerton. Fire protection is provided by Johnson County Rural Fire District No. 1. A fire station is located in the City of Edgerton, approximately 4.5 miles to the west with another fire station being located with the City of Gardner approximately 1.5 miles to the East.

## **STAFF ANALYSIS**

Staff has reviewed the Preliminary Site Plan submittal. The Preliminary 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. *Show the proposed location of 181<sup>st</sup> Street. The reference under the location map for the location of the property is also incomplete as the property is partially located in Section 34. **Make changes to name on the drawings.***
  - b) A project title, zoning designation and project sponsor. A street, lot or tract address of the project. *The zoning designation shown on the plat is incorrect as the property is currently Zoned B-P District. The address to the subject property will be 31301 W 181<sup>st</sup> Street.*
  - 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. ***A data table needs to be added to the cover sheet.***
  - d) The name of the architect, engineer, surveyor or draftsman. ***Preliminary Site Plan complies.***
  - e) The specified certificates and signature blocks. ***It is staff's opinion that the Preliminary Site Plan does not need to have signature blocks as only the Final Site Plan is signed. These items do not need to be removed.***

***Preliminary Site Plan complies.***

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. *A general landscape plan has been submitted that shows an option for how landscaping could be handled on the site. The optional "Concept A" plans that include loading docks along the East wall would require substantial changes to the landscape plan that would be submitted. Staff would suggest that additional landscaping/screening may be needed if the applicant would proceed with this option. Sidewalks are not currently shown from Waverly along 181<sup>st</sup> Street and connecting to sidewalks on the site. An updated landscape plan needs to be submitted with the Final Site Plan.*
- b) A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting. ***Preliminary Site Plan complies.***

3. Sheet #3

- a) A site map with the following features.
  - i) Topography at reasonable intervals. ***Preliminary Site Plan complies.***
  - ii) Exterior lot lines with any survey pins. ***Preliminary Site Plan does not show any survey pins.***
  - iii) Location of buildings. ***Preliminary Site Plan complies.***
  - iv) Parking areas, paths, walks with sizes and surfaces material specifications. ***Pedestrian access needs to be provided from the sidewalks adjacent to the buildings to sidewalks on the proposed public road and connecting to the sidewalk located on the West side of Waverly Road.***
  - v) Exterior lighting specifications. ***Details, locations and photometric plan have not been provided.***
  - vi) Site entrance and connections to streets. *The site plan currently shows one access point to the proposed 181<sup>st</sup> Street for the first phase of the project. A second entrance is shown on the far West portion of the site and which would be anticipated to be constructed as part of a future phase. Staff has currently sent out a request for comment in regards to the access as two points of access have typically been required to provide alternative points of access in case of an emergency. Staff would request if a secondary emergency access point could be prepared off of the BNSF access drive to the rail spur that crosses this property as a possible option. Staff hopes to receive updated comments in regards to this item and will work with the applicant to explore other options.*
  - vii) The location of easements. *No easements are shown on the preliminary site plan. Easements will typically be dedicated as part of the Subdivision Platting process. In the Improvements and Standards of Design (Article 14) Section of the UDC the Planning Commission may require 'Lot Easements' not exceeding less than 7.5 feet (or 15 feet, if no adjacent easement is anticipated). 'Lot Easements' would typically be found along lot lines or at the exterior boundary of the subdivision. Utility Easements will need to be added to the site plan.*
  - viii) Connection point for utilities. ***Plan currently shows Temporary Sanitary***

***Holding Tanks. City staff is currently working with the applicant in the creation of a master sewer plan for the park. A proposed loop for water has been shown on the plan but no other utility information is shown.***

- 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. ***The accessible parking spaces and access areas should not exceed 2% slope in any direction.***
  - d) Profile and detail for roads (if required). ***No profiles or details have been submitted for the proposed road.***
4. Sheet #4 ***Not submitted as part of Preliminary Site Plan Application.***
- a) Scale drawing of building floor plans. ***Staff understands that the proposed plans that have been submitted are still under design and are shown as a more schematic representation of the size and location being proposed. More detailed plans would be anticipated as part of a Final Site Plan application. Updated plans need to be submitted with the Final Site Plan.***
  - b) Dimensions and use of rooms and areas. ***Will be reviewed at Final Site Plan or Building Permit Review.***
  - c) Dimensions of entrances/exits and corridors. ***Will be reviewed at Final Site Plan or Building Permit Review.***
  - d) Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance. ***Will be reviewed at Final Site Plan or Building Permit Review.***
5. Sheet #5 ***Not submitted as part of Preliminary Site Plan Application.***
- a) Scale drawings of all building elevations. ***No building plans have been submitted. While it is anticipated that the buildings will be similar to those previously submitted, all information will need to be submitted with Final Site Plan.***
  - b) Roof pitch and materials. ***Will need to be submitted with Final Site Plan.***
  - c) Siding type and materials, including fascia. ***Will need to be submitted with Final Site Plan.***

## **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%. ***The information submitted with the Preliminary Site Plan is incomplete and does not provide the necessary information to make this determination. Update Preliminary Site Plan.***
2. **Setbacks from the street right-of-way or property line:** ***Preliminary Site Plan complies.***
  - a. Front. A 50-foot minimum setback is required with an allowable reduction to 25 feet when adjacent to two-lane collectors. ***It is anticipated that 181<sup>st</sup> Street will be a two lane road while Waverly Road is currently two lanes with a continuous turn lane. The 30' front setback shown along 181<sup>st</sup> Street complies if the allowable reduction is approved by the Planning Commission. While no setbacks are currently shown from the Waverly Road ROW, the provided distance to the building is substantially greater than the required setback.***

- b. Side (Typical). A minimum of 25 feet is required. *The building location currently shown on the plans provides significantly greater setback than the minimum required.*
  - c. Side at Street (Typical). A minimum of 50 feet is required, with 25 feet allowed adjacent to internal streets. *The Side at Street requirement is the same as the Front Yard Setback.*
  - d. Rear. The minimum rear yard adjacent to non-residential uses is 25 feet. *The building location currently shown on the plans provides significantly greater setback than the minimum required.*
- 3. Maximum Building Height. The maximum height allowed is 110 feet. *While no elevations have been provided previous plans have included structures with heights around 45 feet. **Building elevations need to be submitted.***
  - 4. Building Separation. A minimum 20 foot building separation is required. *Only one building is shown on the current plan. **Preliminary Site Plan complies.***
  - 5. Accessory Building and Structure Regulations. *No accessory buildings are proposed with this application. **Preliminary Site Plan complies.***

#### **DISTRICT REGULATIONS:**

- 1. All buildings with a metal exterior shall provide a material composed of brick, glass, stone, wood, or a combination of these materials that extend to a minimum of three exterior walls of the building unless modified by the City. *No building elevations have been provided. It is staff's understanding that the North, East and South walls are anticipated to be tilt up concrete walls. The Western wall has been suggested as an insulated metal panel wall as this wall will eventually be an interior wall when future phases are added on. The Planning Commission may want to discuss if this type of material should be permitted. If allowed the Planning Commission may want to discuss options for how the material will be finished (should it be painted to match the rest of the exterior?) or if a requirement should be placed on the site that requires the construction of the addition within a specified period or time. **Building elevations need to be submitted.***
- 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 North and South side of the property but does not show any other uses. The South side of the structure is being proposed adjacent to where the proposed rail spur will be located and also adjacent to BNSF's Intermodal Facility. The North side of the Structure and the trailer storage and loading docks will be located adjacent to the proposed 181<sup>st</sup> Street and will be located across the street from the BNSF Mainline. An additional concept plan has also been submitted which includes on option that NorthPoint is considering for also including loading docks on the East side of the building. No trailer parking areas or shown adjacent to this area. **The Planning Commission may need to approve an alternative landscape plan in response to the unique characteristics of this site. This may need to include additional landscaping, fencing or berms, especially along the areas of ROW buffers or for loading docks. Additional information needs to be submitted with the Final Site Plan.***
- 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. Preliminary 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. *It would appear that the proposed building, landscaping, and open space design is generally consistent with previously approved projects in the Logistics Park. Additional information will need to be submitted with the Final Site Plan to make a better determination. Preliminary Site Plan appears to comply.*
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. *To interpret this regulation, criteria must be provided that allow a building wall to be evaluated as front, side or rear. Typically, the side of a building with the greatest architectural interest such as windows, ornamentation, and design elements helps determine the building front. The rear side would typically be where activities such as loading (dock doors) and storage activities take place, and where building facades have few or no interesting elements.*

*The North and East walls are the walls which are most substantially oriented towards adjoining public ROWs and are both proposed to have tilt-up concrete walls. While it is anticipated that the building will be developed similar to others that are currently located in the Park, no architectural plans or elevations have been submitted. The East side of the building is currently shown as being where the main building entrance and offices will be located and could be anticipated as being the front of the building. The East side of the building is also primarily oriented towards Waverly Road. As has been mentioned, the applicant has also submitted an additional concept plan that they are considering in which loading docks would also be placed along this East wall. While dock doors are typically features associated with the rear of a building the number of loading docks that they anticipate needing combined with the building being constructed in phases creates a unique issue for the proposal. The North side of the building will also front a public road and is proposed to include loading docks. This road is considered to be more of a local road as it will only serve building developed in the Rail Served portion of LPKC. Loading docks are also being proposed on the South side of the building. The rail spur that will serve the building will also be located along the South side of the building. While the South side of the building does not directly face a public ROW, the orientation of the building, due to the rail spur and stream, is slightly to the Southeast and will be relatively visible from Waverly Road. The visibility of this side of the building is also increased to the construction of the grade separation along Waverly Road. **If the east side of the building is developed with dock doors, typically features associated with the***



*rear or side elevation of a building, additional consideration may need to be included for additional screening. The applicant has provided the Concept A plans to make sure that the Planning Commission is aware of an option that is being considered as part of the development of this property. A final determination can be made on this item when the Final Site Plan is submitted for consideration.*

3. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. *As discussed above, the orientation of the buildings primarily exposes the East side to visibility from public right-of-way and consideration for additional screening or landscaping may be needed if loading docks are placed along this elevation. Staff suggest that a final determination on this item will be required as part of the Final Site Plan Consideration. Some additional methods to screen that exposure include.*
  - a) *ROW buffers are required along 181<sup>st</sup> Street and Waverly Road. These buffers require 1 tree per 50 LF of ROW within a 10 foot buffer width. No ROW buffer is currently shown along Waverly Road. Staff would suggest that the screening provided in this area should match that provided on other properties along this corridor.*
  - b) *Perimeter Landscape Buffer: Type 1 and Type 2 buffers are required as the individual lots are either adjacent to other industrial uses or agricultural uses. Type 1 & 2 buffers are not required along rear or interior side property lines behind the front face of the building. Based upon this, Type 1 buffers would be required in the Southeast and Northwest corner of the property. The type 1 buffer requires a 5' buffer width and trees at 50' spacing (all within the 5' buffer) and hedge/shrub at 48" spacing (with 25% within the 5' buffer). Evergreen trees (Keteleeri Juniper) shall be a minimum 12' height. Deciduous trees shall be a minimum 2.5" caliper. Hedge/shrub shall be a minimum 24" high. Final development plans need to be updated to have greater detail for the perimeter landscape buffer and which also include the necessary hedge/shrub plantings. Staff would anticipate that the applicant will request approval of an alternative Landscape Plan as they have done on most of the projects and allows for special consideration to be given to unique characteristics of the site.*
  - c) *Consideration of additional landscaping at entrances or at the intersection of 181<sup>st</sup> Street and Waverly.*
4. Pedestrian access within a development and adjacent public and private property shall be considered as a component to the design of an employment center. ***No sidewalks are shown along the proposed street or connecting with sidewalks adjacent to the building.***

#### **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. ***Building elevations need to be submitted with Final Site Plan.***
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)*

***Building elevations need to be submitted with Final Site Plan.***

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. ***Building elevations need to be submitted with Final Site Plan.***
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 loading dock doors are exempt from the horizontal articulation requirement. ***It is unable to be determined if the structures meet this requirement as the preliminary plans submitted are a schematic representation of the size and are anticipated to change. The Concept A plans actually include loading docks on the three sides that most closely face public ROWs. Some horizontal articulation has been shown on the site plan. Additional detail needs to be submitted to show compliance with this standard.***
  - 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. ***Building elevations need to be submitted with Final Site Plan.***
  - 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. ***Concern will need to be placed on this item as it can be anticipated that the building will have significant rooftop mounted equipment. This is especially true when you would look at the change in elevation that will occur if you were to compare a location along Waverly Road and directly adjacent to the building. The L-P District officially specifies that all equipment must be screened from street level view with parapets and the newly constructed Waverly Road is located at elevations that are significantly higher than the contours***



*that are currently shown on the site plan. **Building elevations need to be submitted with Final Site Plan.***

- 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. ***Building elevations including colors need to be submitted with Final Site Plan.***

Accent colors should be applied using the following guidelines:

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

\*Percentage calculations shall utilize the entire façade area.

#### **PARKING AND LOADING:**

1. General. The plan addresses the general parking and loading requirements as follows:  
*The applicant has submitted two different concepts that they have been working with and which each contain slightly different sizes of buildings and amounts of parking and loading provided. Both plans also show portions of the proposal that will be built as part of the first phase and those that would be constructed as part of future phases.*
  - a. Sufficient off-street parking spaces. Parking space dimensions of at least 9 by 20 feet per space are required. *Parking spaces are not dimensioned on the plans. ADA spaces are shown on Concept A but not on the original submittal.*
  - b. All parking areas shall be setback a minimum of 30 feet from any street right-of-way. *Site plan complies.*
  - c. All parking areas shall be at least 10 feet from peripheral property line other than a street ROW line or residentially zoned property. *Site plan complies.*
  - d. Adequate loading spaces off the public right-of-way are shown. *Site plan complies.*
  - e. Parking on asphalt or concrete. *Site Plan does not specify pavement type. It is anticipated that the property will be developed similar to previous buildings. An access road is currently shown located directly to the West of the first phase and which the material proposed to be used and if this drive is to only be used for emergency purposes or as part of the normal operations.*
  - f. Off-street space for loading and unloading of goods is provided. *Off-street loading and unloading spaces are provided.*

***Additional information needs to be provided with the Final Site Plan.***
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 first phase of the proposed structure includes more than 100,000 square feet of building area and so the subject property would qualify for the applicant to provide an independent parking study for City approval. With the first*

*phase including 115,994 square feet, the number of parking spaces based upon the typical standard for Warehouse or Distribution Centers would be 58 spaces. Concept A currently shows 71 parking spaces as part of the first phase. The total number of parking spaces, based upon the typical standards, when the full structure is completed is: 313 (625,000 SF) or 268 (535,844 SF). The applicant is currently showing the total quantity of parking spaces being 129, with 3 of these being ADA spaces. The first phase of the development would appear to comply with this normal standard while the property would be considered substandard when completed. No independent parking study has been provided. Previous requests have been allowed to use extra off-street loading spaces (trailer storage) to meet this requirement and also with the consideration that additional area is available on the site that would allow for the development of additional parking spaces if needed. **Phase one of the development would appear to apply with the development of the full site would bring the property into noncompliance. Staff would suggest that an independent parking study be provided that could be considered by the City as part of the Final Site Plan.***

#### **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. Are any additional entrances needed for emergency access? **Preliminary Site Plan complies.***
2. Parking Spaces and Aisle Surfaces. *The preliminary site plan shows no surface types. **This requirement shall be satisfied by the applicant on the final site plan.***
3. Parking Space and Aisle Dimensions. *Parking space dimensions of at least 9 by 20 feet per space are required. **This requirement shall be satisfied by the applicant on the final site plan. Other parking spaces and aisle dimensions conform to Article 10.2, Parking and Loading Standards, as required.***
4. Wheel Stops. *Wheel stops or curbs are required for parking spaces around the perimeter of the parking lot and adjacent to sidewalks. **Curbs are required.***
5. Parking layout with 90 degree spaces and two-way traffic. *The parking area proposed appears to conform to the requirements shown in Figure 8 of the L-P District parking requirements. Dimensions should be provided. **Preliminary Site Plan complies.***

#### **OFF-STREET LOADING STANDARDS**

1. Access. *Loading facilities shall be located adjacent to a public access-way or private service drive. **Preliminary 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 dock areas do not show spaces or dimensions. Previous site plans have shown these spaces as 13 feet by 60 feet fronting onto a 70 foot wide driveway. The loading spaces shown on the site plan are dimensioned as 12 feet by 60 feet. These spaces all front onto a 75 foot wide driveway area on the North side of the building and are located 135 feet from the building on the South side, where the rail spur is also located. The trailer parking spaces are dimensioned as 12 feet by 55 feet. Preliminary 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. The spaces on the exterior of the sites (North & South sides) are anticipated to be what have been shown as "future trailer storage" on previous plans and will be used for more the temporary operations. **Preliminary 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) 10,000-50,000 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 have 3 spaces as part of phase 1 and would be required to have a total number of 8 spaces when the entire facility is complete. **Preliminary 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 the number of Trailer Parking stalls as 248 which are located to the North & South of the Structure. The stalls to the South are located adjacent to the BNSF spur line that wills serve the facility and does slightly face and will be visible from Waverly road due to the angle at which the rail lines are oriented and due to the elevation of the bridge as it crosses the railroad. The spaces on the North side of the structure will be located approximately 60 feet from the proposed 181<sup>st</sup> Street and would be visible from the ROW. The North side of the proposed 181<sup>st</sup> Street ROW will be located adjacent to the BNSF Mainline. The proposal is similar to what has been approved previously on other projects. **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, so this element cannot be evaluated at this time. Photometric plans have not typically been required at this stage as the requirements of the specific tenants can affect what is provided.***

#### **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.I., 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. Street trees are not currently shown along the West side of the Waverly Road ROW and should be added. 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.
3. Signs shall be posted by owner(s) of the facility at each vehicle entrance to the facility notifying drivers of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds to turn off engines when not in use.
4. The operation and idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds, including circulation, shall be restricted within 300 feet of any property zoned for or committed to residential use, or the owner/developer shall provide alternative measures including the possible installation of a wall or other mitigating measures to assure buffering of residences from heavy-duty truck operations, unless the owners of property located adjacent to said heavy duty diesel truck operations consent and agree, in writing to:
  - a. Allow the location of heavy-duty diesel truck operations within 300 feet of their property zoned for and committed to residential use, and
  - b. Restrict areas of their property located within 300 feet of adjacent trucking operations to only non-residential uses;
5. Warehouse managers and employees shall be trained by the employer(s) or operator(s) of the facility to use efficient scheduling and load management to eliminate unnecessary operation, queuing, or idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds.
6. Warehouse managers and employees shall be provided by the employer(s) or operator(s) of the facility with information about the possible effects of diesel emissions on their own health and the importance of being a good neighbor by minimizing idling and avoiding other potentially adverse impacts on adjacent or nearby residences;
7. On-site services shall be made available to vehicle drivers to reduce idling. These services may include restroom facilities, seating for drivers waiting for their cargo to be loaded or unloaded, and/or food/beverage vending machines.

8. Any motorized equipment used within the proposed development should utilize clean technology propulsion and/or alternative fuels such as biodiesel, electricity, or propane;
9. If fuel dispensing facilities are provided on-site, alternative clean fuels such as (but not limited to) bio-diesel blended fuel should be provided at these dispensing facilities.

#### **Other Comments**

- The applicant should submit a stormwater study sealed by a Kansas Licensed Professional Engineer to be reviewed and approved by City Engineer.

#### **RECOMMENDATION**

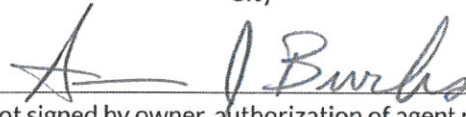
City staff recommends **approval** of the proposed Preliminary Site Plan, with the following stipulations:

1. The above recommendations need to be incorporated into a Final Site Plan.
2. A Final Site Plan must be submitted and approved prior to commencement of uses and the property shall be developed in accordance with a Site Plan, Landscaping Plan, and Photometric Plan as required by City approval of the submitted preliminary site plan, as amended by these stipulations, and approved by the City.
3. All Preliminary Site Plan requirements of the City listed above shall be met or addressed during Final Site Plan submittal as identified above.
4. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
5. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.

#### **ATTACHMENTS**

Application PS2016-01

Preliminary Site Plans for Logistics Park Kansas City Phase V

☒ PRELIMINARY SITE PLAN☐ FINAL SITE PLANNAME OF PROPOSED SUBDIVISION: Inland Port XL (Rail Serve)LOCATION OR ADDRESS OF SUBJECT PROPERTY: Corner South of BN Railway Line & West of WaverlyLEGAL DESCRIPTION: see attachedCURRENT ZONING ON SUBJECT PROPERTY: A-G CURRENT LAND USE: \_\_\_\_\_TOTAL AREA: 61.996 Acres NUMBER OF LOTS: \_\_\_\_\_ AVG. LOT SIZE: \_\_\_\_\_ Sq. Ft.DEVELOPER'S NAME(S): ELHC, LLC PHONE: (816) 888-7052COMPANY: ELHC, LLC FAX: (816) 888-7399MAILING ADDRESS: 5015 NW Canal St. Riverside MO 64150  
Street City State ZipPROPERTY OWNER'S NAME(S): ELHC, LLC PHONE: (816) 888-7052COMPANY: ELHC, LLC FAX: (816) 888-7399MAILING ADDRESS: 5015 NW Canal St. Riverside MO 64150  
Street City State ZipENGINEER'S NAME(S): Mick Sluher PHONE: (816) 800-0950COMPANY: RIC FAX: \_\_\_\_\_MAILING ADDRESS: 5015 NW Canal St. Riverside MO 64150  
Street City State ZipSIGNATURE OF OWNER OR AGENT: 

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

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

**FOR OFFICE USE ONLY**Case No.: PS-2016-01 Amount of Fee Paid: \$ 819.96 Date Fee Paid: 5/19/2016 # 41385Received By: Debra Stragg Date of Hearing: 6/14/16**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.

Inland Port XL  
(Rail Serve Property)

Suggested Legal Description:

A tract of land in the Southeast Quarter of Section 27, Township 14 South, Range 22 East, Johnson County, Kansas being more particularly described as follows;

Commencing at the Southeast corner of said Southeast Quarter; thence N 02°08'36" W, along the East line of the Southeast Quarter of said Section 27, a distance of 915.04 feet to the Point of Beginning; thence S 87°51'30" W, departing said Section line, a distance of 40.00 feet to the West right-of-way line of Waverly Road, as now established, also being the Northeast property corner of Unplatted tract of land owned by BNSF Railway Company; thence S 55°23'51" W, departing said West right-of-way line, along said North property line, a distance of 911.59 feet; thence S 75°14'39" W, continuing along said North line, a distance of 567.91 feet; thence Southwesterly, along a curve to the left, said curve having a radius of 800.00 feet, for a distance of 277.95 feet; thence S 55°20'16" W, continuing along said North line, a distance of 646.44 feet; thence N 48°58'40" E, departing said North line, a distance of 82.85 feet; thence Northeasterly, along a curve to the left, said curve having a radius of 578.80 feet, for a distance of 203.63; thence N 28°49'10" E, a distance of 172.50 feet; thence N 26°50'41" W, a distance of 1,019.23 feet to a point on the South right-of-line of BNSF Mainline; thence N 63°09'19" E, along said South right-of-way line, a distance of 2,535.52 feet, to said East line of the Southeast Quarter of Section 27; thence S 02°08'36" E, along said East line, a distance of 1,271.36 feet to the Point of Beginning, containing 2,700,547 square feet, or 61.996 acres, more or less.



# Logistics Park Kansas City Phase V Preliminary Site Plan

Current Zoning: A-G  
Proposed Zoning: L-P  
Applicant: ELHC, LLC  
Waverly Road  
City of Edgerton, Johnson County, Kansas

## UTILITIES

### ELECTRIC

Kansas City Power & Light  
Phone: 816.471.5275

### GAS

Kansas Gas Service  
11401 West 89th Street  
Overland Park, Kansas  
Phone: 913.599.8981

### WATER

Johnson Rural Water District 7  
534 West Main  
P.O. Box 7  
Gardner, Kansas  
Phone: 913.856.7173

### SANITARY

City of Edgerton  
404 East Nelson  
P.O. Box 255  
Edgerton, Kansas  
Phone: 800.788.3500

### TELEPHONE

Century Link  
Phone: 800.788.3500

### CABLE

Century Link  
Phone: 800.788.3500

## INDEX OF SHEETS

C1 Cover Sheet  
C2 General Layout  
L1 Landscaping Plan

## CERTIFICATION

Received and placed on record this \_\_\_\_ day of \_\_\_\_\_, 2016.

by \_\_\_\_\_  
(Zoning Administrator)

Approved by the Edgerton City Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2016.

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

Approved By: \_\_\_\_\_  
City Engineer

Date: \_\_\_\_\_

Approved By: \_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

## NOTES:

1. Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0119G, revised August 3, 2009, portions of this tract lie in:

OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology. No Base Flood Elevations determined.

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as base flood elevations determined.

2. Date Surveyed: 08-03-09



LOCATION MAP  
SECTION 27-14S-22E  
Scale 1" = 200'

## BENCHMARKS

JCVCN BM 1190:

Bernstein Aluminum Disk Stamped BM 1190, located on center North end of the West headwall RCB. From the intersection of Waverly Road and 183rd Street, go North 0.15 Miles to the RCB.  
Elevation=1023.06

JCVCN BM 1181:

Bernstein Aluminum Disk Stamped BM 1181, located on center West end of the North headwall RCB. From the intersection of Waverly Road and 151st Street, go west 0.10 Miles to the RCB.  
Elevation=1010.97

## LEGAL DESCRIPTION:

A tract of land in the Southeast Quarter of Section 27, Township 14 South, Range 22 East, Johnson County, Kansas being more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence N 02°08'36" W, along the East line of the Southeast Quarter of said Section 27, a distance of 915.04 feet to the Point of Beginning; thence S 87°51'30" W, departing said Section line, a distance of 40.00 feet to the West right-of-way line of Waverly Road, as now established, also being the Northeast property corner of Unplatted tract of land owned by BNSF Railway Company; thence S 55°23'51" W, departing said West right-of-way line, along said North property line, a distance of 911.59 feet; thence S 75°14'39" W, continuing along said North line, a distance of 567.91 feet; thence Southwesterly, along a curve to the left, said curve having a radius of 800.00 feet, for a distance of 277.95 feet; thence S 55°20'16" W, continuing along said North line, a distance of 646.44 feet; thence N 48°58'40" E, departing said North line, a distance of 82.85 feet; thence Northeasterly, along a curve to the left, said curve having a radius of 578.80 feet, for a distance of 203.63 feet; thence N 28°49'10" E, a distance of 172.50 feet; thence N 28°50'41" W, a distance of 1,019.23 feet to a point on the South right-of-way line of BNSF Mainline; thence N 03°09'10" E, along said South right-of-way line, a distance of 2,535.52 feet, to said East line of the Southeast Quarter of Section 27; thence S 02°08'36" E, along said East line, a distance of 1,271.36 feet to the Point of Beginning, containing 2,700,547 square feet, or 61.996 acres, more or less.

LEGEND			
---	Existing Section Line	-----	Proposed Right-of-Way
-----	Existing Right-of-Way Line	-----	Proposed Property Line
---	Existing Lot Line	---	Proposed Lot Line
-----	Existing Easement Line	---	Proposed Easement
=====	Existing Curb & Gutter	=====	Proposed Curb & Gutter
=====	Existing Sidewalk	=====	Proposed Sidewalk
=====	Existing Storm Sewer	=====	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
W/L	Existing Waterline	A	Proposed Fire Hydrant
GAS	Existing Gas Main	---	Proposed Waterline
BM	Existing Sanitary Sewer	---	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	●	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	---	Proposed Contour Minor
-----		-----	Future Curb & Gutter



Sheet  
C1

Preliminary Site Plan

15-0204  
Logistics Park Kansas City  
Phase V

Title Sheet

ORIGINAL SUBMITTAL  
REVISION

DATE  
BY

DATE  
BY



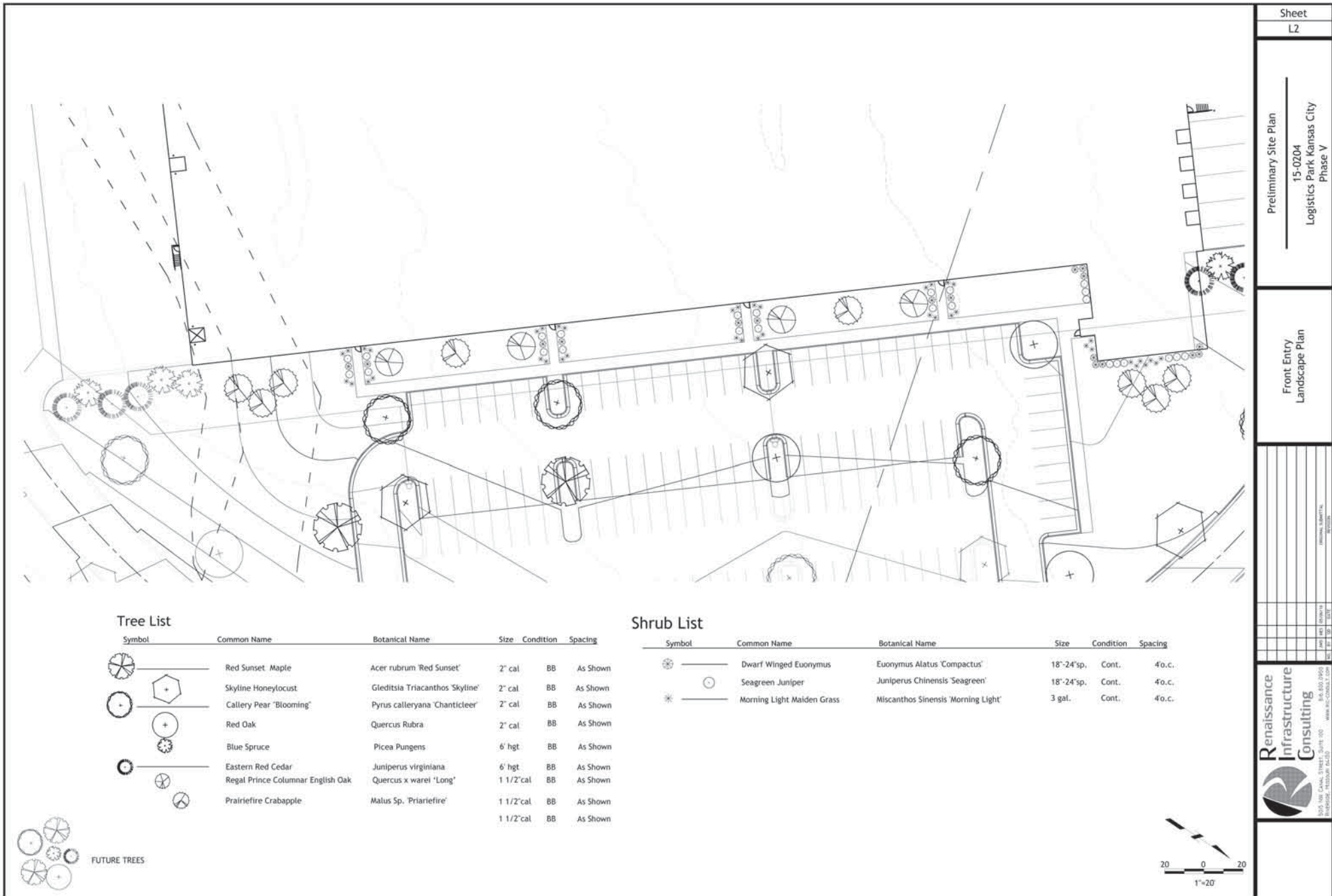




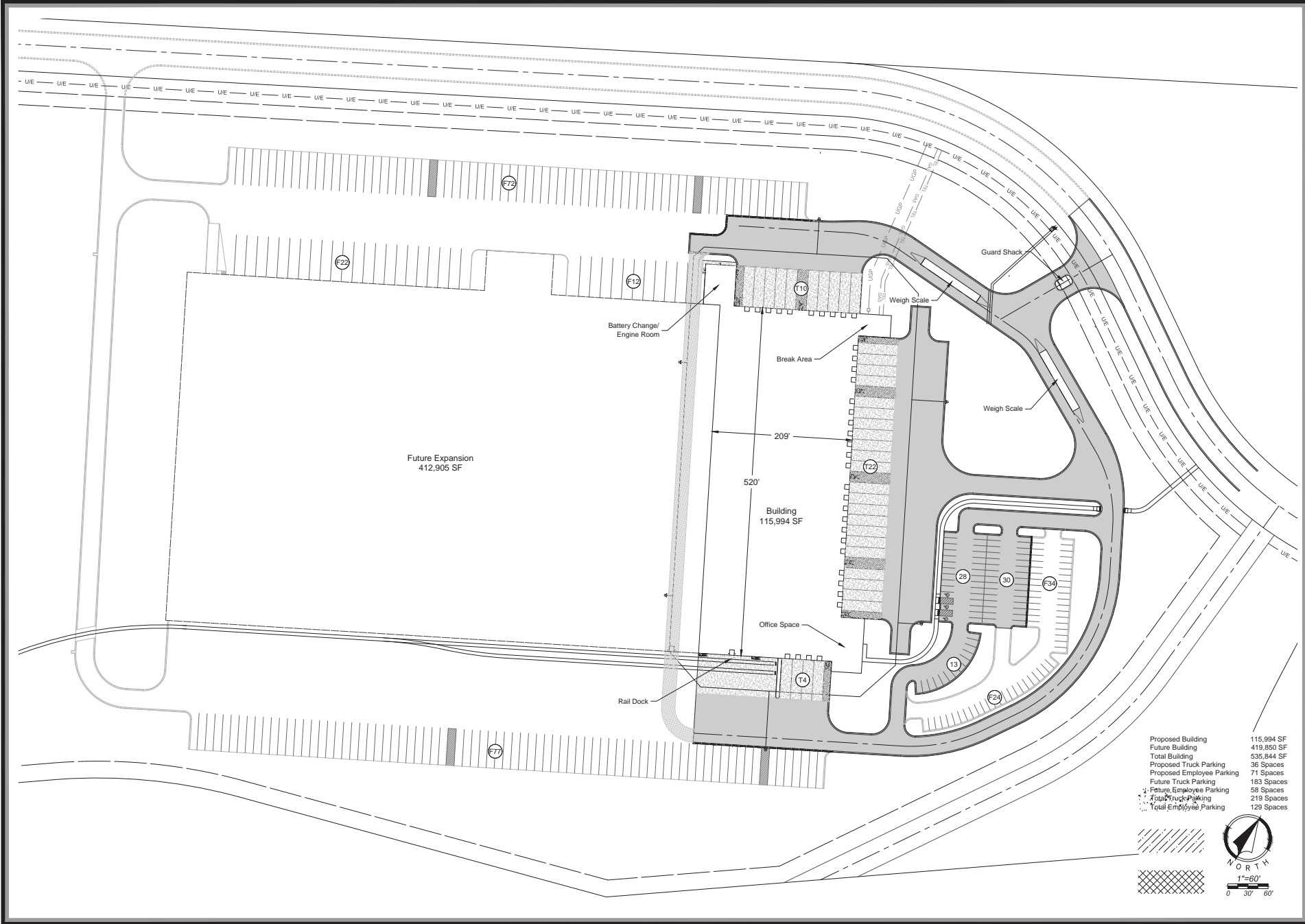
**Renaissance  
Infrastructure  
Consulting**

1005 NW CANAL STREET, SUITE 100  
DENVER, MISSOURI 64601  
816.800.0950  
WWW.RICONSULTING.COM









Proposed Building	115,994 SF
Future Building	419,850 SF
Total Building	535,844 SF
Proposed Truck Parking	36 Spaces
Proposed Employee Parking	71 Spaces
Future Truck Parking	183 Spaces
Future Employee Parking	58 Spaces
Total Truck Parking	219 Spaces
Total Employee Parking	129 Spaces

Sheet  
C1

Conceptual Layout  
14-0239  
LOGISTICS PARK RAIL SERVE

INLAND PORT XL  
CONCEPT A

NO.	BY	DATE	DESCRIPTION
1	JMC	11/11/15	ORIGINAL SUBMITTAL
2	JMC	11/11/15	REVISION

Renaissance  
Infrastructure  
Consulting

5005 NW Canal Street, Suite 100  
Portland, Missouri 64105  
416.810.0955  
www.ric-consult.com

## STAFF REPORT

June 6, 2016

To: Edgerton Planning Commission  
Fr: Kenneth Cook, AICP, CFM, Community Development Director/Zoning Administrator  
Re: Application ZA2016-02 for rezoning of approximately 71 acres located East of Waverly Rd and South of 183<sup>rd</sup> Street and South of 185<sup>th</sup> Street

### APPLICATION INFORMATION

**Applicant/Property Owner:** John Thomas, Edgerton Land Holding Company

**Requested Action:** Rezoning from County AG, Agricultural Zoning District, to L-P, Logistics Park Zoning District

**Legal Description:** Part of Section 35, Township 14 South, Range 22 East

**Site Address/Location:** East side of Waverly Road and South of 183<sup>rd</sup> Street and South of 185<sup>th</sup> Street

**Existing Land Use:** Agriculture, Temporary Concrete Batch Plant

**Existing Zoning and Uses:** AG, County Agricultural District

**Existing Improvements:** Temporary Concrete Batch Plant

**Site Size:** Approximately 71 acres

**Reason for Rezoning Request:** The City of Edgerton has received an application requesting that the property be rezoned to the L-P, Logistics Park District. The subject property was originally approved for annexation by the City Council at their April 23, 2015 meeting and currently maintains the County's AG, Agricultural District. The L-P District is described as:

*The purpose of the Logistics Park, L-P District is to create a limited multimodal industrial zone that provides for a modern type of industrial uses or industrial park created to support activities related to trade and rail and other transport service. Limitations are placed on the uses in this district to significantly restrict the outside activities and outside storage of materials, noise, vibration, smoke, pollution, fire and explosive hazard, glare and other potentially adverse influences.*

*This zone is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and external effects such as excessive noise or odor should not extend beyond the property lines. Residential uses should be*

*discouraged from locating near the L-P District to protect the industries from residential complaints.*

*Areas should not be zoned to the L-P District unless they are located adjacent or near to arterial thoroughfares capable of carrying commercial and truck traffic, as well as being located close to major truck routes. It is the general intent of this District to provide for a mutually beneficial, economically viable, well-planned development poised for long-term success including:*

- 1. To provide for the distribution of and appropriate relationships between various land uses and to minimize conflict between land uses;*
- 2. To describe desired future physical conditions within the L-P District;*
- 3. To manage growth in an orderly manner; and*
- 4. To serve as a basis for future development recommendations within the L-P District and set the precedent for sound planning and sustainable development practices throughout the L-P District area of influence.*

The applicant has submitted additional applications which involve the subject property and include: (1) Preliminary Plat (PP2016-02); and, (2) Preliminary Site Plan (FP2016-02).

The requested rezoning to the L-P District can be considered as an expansion of the existing L-P District which is located to the West and Southwest of the subject property and which would be part of the 1,500 acre master planned logistics park and intermodal facility. The Future Land Use Map for the City of Edgerton shows the use of the properties on the East side of Waverly Road and South of 183<sup>rd</sup> Street as Business Park/Industrial. The Preferred Land Use Plan of the Southwest Area Plan shows the subject property being as Warehousing and Distribution.

### **Background Information**

The applicant for this project is Edgerton Land Holding Company (NorthPoint Development), BNSF's partner for developing warehousing. The property is located to the East of the BNSF Intermodal Facility. The subject property is located on the East side of Waverly Road and South of the existing 183<sup>rd</sup> Street right-of-way. The new roadways for Montrose and 185<sup>th</sup> Street that were developed as part of the Waverly Road project are located to the East of Inland Port VIII and between the propose structures, respectively. The site has primarily been used for agricultural purposes although temporary construction activities have been allowed on the Southern portion of the property for two temporary concrete batch plants. Plans submitted as part of the other requests associated with this property show two large structures (IP VII - 535,000 square feet; and, IP VIII – 783,000 square feet) being built on the area proposed to be rezoned.

The uses listed for the L-P, Logistics Park District (Section 5.2) in the City of Edgerton's Unified Development Code are as follows:

#### **L-P District – Permitted Uses.**

1. Building and construction contractor offices, including display areas.
2. Business and trade schools.
3. Commercial pick-up and delivery services.
4. Display or catalog showrooms.
5. Laboratories and research facilities.
6. Manufacturing, processing, fabrication or assembly of commodity - limited.
7. Motion picture production studios and stations.
8. Photographic processing facilities.
9. Printing and publishing.
10. Radio and television broadcasting stations.
11. Research establishments of industrial, medical or scientific nature.
12. Restaurants, including drive-up or drive-thru services.

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>13. Warehousing/Distribution centers, including trucking and courier services; public warehousing and storage; and motor freight transportation terminals and maintenance facilities.</li> <li>14. Mailing, packaging, parcel service and storage.</li> <li>15. Printing, communications, mail orders.</li> <li>16. Sales outlets and wholesale trade.</li> <li>17. Retail sales in conjunction with a manufacturing or fabrication use.</li> <li>18. Health and hospital supplies; office supplies.</li> <li>19. Copy, printing and duplication services.</li> <li>20. Internet service providers.</li> <li>21. Sale, servicing, and repair of electrical and other electronic devices.</li> <li>22. Government facilities.</li> </ul> | <ul style="list-style-type: none"> <li>23. Retail and wholesale of furniture and home furnishings, carpet, paint and wallpaper, and plumbing and lighting fixtures.</li> <li>24. Sales and installation of cellular phones, stereos, radios and similar electronic equipment for vehicles.</li> <li>25. Veterinary hospitals and clinics.</li> <li>26. Accessory uses.</li> <li>27. Agricultural.</li> <li>28. Auto and truck motor fuel facilities and repair.</li> <li>29. Auto and truck washing.</li> <li>30. Recreational vehicle sales and service.</li> <li>31. Towing and impound yard.</li> <li>32. Trailer or truck sales and rental.</li> <li>33. Building materials yard and lumber yard.</li> <li>34. Mini-Warehouse and self storage.</li> <li>35. Recycling collection center.</li> <li>36. Similar uses.</li> </ul> |
|--|---|

**L-P Districted – Conditional Uses.**

- 1. Communication transmission towers over sixty (60) feet, subject to the provisions in Article 7.
- 2. Truck stops with fuel and accessory services;
- 3. Private or public owned playgrounds, playfields, and recreational facilities (e.g. public or private golf courses, tennis or other courts, and swimming pools) open for public or commercial use;
- 4. Auditoriums, convention centers, and conference facilities
- 5. Colleges and universities.
- 6. Transportation storage and trucking yards.
- 7. Cargo container storage, repair or maintenance.

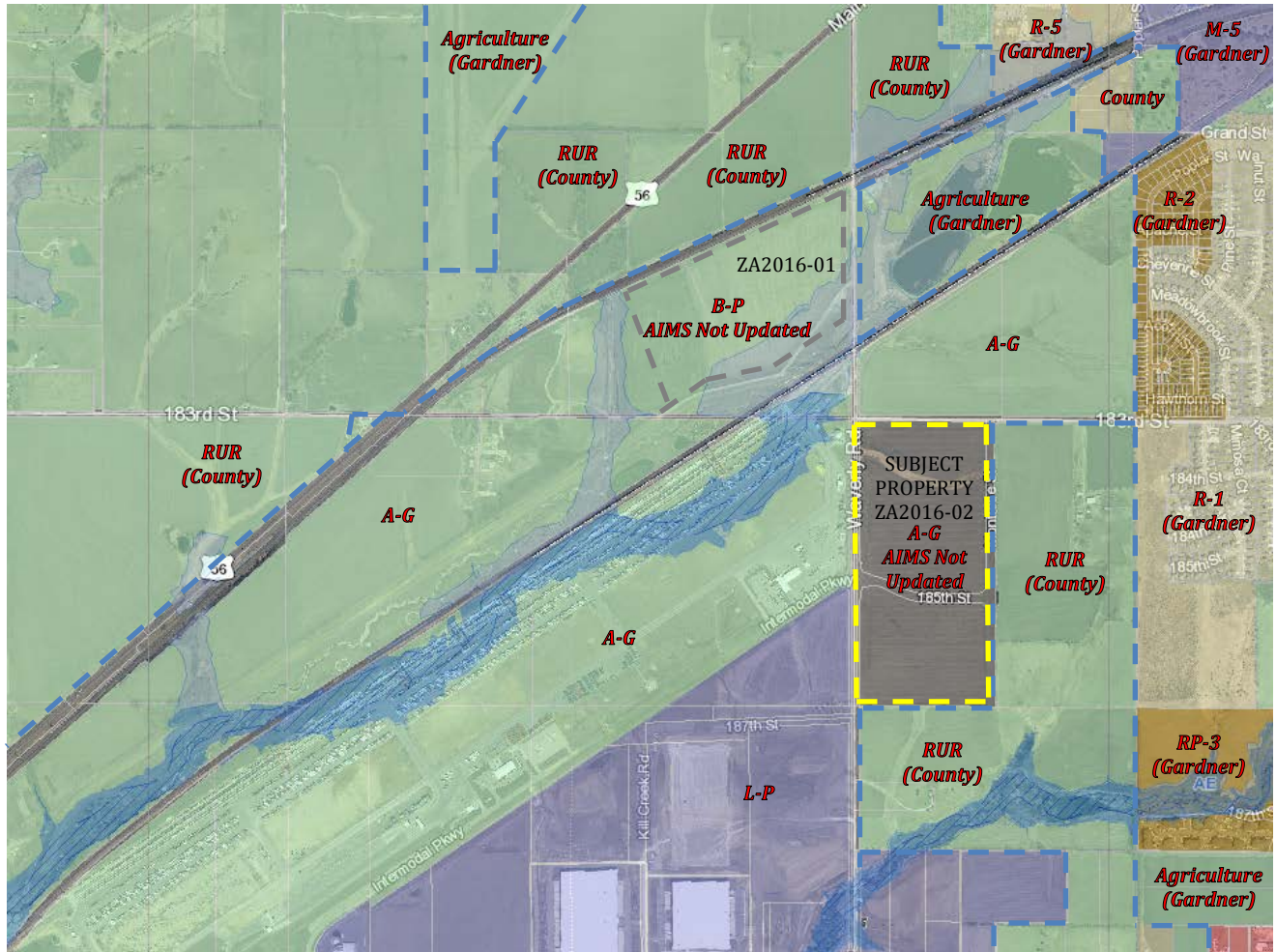
**Infrastructure and Services:**

- 1. Waverly Road has recently been upgraded to be a three-lane concrete road with a grade separated crossing of the intermodal lead tracks. New roadways for 185<sup>th</sup> Street and Montrose Street have also been developed as part of the Waverly Road project. 185<sup>th</sup> Street and Montrose Street are both currently open and Waverly Road is expected to open over the coming weeks.
- 2. The property is located within the Big Bull Creek watershed, which flows south from 167<sup>th</sup> Street to the southern edge of the county at Homestead Lane. A stormwater plan should be submitted to the City Engineer prior to development of the property.
- 3. The subject property is currently shown as being located in Zone X, Areas determined to be outside the 0.2% annual chance floodplain.
- 4. The property does not currently have sanitary sewer service. The City is currently working with NorthPoint on the Development of a Sewer Master Plan for the development of the sewer system for the Logistics Park and surrounding area.
- 5. The property is located within the service area of Rural Water District No. 7. A 12-inch water main appears to currently extend from the South to near 183<sup>rd</sup> Street along Waverly Road. The City of Gardner also has a waterline that is located on the North side of 183<sup>rd</sup> Street.
- 6. Police protection is provided by the Johnson County Sheriff's Department under contract with the City of Edgerton. Fire protection is provided by Johnson County Rural Fire District No. 1. A fire station is located in the City of Edgerton, approximately 4.5 miles to the west with another fire station being located with the City of Gardner approximately 1 miles to the East.

### Property Zoning History

The subject property was annexed into the City of Edgerton at the City Council's April 2015 meeting. Prior to annexation, the property was zoned in the County's AG, Agricultural District. The following map shows the Zoning of the surrounding area. Please note that not all of the Zoning District boundaries have been updated by Johnson County and staff has highlighted areas that don't currently match the AIMS data. Some properties that are located within the City of Gardner are also located in the Eastern portion of the map.

### Zoning on Subject and Adjacent Property



### Staff Analysis

Staff has reviewed this rezoning application with respect to the Edgerton Unified Development Code, the laws in 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. The subject property currently maintains the County AG, Agricultural Zoning as the UDC specifies that a property keeps its County Zoning designation



until the property is rezoned. The anticipated use of the property is industrial. The L-P Zoning District is compatible with these uses.

2. Magnitude of the Change. The existing County zoning is considered a holding designation until such time as the property is rezoned. The property is currently being used for agricultural purposes although new roads have been developed through and adjacent to the property as part of the Waverly Road project. The magnitude of change is not considered extreme or rare when property is being developed for its planned end use.
3. Whether or not the change will bring harm to established property rights. The properties most likely to be affected by this proposed zoning are located to the East & South. Both of these properties are primarily used for agricultural purposes but also include dwellings which are located approximately 750 feet from the subject property. The City of Gardner is also located approximately a quarter mile to the East. This section of Gardner currently consists of Single-family Residential properties. BNSF's Intermodal Facility is located to the West of the subject property. The City of Edgerton's Comprehensive Plan anticipates the property to the East as Commercial (Retail/Office) with the property located to the South shown as Business Park/Industrial. Separate Site Plan review and approval will be required before building permits can be issued. Part of a Site Plan review will include attention to buffering and setbacks, stormwater management and possibly transition of uses between adjoining uses and any proposed commercial/industrial use. This Site Plan review will help mitigate impact that might occur to adjacent properties.
4. Effective use of Land. Industrial development at this location is an effective and efficient use of the property. The City recently improved Waverly Road, including a grade separated crossing in order to provide better access to this site and to allow for this type of development to occur. This project also included the construction of 185<sup>th</sup> Street and Montrose Street adjacent to the site. The property's location adjacent to the BNSF intermodal facility makes this property a prime location for this type of development.
5. The extent to which there is a need in the community for the uses allowed in the proposed zoning. The L-P District will provide additional area for the development of warehouse or other types of uses allowed in this district that desire to be located in the vicinity of the BNSF Intermodal Facility.
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. The immediate area is in transition from rural to industrial, with the property being located adjacent to BNSF's intermodal facility and near the City of Gardner. While the property located to the West is officially zoned Agricultural, the property is used for BNSF's intermodal facility. The property to the North is also zoned Agricultural but is part of the original property purchased by BNSF for LPKC. The properties located to the East and South are both zoned County RUR, Rural District and primarily used for agricultural purposes, although both do have dwellings currently located on them. A quarter mile east of the subject property is the current city limits of the City of Gardner and is primarily developed as single-family residential use.

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 and use of nearby properties as they are currently zoned for some type of agricultural use but are anticipated to be developed for industrial or commercial purposes. While not directly adjacent to the proposed site, properties that are located approximately a quarter mile to the East are currently developed for residential purposes. The distance between the subject property and the residential use provides a buffer between these uses and it can be anticipated that additional consideration will need to be made when the property located to the East is developed to determine how this transition between uses will occur. Prior to the issuance of any building permit the property will be required to go through the Site Plan review process. This process will allow the Planning Commission to take into consideration possible impacts to adjacent properties and ways that these can be mitigated.
8. Suitability of the uses to which the property has been restricted under its existing zoning. While the property is suitable for the uses allowed under its existing zoning, the comprehensive plan shows that this property is anticipated for industrial uses. With the construction of BNSF's intermodal facility, the Waverly Road Project and other logistics park uses in the area, the existing County zoning is no longer appropriate for this property. The best use of this property is for business park or industrial uses.
9. Length of time the subject property has remained vacant under the current zoning designation. The property has primarily been used for agricultural purposes while it has recently allowed to be used for the temporary construction activities for concrete batch plants.
10. The extent to which the zoning amendment may detrimentally affect nearby property. While it is anticipated that the development of this site for industrial purposes will cause additional traffic and noise, it is not anticipated that there will be any significant detrimental effects to nearby properties as this area will continue to transition to industrial uses. The Site Plan review process will allow the Planning Commission to look at any possible impacts and place requirements (such as buffering, setbacks and stormwater management) on how the site may be developed in order to mitigate any detrimental effects.
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. Work is currently finishing on the design-build project for the improvement of Waverly Road. This project will improve access to this site with a three lane (continuous center turn lane) paved road and also included the development of 185<sup>th</sup> Street and Montrose Street. Utilities will be provided by the developer in conjunction with development of the property. Among other improvements, this will require the extension of sewer to the site. The city is currently working on a plan to extend sewer service. The property will be required to connect to city

sewer when the service becomes available. A 12-inch water main is currently located to the West of the property along Waverly Road.

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. The City is currently finishing work on the Waverly Road project. This project was designed to bring the road up to a standard that can accommodate the industrial traffic anticipated as part of this development. The developer will be required to comply with the City's UDC off-street parking requirements as part of the Site Plan review process.
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 NPDES (stormwater management requirements) guidelines that require the developer to address runoff and water pollution mitigation measures as part of the development of the property. Mitigation of pollution in the form of water, 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 L-P district, if built, have the potential to benefit City residents and the community in a positive way by providing needed services, jobs, and tax revenues. The Waverly Road project allowed the City to leverage KDOT funds to extend the road to serve this site and helps to reduce the costs to the City or the developer that could be anticipated as part of the development of the site.
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 gain to the public health, safety and welfare of the City of Edgerton if the zoning is denied. The property's location adjacent to the BNSF facility does not provide may other uses that would be considered as more acceptable alternatives to the current request and the property that is currently located to the East of the subject property works as a buffer and can be used to create the transition from the industrial uses to the residential uses located in the City of Gardner. The City would also be adversely impacted due to lost opportunity for jobs and tax revenue.
17. Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton. The Future Land Use Map (Attached) from the Comprehensive Plan for the City of Edgerton shows the subject property as Business Park/Industrial. The plan does show areas which are located to the East of the site as being anticipated as 'mixed use retail, office and medium density residential'. The Preferred Land Use Plan in the Southwest Johnson County Area Plan also shows this area as being Warehousing and Distribution with the area to the East being shown as Medium Density Urban Residential. The request appears to be consistent with the Comprehensive Plan.
18. The recommendation of professional staff. See Recommendation below

## **Recommendation**

City staff recommends **approval** of the proposed rezoning of the subject property from A-G, Agricultural District to L-P, Logistics Park District based upon the attached Zoning Exhibit, with the following stipulations:

1. All Site Plan application requirements of the City shall be met.
2. All infrastructure requirements of the City shall be met.
3. Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City.

**Attachments**

City of Edgerton Future Land Use Map  
Southwest Area Plan – The Preferred Land Use Plan  
Application for Rezoning No. ZA2016-02

LOCATION OR ADDRESS OF SUBJECT PROPERTY: SEC Waverly Road & 185th St.PURPOSE FOR REZONING: Proposed Warehouse Development (IP.VII)REQUESTED REZONING CHANGE: FROM Ag TO LP  
(Current Zoning) (Proposed Zoning)LEGAL DESCRIPTION: ATTACHEDCURRENT LAND USE: Temp Batch Plants and AgPROPERTY OWNER'S NAME(S): ELHC, LLC PHONE: 816.888.7380COMPANY: ELHC, LLC

FAX: \_\_\_\_\_

MAILING ADDRESS: 5015 NW Canal St #200 Riverside MO 64150  
Street City State ZipAPPLICANT/AGENTS NAME(S): John Thomas PHONE: 816.888.7380COMPANY: ELHC, LLC

FAX: \_\_\_\_\_

MAILING ADDRESS: 5015 NW Canal St #200 Riverside MO 64150  
Street City State ZipENGINEER/ARCHITECT'S NAME(S): RIC PHONE: 816.800.0950COMPANY: RIC

FAX: \_\_\_\_\_

MAILING ADDRESS: 5015 NW Canal St. #100 Riverside MO 64150  
Street City State ZipSIGNATURE OF OWNER OR AGENT: [Signature]

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

## FOR OFFICE USE ONLY

Case No.: 2016-02 Amount of Fee Paid: \$ 250.00 Date Fee Paid: 5/11/16 # 41257Received By: Debra Stragg Date of Hearing: 6/14/16

**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

Description ELHC Big Industrial:

The West Half of the Northwest Quarter of Section 35, Township 14, Range 22 in the City of Edgerton, Johnson County, Kansas, EXCEPT the following tract of land.

Commencing at the northwest corner of said Northwest Quarter; thence coincident with the north line of said Northwest Quarter, North 88°33'52" East, 1,218.49 feet to the Point of Beginning; thence continuing along said north line, North 88°33'52" East, 80.01 feet; thence coincident with the east line of the west half of said Northwest Quarter, South 02°10'33" East, 1,729.45 feet; thence South 42°44'00" West, 2.40 feet; thence South 89°03'28" West, 76.72 feet; thence North 54°37'38" West, 61.57 feet; thence North 88°33'21" West, 104.25 feet; thence South 88°06'12" West, 411.38 feet; thence northwesterly, along a curve to the right, said curve having a radius of 540.00 feet and a total angle of 26°25'31", for a distance of 249.05 feet; thence North 65°28'18" West, 139.11 feet; thence northwesterly, along a curve to the left, said curve having a radius of 460.00 feet and a total angle of 14°11'55", for a distance of 113.99 feet; thence South 79°38'24" West, 122.00 feet; thence South 07°31'20" West, 121.66 feet; thence coincident with a line 50 feet east of and parallel with the west line of said Northwest Quarter, South 01°56'24" East, 973.45 feet; thence coincident with the south line of said Northwest Quarter, South 88°27'34" West, 30.00 feet; thence coincident with a line 20 feet east of and parallel with the west line of said Northwest Quarter, North 01°56'24" West, 2,630.06 feet; thence coincident with a line 22 feet south of and parallel with the north line of said Northwest Quarter, North 88°33'52" East, 30.00 feet; thence coincident with a line 50 feet east of and parallel with the west line of said Northwest Quarter, South 01°56'24" East, 1,281.56 feet; thence South 12°14'42" East, 111.80 feet; thence South 72°21'48" East, 146.13 feet; thence southeasterly, along a non curve to the right, said curve having a radius of 540.00 feet, a chord bearing of South 72°34'15" East, and a chord distance of 133.48 feet, for a distance of 133.82 feet; thence South 65°28'18" East, 139.11 feet; thence southeasterly, along a curve to the left, said curve having a radius of 460.00 feet and a total angle of 26°25'31", for a distance of 212.15 feet; thence North 88°06'12" East, 411.38 feet; thence North 84°44'02" East, 103.39 feet; thence North 42°57'49" East, 58.61 feet; thence North 01°15'50" East, 101.28 feet; thence North 02°10'33" West, 1458.41 feet to the Point of Beginning, less that part in existing road right-of-way.

## STAFF REPORT

June 9, 2016

To: Edgerton Planning Commission  
Fr: Kenneth A. Cook, Community Development Director  
Re: Application FS2016-05 for the Amended Final Site Plan for JB Hunt Transport

### APPLICATION INFORMATION

**Applicant/Property Owner:** JB Hunt Transport, Inc.

**Requested Action:** Amended Final Site Plan – JB Hunt Transport

**Legal Description:** Part of the Southwest Quarter of Section 35,  
Township 14, Range 22

**Site Address/Location:** 30650 W 191<sup>st</sup> Street

**Existing Zoning and Land Uses:** L-P, Logistics Park, Cargo Container Storage,  
Repair and Maintenance

**Existing Improvements:** Office, Parking lot & other accessory  
improvements

**Site Size:** 20 Acres

### PROJECT DESCRIPTION

Recently staff notices that a number of improvements were being made on the JB Hunt property and which did not comply with the current Final Site Plan previously approved by the Planning Commission and which no building permit applications had been submitted. Staff informed the applicant that they would need to stop proceeding with the improvements and submit the proper requests to be considered by the Planning Commission in order to amend their existing Final Site Plan and also submit the necessary documentation for review as part of a building permit application. The improvements that have been or are in the process of being constructed on site without the necessary permits and which were not included on the approved Final Site Plan include: covered seating area, storm shelter, maintenance office, truck scale and a covered shop with associated storage containers. A large “temporary sign” advertising job openings had also been placed on the property. This sign has now been removed from the property. The applicant has prepared an Amended Final Site plan that includes a number of changes from the original Final Site Plan. Upon approval by the Planning Commission, the applicants will need to submit applications for building permits for these improvements along with the associated documents needed for review. The original Final Site Plan was approved by the Planning Commission on December 10, 2013. The



primary areas that have changed on the amended site plan relate to changes that have been made to 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, Section 7.2D.2.a) for the conditional use requirements for Cargo Container Storage Facilities and Cargo Repair and Maintenance Facilities, previous staff reports and conditions placed upon the previous approvals. 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. ***Final Site Plan complies.***
  - b) A project title, zoning designation and project sponsor. A street, lot or tract address of the project. *The address on the title is incorrect. City records show that the address that has been issued for the site is 30650 W 191<sup>st</sup> Street. This needs to be updated in the title and the project location.* ***Update Title.***
  - 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. *It would appear that the square footage of office buildings does not match the size of the two structure (main office - 36' x 30' and maintenance Office - 13' x 60'). The Storm Shelter is also considered as a structure and should be included in this calculation.* ***Update Final Site Plan.***
  - 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 rather than located following the line.* ***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. *The landscape plan appears to match the existing plan that was previously considered. Some of the landscape material shown on the plan has either not been installed or appears to have died and been reviewed. The UDC requires that all landscaping must be maintained and replaced when needed.* ***Update Landscaping on site for compliance with current landscape plan.***
  - b) A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting. ***Final Site Plan complies.***
3. Sheet #3
  - a) A site map with the following features.



- i) Topography at reasonable intervals. ***Final Site Plan complies.***
  - ii) Exterior lot lines with any survey pins. ***Final Site Plan complies.***
  - iii) Location of buildings. *Buildings and improvements should be shown on each of the sheets. Update Final Site Plan.*
  - iv) Parking areas, paths, walks with sizes and surfaces material specifications. ***Final Site Plan complies.***
  - v) Exterior lighting specifications. ***Final Site Plan complies.***
  - vi) Site entrance and connections to streets. ***Final Site Plan complies.***
  - vii) The location of easements. ***Final Site Plan complies.***
  - viii) Connection point for utilities. ***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. ***Final Site Plan complies.***
  - 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. *Building floorplans had previously been included as part of the previous Final Site Plan but have not been included in the current submittal. Update Final Site Plan.*
  - b) Dimensions and use of rooms and areas. ***Update Final Site Plan.***
  - c) Dimensions of entrances/exits and corridors. ***Update Final Site Plan.***
  - d) Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance. ***Update Final Site Plan.***
5. Sheet #5
- a) Scale drawings of all building elevations. *The current application includes pictures of the existing structures that are located on the site but are not considered to be scale drawings. Also, while most of the structures appear 'finished' the proposed shop building is not and does not include any information in regards to the type of exterior material that is being proposed. Elevations need to be included of the proposed structure and which also describe the type of materials that are to be used.*
  - b) Roof pitch and materials. ***Update Final Site Plan.***
  - c) Siding type and materials, including fascia. ***Update Final Site Plan.***

## 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 site size of 20 acres (871,200 square feet) and buildings containing approximately 7,000 square feet, building coverage is significantly under the maximum around 0.8%. ***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 95 feet from the main office building.*

- b) Side (Typical). The minimum side setback shall be twenty-five(25) feet. The minimum side building setback for buildings adjacent to any single-family residential use shall be fifty (50) feet for buildings in excess of twenty feet in height; one hundred (100) feet for buildings in excess of forty-five (45) feet. *All structures exceed the required setback*
  - c) Side at Street (Typical). *Not Applicable.*
  - d) Rear. The North side exceeds the minimum 25 feet required.
3. Maximum Building Height. While no building height is currently shown, all structures will be under the maximum height of 110 feet. ***Final Site Plan complies.***
4. Building Separation. A minimum building separation of twenty (20) feet is required. *All buildings currently comply with this requirement. The covered shop area does have a number of containers that are located adjacent to the structure and could be considered being with 20 feet. Containers (off chassis) are only supposed to be stored in the areas that are designated for container storage. The Planning Commission will need to discuss the item of the use of the containers and their relation to the building. Staff would suggest that an allowance could be made to allow for the use of unstacked containers for storage of material in this location. It should also be noted that other cargo container applicants have asked about converting of containers for office or guard shack use and the City has expressed that this is not permitted. The Planning Commission needs to discuss.*
5. Accessory Building and Structure Regulations. Any accessory building shall have a façade similar in character with the façade of the main building, including the utilization of similar fenestration and materials. In no case shall the façade of an accessory building consist of metal where the accessory building directly faces a public street, residential use or public open space. *While the applicant has not provided specific specifications as to the type of material proposed to be used for the exterior of the structure, staff understands that their desire is to use a metal exterior. While the structure is proposed to be located approximately 755 feet from the front of the property, this requirement specifies that any accessory building shall have a façade with a similar character to the main building and that any building directly facing a public street or residential use shall not consist of metal. While the two accessory structures have a significant setback from the public street, they are only located approximately 150-170 feet from a property currently being used for a residential use.*
- The accessory structure that was approved as part of the original Final Site Plan request was to be located near the same area but was shown as having open sides. Staff understands that the types of building materials permitted for structures was discussed as part of the original request and it was expressed that metal was not considered an acceptable façade material. The only case in which a building with a metal exterior has been allowed as part of a request has been in regards to existing buildings that were already present on the Arrowhead Intermodal Site. In this case the main building was located approximately 320 feet and the accessory structure 755 feet from the front property line. While a dwelling is located on the adjacent property the use of the property is considered to be a commercial operation of the growing of landscaping material and is used to house an employee as part of the business. While the original plan submitted by Arrowhead was to reface the existing structures with stone, the requested an amendment to allow them to keep the metal in exchange for placing a 6+ foot berm along the frontage*

*and adjacent to the dwelling. The berm also includes a significant amount of landscaping to provide additional screening. The applicant included renderings showing what would be visible from the public ROW once the berm and landscaping were installed. The applicant also agreed that if they would request to expand or significantly improve the existing structures, they would be brought into full compliance with the L-P District requirements for material allowed. Staff understands that the Planning Commission allowed the modification to allow the metal exteriors of these buildings as they were preexisting structures, the increased screening and the applicant's agreement that significant modifications to the structures would require compliance.*

*TSL has also made a request to be allowed to use a modified cargo container as their guard shack. This request was then modified to include that the container would be wrapped in a stone material to give the appearance that it was not a cargo container. This request was not approved as the conversion of cargo containers for buildings is not currently permitted. **The façade of the two structures need to be updated to a façade of similar character to the main building.***

#### **DISTRICT REGULATIONS:**

1. A minimum of three exterior walls shall be of materials other than metal. ***The façade of the two structures need to be updated to a façade of similar character to the main building.***
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 amended application does not include any request inconsistent with this requirement. The primary function of this type of use includes the storage of containers, chassis and other equipment and was approved as part of the conditional use for the property. It is staff's opinion that the storage of containers and chassis on this property would be considered in compliance, while the storage of other materials which may be part of the operation or which might have been removed from a container would be required to comply with this requirement. **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. *No such use is shown on the Site Plan. **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 current proposal does not demonstrate integration and coordination of the design of the structures. **Update Final Site Plan.***
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. ***Final Site Plan Complies.***

3. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. *The current request would appear to comply as the open side of the structure would face away from the public ROW. Final Site Plan Complies.*
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. *No significant changes are proposed to the site plan which has been previously approved other than the additional of the proposed structures. While staff would suggest that no changes to the landscaping & screening are necessary required due to the request, it would appear that the elevations need to be updated. Update Final Site Plan.*
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. *No changes are being proposed for pedestrian access. Final Site Plan Complies.*

## **ARCHITECTURAL DESIGN STANDARDS**

**Building elevations were not included with the plans other than pictures of the structures as they currently exist. Additional details need to be provided as part of the Final Site Plan.**

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)

*None of the building proposed as part of this request are considered to have large expanses of blank walls. This section specifically states that metal siding is not allowed. Update Final Site Plan.*

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. *While the storm shelter does not consist of tilt-up concrete walls, staff would suggest that it could be considered in compliance due to the unique requirements of the design of its use. The Maintenance Office and Shop do not comply with these requirements. The covered seating area does not include any walls. While it has a metal*

*roof, staff would suggest that material is acceptable for the roof of a very small structure.*  
**Update Final Site Plan.**

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. *As elevation drawings have not been provided, it is difficult for staff to make an official determination on this. In reviewing the pictures that have been provided, it would appear that the width of the structure is significantly less than four times the height of the wall and so articulation would not be required.* **Update Final Site Plan.**
- 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. *As elevation drawings have not been provided, it is difficult for staff to make an official determination on this. In reviewing the pictures that have been provided, it would appear that the width of the structure is significantly less than four times the height of the wall and so articulation would not be required.* **Update Final Site Plan.**
- 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 and is not anticipated. 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. *No information has been provided in regards to the proposed color of the structures (maintenance office, shop or storm shelter).* **Update Final Site Plan**

Accent colors should be applied using the following guidelines:

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

\*Percentage calculations shall utilize the entire façade area.

### **PARKING AND LOADING**

No significant changes are shown in regards to Parking and Loading requirements from the original final site plan approved by the Planning Commission. The modifications that are being made include that 14 trailer storage places will be removed due to the construction of the shop and office buildings. An additional 8 truck parking spaces are also removed due to construction of the scale and storm shelter. These changes do not affect the properties compliance with parking and loading requirements and therefor discussion of this section is not included in this report.

### **PHOTOMETRICS –**

No changes have been submitted to the photometric plan.

### **LANDSCAPE STANDARDS**

No changes have been submitted to the landscape plan. Staff would mention that some landscaping material that is currently shown on the landscape plan has been removed or died. The L-P District requires that all landscaping be maintained and replaced when necessary. The Planning Commission could also determine that the requests should require updates to the landscaping or screening due to concerns in regards to the new request.

### **SIGNAGE**

No new signage is requested as part of the current request. As stated at the beginning of the report, the applicant has removed the temporary sign advertising jobs that was previously located at the front of the property.

### **DIESEL EMISSION REQUIREMENTS**

The following requirements were in effect when the request was originally approved and are still requirements of the L-P District. A number of these requirements are more performance and operational items that all properties located within the L-P District are required to comply with and should be reviewed by the property owner to make sure they are in compliance. Following are the diesel emission requirements:

1. Except for loading and unloading operations, heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds shall be restricted from idling on-site for no more than 5 minutes in any 60 minute period. For loading and unloading operations, idling shall be restricted to no more than 30 minutes in any 60 minute period.
2. One electrical hook-up shall be provided for "trucker plug-ins" equal to a minimum of one-third (1/3) of the total number of truck bays at the facility to eliminate excessive idling by heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds. Approval to use alternative technologies to eliminate excessive idling may be requested, but shall not be approved unless the applicant demonstrates that they are at least as effective as electrical hook-ups.
3. Signs shall be posted by owner(s) of the facility at each vehicle entrance to the facility notifying drivers of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds to turn off engines when not in use.
4. The operation and idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds, including circulation, shall be restricted within 300 feet of any property

zoned for or committed to residential use, or the owner/developer shall provide alternative measures including the possible installation of a wall or other mitigating measures to assure buffering of residences from heavy-duty truck operations, unless the owners of property located adjacent to said heavy duty diesel truck operations consent and agree, in writing to:

- a. Allow the location of heavy-duty diesel truck operations within 300 feet of their property zoned for and committed to residential use, and
  - b. Restrict areas of their property located within 300 feet of adjacent trucking operations to only non-residential uses;
5. Warehouse managers and employees shall be trained by the employer(s) or operator(s) of the facility to use efficient scheduling and load management to eliminate unnecessary operation, queuing, or idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds.
  6. Warehouse managers and employees shall be provided by the employer(s) or operator(s) of the facility with information about the possible effects of diesel emissions on their own health and the importance of being a good neighbor by minimizing idling and avoiding other potentially adverse impacts on adjacent or nearby residences;
  7. On-site services shall be made available to vehicle drivers to reduce idling. These services may include restroom facilities, seating for drivers waiting for their cargo to be loaded or unloaded, and/or food/beverage vending machines.
  8. Any motorized equipment used within the proposed development should utilize clean technology propulsion and/or alternative fuels such as biodiesel, electricity, or propane;
  9. If fuel dispensing facilities are provided on-site, alternative clean fuels such as (but not limited to) bio-diesel blended fuel should be provided at these dispensing facilities.

#### **Other Comments**

1. The applicant has recently contacted staff to propose some minor changes to drainage around the propose show area. The applicant is in discussions with the City Engineer to verify if the modifications will affect the existing drainage plan.
2. A complaint has been discussed with City staff in regards to erosion that is occurring off the rear of the subject property. The applicant needs to address this item and determine if modifications or improvements need to be made to deal with this problem.
3. The Site Plan application submitted only shows trailer parking stalls and does not include information showing where the storage/stacking of cargo containers occurs. The site plan needs to be updated to include this information. The original plan that staff has on file shows the North portion of the rear of the lot as being primarily for "Container Storage". It would be possible to add some type of delineation on the plan showing that this portion of the site is where container storage (stacking) is permitted. We have also typically required a site plan to include the requirements specified in the conditional use section that apply to the subject property. For this property these would include that includes that: (1) when abutting or across the street from non-residentially zoned property all cargo containers, trailers and chassis (racked and stacked) must be setback a distance equal to the height; (2) When abutting or across the street from a residential zoned property, such parking and storage shall be setback a minimum of 250 feet from the nearest property line; and (3) at least 300 feet from the nearest dwelling.

4. The Fire District has reviewed the plans and made the comment that fire hydrants will need to be installed as part of this request to place buildings at the back of the property.

#### **RECOMMENDATION**

Staff cannot currently make a recommendation of approval on this request due to the number of items that are not included in the current Final Site Plan documents or which do not comply with the standards of the L-P District. Staff would suggest that if the applicant is willing to submit updated information that addresses the issues mentioned in the staff report, that the Planning Commission consider tabling the request. If the applicant does not intend to address these items staff would recommend that the request be denied.

If the Planning Commission would decide to approve the request with conditions, staff would suggest the following at a minimum.

1. All Site Plan requirements of the City shall be met as listed above, particularly including:
  - a. Construction plans for future public infrastructure be submitted and approved by the City or Water District 7. Any necessary permits obtained.
  - b. 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**

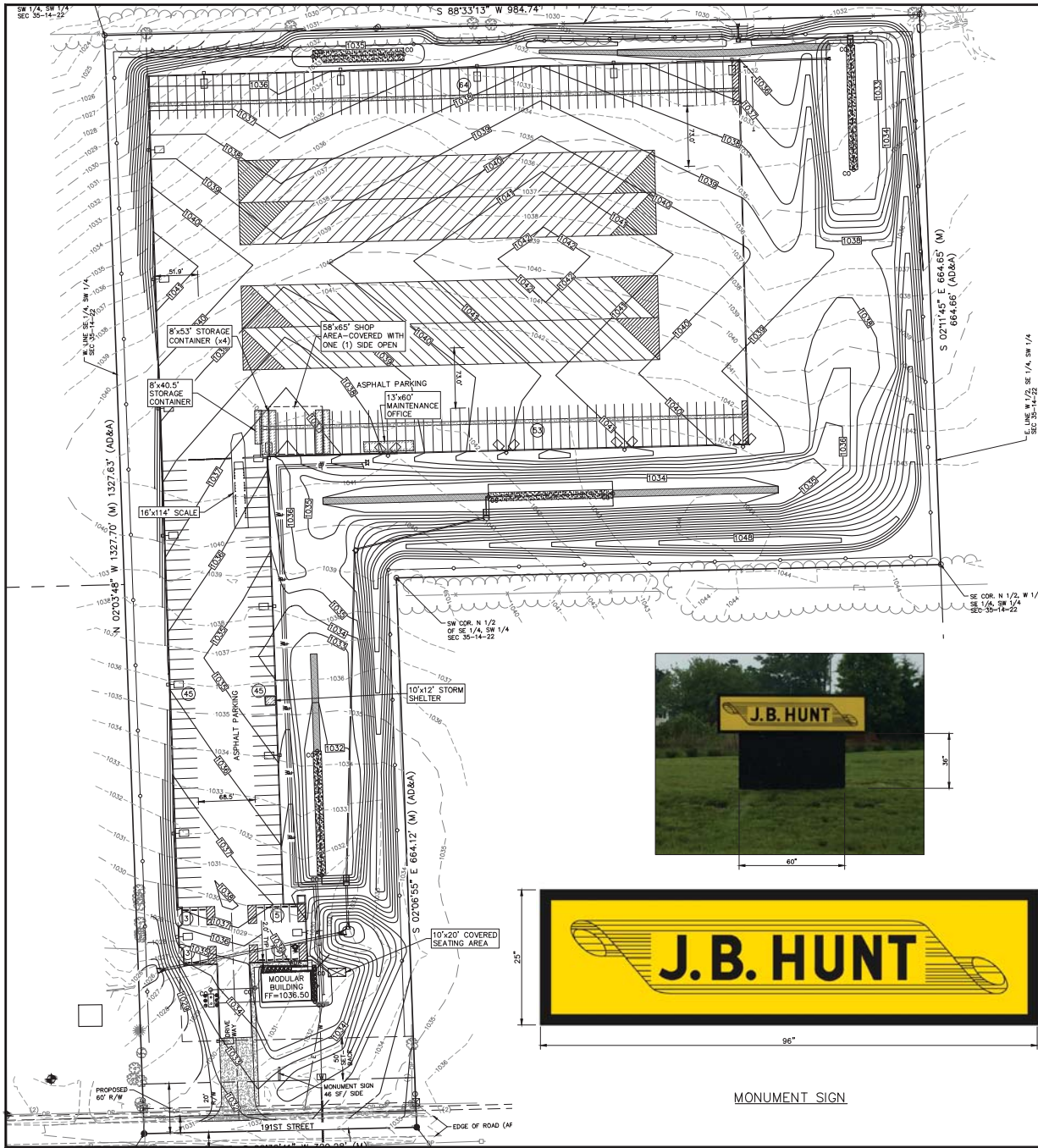
Final Site Plan Application No. FS2016-05

Final Site Plans J.B. Hunt Transport









THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

**DESCRIPTION:**  
LOT 1 OF J.B. HUNT CONTAINER STORAGE FACILITY, A SUBDIVISION IN THE CITY OF CARONER, JOHNSON COUNTY, KANSAS

**ADDRESS:**  
30200 W 191ST STREET  
JOHNSON COUNTY, KANSAS

**APPLICANT:**  
J.B. HUNT TRANSPORT  
705 NORTH BLOOMINGTON  
LOWEL, ARKANSAS 72745  
ATTN: LYNN BOYD  
(429) 659-6910

**ENGINEER:**  
KAW VALLEY ENGINEERING, INC.  
14700 W. 114TH TERR.  
LENEXA, KS 66215  
ATTN: MICHAEL OSBOURN P.E.  
913-894-5150

**OWNER:**  
J.B. HUNT TRANSPORT  
705 NORTH BLOOMINGTON  
LOWEL, ARKANSAS 72745  
ATTN: LYNN BOYD  
(429) 659-6910

**LAND AREA:**  
TRUCK PARKING-- 6.5 ACRES  
CARGO CONTAINER STORAGE-- 3.5 ACRES  
TOTAL SITE AREA-- 873,100 SQUARE FEET OR 20.04 ACRES±

**BUILDING AREA:**  
BUILDING COR AREA-- 6,650 SQUARE FEET  
BUILDING COVERAGE= 0.76%

**PARKING:**  
16 CAR PARKING SPACES.

**FEMA FLOOD INFORMATION:**  
SITE AREA IS WITH ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FIRM PANEL NO. 2009IC0119G, REVISED AUGUST 3, 2009.

**LANDSCAPING/ SCREENING:**  
THE LANDSCAPING/ SCREENING AREA WILL CONSIST OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS WHICH WILL PROVIDE A 75% OPAQUE SCREENING CONDITION. A 6" CHAIN LINK FENCE WITH SLATS WILL BE INSTALLED ON THE WEST, NORTH AND EAST SIDES OF THE PROJECT. A 6" ALUMINUM POWDER COATED (BLACK IN COLOR) FENCE WILL BE INSTALLED WITH 44" GATE ON THE SOUTH SIDE OF THE PROJECT.

**SCHEDULE:**  
THE FIRST PHASE OF THE PROJECT WILL CONSIST OF THE 5 ACRES OF CONTAINER STORAGE AND COMPLEMENTARY 5 ACRES OF TRUCK PARKING WITH ANCILLARY SUPPORT ELEMENTS INCLUSIVE OF THE OFFICE TRAILER AND SHOP AREA. CONSTRUCTION TO COMMENCE UPON APPROVAL OF THE CONSTRUCTION PLANS. CONSTRUCTION TO BE COMPLETED WITHIN ONE YEAR.

#### LEGEND:

- MONUMENT FOUND
- ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- 1/2"X24" REBAR
- W/LS 214F CAP SET (UNLESS NOTED OTHERWISE)
- BENCHMARK
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- TREE LINE
- BARBED WIRE FENCE
- GATE POST
- UNDERGROUND FIBER OPTIC CABLE
- FIBER OPTIC CABLE SIGN
- WATER LINE
- FIRE HYDRANT
- WATER LINE GATE VALVE
- WATER METER
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- OVERHEAD POWER LINE (# OF LINES)
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- EXISTING GRADE 5' CONTOUR
- EXISTING GRADE 1' CONTOUR
- CONTROL POINT
- CMP CORRUGATED METAL PIPE
- PROPOSED GRADE 1' CONTOUR
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED CLEAN OUT
- 3500 GAL STORAGE TANK
- CONCRETE WHEEL STOP
- 5' WIDE 4" CONCRETE SIDEWALK
- TRASH CONTAINER WITH 6" OPAQUE SCREEN WALL (NO CHAIN LINK OR WOOD FENCE)
- 6" CHAIN LINK FENCE
- 6" POWDER COATED ALUMINUM FENCE (BLACK IN COLOR)

#### VERTICAL CONTROL

JCPW 1024  
NORTH CENTER NORTH END OF THE WEST HEADWALL ROB  
DIRECTIONS FROM THE INTERSECTION OF WAVERLY ROAD AND 183RD STREET, GO NORTH 0.15 MILES TO THE ROB  
ELEVATION 1023.06 FT VERTICAL DATUM NAVD 88

#### PROJECT BENCHMARKS:

MARKED SQUARE ON METAL EDGE SOUTHWEST CORNER OF WALK TO HOUSE STOOP #30830 WEST 1915  
ELEVATION 1030.17

RAILROAD SPIKE IN SOUTH FACE OF UTILITY POLE IN POINT OF HOUSE #30830 WEST 191ST ST.  
ELEVATION 1028.79

#### HORIZONTAL DATUM:

KANSAS STATE PLANE, NORTH ZONE NAD 83-HARN  
COMBINED ADJUSTMENT FACTOR (CAF): 0.99988619  
SCALED AROUND 0.0

#### DATUM CONTROL:

JCPW 1024  
N:172242.08 (STATE PLANE GRID)  
E:2163243.55 (STATE PLANE GRID)  
EL:1001.09

JCPW 1073  
N:198832.60  
E:2166275.99  
EL:990.20

#### NGS- BULL

N:183103.52  
E:2103385.91

#### GRAPHIC SCALE



MONUMENT SIGN

REV	DATE	DESCRIPTION	CHK
0	5/16/16	AMENDED SITE PLAN	RLB
1	7/20/14	REVISIONS	JAA
2	7/20/14	REVISED PER CITY COMMENTS	JAA
3	7/21/14	REVISED PER CITY COMMENTS	MRO
1	11/29/13	APPLICATION SUBMITTAL CITY OF EDGETON	MRO
			DSN
			DWN
			CHK

JAMES A. ANDERSON	ENGINEER	KS # 20879
KAW VALLEY ENGINEERING, INC.	CONSULTING ENGINEERS	14700 WEST 114TH TERR. LENEXA, KS 66215
PH: (913) 894-5150 / FAX: (913) 894-5877		
JANITOR: CITY, 451 KANSAS CITY, MO, LENEXA, KS 66215		
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING		
KANSAS STATE CERTIFICATE OF AUTHORIZATION # C-113		
EXPIRES 12/31/14		

J.B. HUNT CARGO CONTAINER STORAGE FACILITY	PROD. NO. C130_7401
30200 W 191ST STREET	DESIGNER MRO
JOHNSON COUNTY, KANSAS	DRAWN BY FRK
SITE PLAN	GN 7401SP
SITE LAYOUT	SHEET C300



## TIME SWITCH SCHEDULE

SWITCH DESIGNATION	LOAD				SWITCH						
	EQUIPMENT SERVED	WATTS	VOLTS	MANUFACTURER	MODEL #	TYPE	AMP	POLE	ENCLOSURE	ACCESSORIES	
"TS-1"	"LG-1"	-	120	INTERMATIC	ET505C	SPST	30	1	NEMA 1	-	-
"TS-2"	"LG-2"	-	120	INTERMATIC	ET505CPSB2	SPST	30	1	NEMA 3R	-	PPB

ABBREVIATIONS:  
SPST = SINGLE POLE SINGLE THROW  
PPB = POINT ON REAR/PROOF BOX

## LIGHTING CONTACTOR SCHEDULE

CONTACTOR DESIGNATION	LOAD				SWITCH							INTERLOCK
	ASSOCIATED PANEL	MAX. AMP	VOLTS	TYPE	AMP	POLE	ENCLOSURE	ACCESSORIES	CONTROLLED BY	CONTROLS		
"LC-1"	SL-1	30	240	NCH	30	(2) + 2 POLE	NEMA 1	-	"TS-1", "TS-2"	-	-	
"LC-2"	SL-1	30	240	NCH	30	(2) + 2 POLE	NEMA 3R	-	"TS-1", "TS-2"	-	-	

ABBREVIATIONS:  
NCH = NORMALLY CLOSED ELECTRICAL HELD  
NCH = NORMALLY CLOSED MECHANICAL HELD  
NCH = NORMALLY OPEN ELECTRICAL HELD  
NCH = NORMALLY OPEN MECHANICAL HELD  
ENS = ENERGY MANAGEMENT SYSTEM

## PHOTOCELL SCHEDULE

PHOTOCELL DESIGNATION	LOAD				SWITCH						
	EQUIPMENT SERVED	WATTS	VOLTS	MANUFACTURER	MODEL #	TYPE	AMP	POLE	ENCLOSURE	ACCESSORIES	
"PC-1"	"LG-1"	-	120	INTERMATIC	K422C	SPST	15	1	NEMA 3R	-	-
"PC-2"	"LG-2"	-	120	INTERMATIC	K422C	SPST	15	1	NEMA 3R	-	-

ABBREVIATIONS:  
SPST = SINGLE POLE SINGLE THROW  
PPB = POINT ON REAR/PROOF BOX HAVING SHIELD HOOD

## GENERAL NOTES

1. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND INTENDED TO DEPICT GENERAL SCOPE OF WORK. ALL WORK SHALL BE PERFORMED PER LOCAL AND STATE REQUIREMENTS.

2. INSTALL ALL EQUIPMENT WHILE MAINTAINING ALL CLEARANCES PER EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AND PER LOCAL CODES.

3. ALL WORK IN FACILITY TO BE COORDINATED WITH BUILDING OWNER.

4. THE OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO HAZARD REMOVAL, TECHNIQUES, CONSTRUCTION SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM WORKER WORK.

5. DRAWINGS ARE DESIGNED FOR THE MANUFACTURER'S MATERIALS, EQUIPMENT OR SERVICES NAMED ON PLANS AND ANY CHANGES AND THEIR ASSOCIATED COSTS REQUIRED TO ACCOMMODATE OTHER APPROVED EQUIVALENT MATERIAL, OR EQUIPMENT AS WELL AS SPACE REQUIREMENTS FOR THE OTHER APPROVED EQUIVALENT MATERIAL, OR EQUIPMENT MUST BE ASSURED BY THE CONTRACTOR IN 105-105 BIDD.

6. ALL WORK SHALL BE PERFORMED PER MANUFACTURER'S REQUIREMENTS AND PER ALL LOCAL CODES AND ANY REQUIREMENTS.

7. PROVIDE COPPER CONDUCTORS FOR LISTED APPLICATIONS AS FOLLOWS:  
LIGHTING AND RECEPTACLE CIRCUITS: TYPE THHN 600 VOLT, 90 DEGREES C (94) DEGREES F (7) THERMOPLASTIC INSULATED BUILDING CONDUCTOR.  
POWER CIRCUITS AND FEEDERS: TYPE THHN 600 VOLT, 90 DEGREES C (94) DEGREES F (7) THERMOPLASTIC INSULATED BUILDING CONDUCTOR.  
UNDERGROUND POWER CIRCUITS AND FEEDERS: TYPE THHN 600 VOLT, 90 DEGREES C (94) DEGREES F (7) RAYTONE AND 90 DEGREES C (94) DEGREES F (7) DRY RATED THERMOSET FILLING INSULATING CABLE.

8. ALL WIRING SHALL BE IN PVC CONDUIT BELOW GRADE AND GALVANIZED RIGID METAL CONDUIT (RMC) ABOVE GRADE OUTSIDE. STUBUP AND ELBOWS ON FEEDERS SHALL BE 90° ELBOWS.

9. PROVIDE HAND HOLE BOXES IN FEEDERS AND BRANCH CIRCUITS AS REQUIRED. BOXES SHALL BE EXTRA HEAVY-DUTY "IMTACT" RATED 3000 PRE-CAST CONCRETE BOXES WITH STEEL COVERED MARKED "ELECTRICAL". LOCATE ALL BOXES OUTSIDE OF DRIVE AND PARKING LOCATIONS IF POSSIBLE.

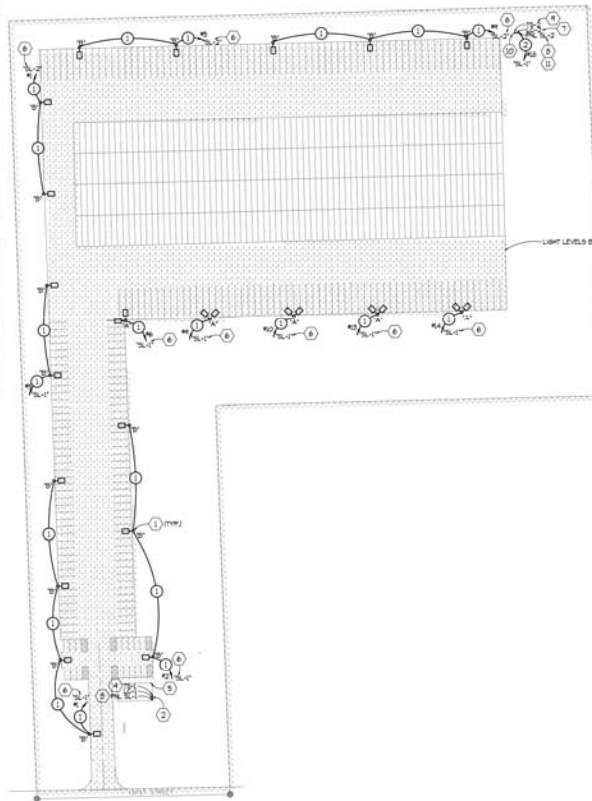
10. FURNISH, INSTALL, AND CONNECT ALL WIRE, PRIMARY CONDUIT, CONNECTORS, OUTLETS, ETC. NECESSARY TO ACHIEVE A COMPLETE ELECTRICAL INSTALLATION. ALTHOUGH SUCH WORK IS NOT SPECIFICALLY SHOWN OR SPECIFIED EQUIPMENT SHALL BE INSTALLED PER CODE REQUIREMENTS PROVIDING A SOUND, SECURE AND COMPLETE INSTALLATION.

11. ALL EQUIPMENT, DEVICES, MATERIALS, ETC. SUPPLIED ON THIS PROJECT SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED LISTING AGENCY ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT SHALL BE NEW AND SHALL BE MAINTAINED IN LIKE-NEW CONDITION UPON COMPLETION OF PROJECT. REPAIR OR REPLACE ANY EQUIPMENT DAMAGED DURING INSTALLATION.

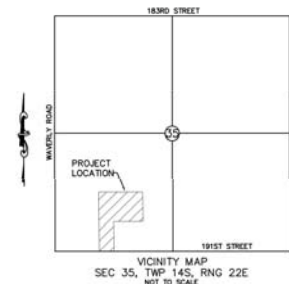
## GENERAL NOTES

1. RE: SHEET SLUGS FOR ELECTRICAL SYMBOLS.

2. RE: SHEETS SLUGS & SLUGS FOR ELECTRICAL SYMBOLS.



1 SITE LIGHTING PLAN  
SCALE: 1:100



## CALCULATION SUMMARY

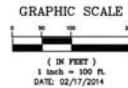
AREA	AREA	AREA	AREA	AREA	AREA
PARKING LOT	134	134	0.0	N/A	N/A
PROPERTY LINE	0.05	0.4	0.0	N/A	N/A

## ELECTRICAL PLAN NOTES:

1. NEW LIGHT FIXTURES TO BE INSTALLED IN APPROXIMATE LOCATION SHOWN. RE: SHEET SLUGS FOR LIGHT POLE BASE DETAIL.
2. PROVIDE AND INSTALL NEW LIGHTING CONTACTOR "LC-1". CONTRACTOR SHALL INSTALL NEW LIGHTING CONTACTOR ADJACENT TO PANELBOARD "SL-1".
3. LOCATE NEW 120/240V 1 PHASE ELECTRICAL PANELBOARD "SL-1" IN OWNER DESIGNATED AREA.
4. PROVIDE AND INSTALL NEW THE SWITCH "TS-1". CONTRACTOR SHALL INSTALL NEW THE SWITCH ADJACENT TO PANELBOARD "SL-1".
5. PROVIDE AND INSTALL NEW PHOTOCELL. RE: SHEET SLUGS FOR LIGHTING CONTROL WIRING DIAGRAM.
6. ROUTE HOVERMAN CIRCUIT THROUGH LIGHTING CONTACTOR THEN TO PANEL DESIGNATED.
7. PROVIDE AND INSTALL NEW LIGHTING CONTACTOR "LC-2" ON HOT DIP GALVANIZED UNPAINTED SUPPORT SYSTEM EMBEDDED IN CONCRETE. CONTRACTOR SHALL INSTALL NEW LIGHTING CONTACTOR IN A NEMA 3R BOX ADJACENT TO PANELBOARD "SL-2".
8. LOCATE NEW 120/240V 1 PHASE ELECTRICAL PANELBOARD "SL-2" ON HOT DIP GALVANIZED UNPAINTED SUPPORT SYSTEM EMBEDDED IN CONCRETE IN OWNER DESIGNATED AREA. CONTRACTOR SHALL PULL NEUTRAL, PHASE, AND GROUNDING CONDUCTOR FROM PANEL "SL-1" AND ADJACENT. PANELBOARD SHALL BE INSTALLED PER ALL NEC 2012 REQUIREMENTS.
9. PROVIDE AND INSTALL NEW THE SWITCH "TS-2" ON HOT DIP GALVANIZED UNPAINTED SUPPORT SYSTEM EMBEDDED IN CONCRETE. CONTRACTOR SHALL INSTALL NEW THE SWITCH ADJACENT TO PANELBOARD "SL-2".
10. PROVIDE AND INSTALL NEW PHOTOCELL ON HOT DIP GALVANIZED UNPAINTED SUPPORT SYSTEM EMBEDDED IN CONCRETE. RE: SHEET SLUGS FOR LIGHTING CONTROL WIRING DIAGRAM.
11. CONTRACTOR SHALL INCREASE LUG SIZES IN PANEL BOARD AS REQUIRED TO ACCOMMODATE WIRE SIZES ON PROVIDE AND INSTALL BUTT SPlice INSEDE PANELBOARD TO REDUCE WIRE SIZE TO LARGEST LUG SIZES.

## FEEDER SCHEDULE:

1. (2) 90 ANS. 4 (2) 90 BRND IN 2" CONDUIT
2. (2) 400 ANS. 4 (2) 5/8 BRND IN 2" CONDUIT



PRELIMINARY  
NOT FOR CONSTRUCTION

InSite Group, Inc.  
Consulting Engineers  
1000 West 14th Street  
Lawrence, KS 66044  
Tel: 785-843-1111  
Fax: 785-843-1112  
www.insitegroup.com

13-4180-1

J.B. HUNT CARGO CONTAINER STORAGE FACILITY  
30200 W 191ST STREET  
JOHNSON COUNTY, KANSAS  
SITE PLAN  
SITE LIGHTING PLAN

PROJ. NO.	C130_7401
DESIGNER	MRO
DRAWN BY	FRK
CN	REV
7104 PDP	
SHEET	5
13-4180-1	

KAW VALLEY ENGINEERING, INC.  
14700 WEST 14TH STREET  
LAWRENCE, KANSAS 66044  
PH: (913) 894-1501 / FAX: (913) 894-1577  
JANET@KVE.COM  
JANET@KVE.COM

5/16/16	AMENDED SITE PLAN	JAA	RLB	CHK
5/16/16	REVISIONS	JAA	RLB	CHK
7/20/14	REVISED PER CITY COMMENTS	JAA	NUN	CHK
7/21/14	REVISED PER CITY COMMENTS	MRO	NUN	CHK
11/29/13	APPLICATION SUBMITTAL CITY OF EDGETON	MRO	NUN	CHK
REV	DATE	DESCRIPTION	DSN	DWN

PANELBOARD SCHEDULE: SL-1														
NBS - PANELBOARD TYPE														
120/240 VOLTAGE	1 PHASE	X	250 MAIN BREAKER											
225 AMP MAIN BUS	3 WIRE		MAIN LUGS											
1 NEMA ENCLOSURE	2000 NEST		FEED THRU LUGS											
65000 RMS SYMMETRICAL AMPS	240 VOLTS		SUB-FEED BREAKER											
15154 DATE	X COPPER BUS		SOLID NEUTRAL											
FEEDER ENTRANCE														
PANEL LOCATION														
OFFICE BUILDING														
SEE PLANS														
SOURCE														
SERVICE ENTRANCE														
POLE #	SERVICE	VA LOAD	L3	L2	L1	TRIP	POLE	TRIP	POLE	TRIP	POLE	TRIP	POLE	SERVICE
1	PARKING LOT LITS	8000	L	N	20	2	20	2	N	L	600	400	PARKING LOT LITS	2
2														
3	PARKING LOT LITS	400	L	N	20	2	20	2	N	L	400	400	PARKING LOT LITS	4
4														
5	PARKING LOT LITS	400	L	N	20	2	20	2	N	L	400	400	PARKING LOT LITS	6
6														
7	PARKING LOT LITS	400	L	N	20	2	20	2	N	L	400	400	PARKING LOT LITS	8
8														
9	PARKING LOT LITS	400	L	N	20	2	20	2	N	L	400	400	PARKING LOT LITS	10
10														
11	LIGHTING CONTROL	350	N	N	20	2	20	2	N	L	400	400	PARKING LOT LITS	12
12														
13	SPARE													
14														
15	SPARE													
16														
17	SPARE													
18														
19	SPARE													
20														
21	SPARE													
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31	SPARE													
32														
33	SPARE													
34														
35	SPARE													
36														
37	SPARE													
38														
39	SPARE													
40														
41	SPARE													
42														
TOTAL LOADS														
TOTAL LOADS														
TOTAL LOADS														

PANELBOARD SCHEDULE: SL-2														
NBS - PANELBOARD TYPE														
120/240 VOLTAGE	1 PHASE	X	60 MAIN BREAKER											
100 AMP MAIN BUS	3 WIRE		MAIN LUGS											
1 NEMA ENCLOSURE	2000 NEST		FEED THRU LUGS											
65000 RMS SYMMETRICAL AMPS	240 VOLTS		SUB-FEED BREAKER											
15154 DATE	X COPPER BUS		SOLID NEUTRAL											
FEEDER ENTRANCE														
PANEL LOCATION														
N.E. OF PROPERTY														
FEEDER CABLE														
SEE PLANS														
SOURCE														
PIL "SL" 1"														
POLE #	SERVICE	VA LOAD	L3	L2	L1	TRIP	POLE	TRIP	POLE	TRIP	POLE	TRIP	POLE	SERVICE
1	PARKING LOT LITS	400	L	N	20	2	20	2	N	L	400	400	PARKING LOT LITS	2
2														
3	PARKING LOT LITS	400	L	N	20	2	20	2	N	L	400	400	PARKING LOT LITS	4
4														
5	PARKING LOT LITS	400	L	N	20	2	20	2	N	L	400	400	PARKING LOT LITS	6
6														
7	PARKING LOT LITS	400	L	N	20	2	20	2	N	L	400	400	PARKING LOT LITS	8
8														
9	PARKING LOT LITS	400	L	N	20	2	20	2	N	L	400	400	PARKING LOT LITS	10
10														
11	SPARE													
12														
13	SPARE													
14														
15	SPARE													
16														
17	SPARE													
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32														
33	SPARE													
34														
35	SPARE													
36														
37	SPARE													
38														
39	SPARE													
40														
41	SPARE													
42														
TOTAL LOADS														
TOTAL LOADS														
TOTAL LOADS														

**COOPER LIGHTING - LUMARK**

**DESCRIPTION**

TRIBUTE is a new addition to the TR series. It features a modern, minimalist design with a wide, flat top and a narrow, vertical base. The fixture is made of die-cast aluminum and is available in two finishes: brushed aluminum and black powder coat. It is designed to be mounted on a wall or ceiling and is ideal for use in modern, minimalist interiors.

**FEATURES**

- Die-cast aluminum construction
- Brushed aluminum or black powder coat finish
- Wide, flat top for mounting
- Narrow, vertical base for mounting
- Available in two finishes: brushed aluminum and black powder coat

**INSTALLATION**

TRIBUTE is designed to be mounted on a wall or ceiling. It is ideal for use in modern, minimalist interiors. The fixture is made of die-cast aluminum and is available in two finishes: brushed aluminum and black powder coat.

**TECHNICAL DATA**

Model: TR-1000  
Power: 100W  
Voltage: 120V  
Frequency: 60Hz  
Dimensions: 10" x 10" x 10"

**DESCRIPTION**

TRIBUTE is a new addition to the TR series. It features a modern, minimalist design with a wide, flat top and a narrow, vertical base. The fixture is made of die-cast aluminum and is available in two finishes: brushed aluminum and black powder coat. It is designed to be mounted on a wall or ceiling and is ideal for use in modern, minimalist interiors.

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Model: TR-1000  
Power: 100W  
Voltage: 120V  
Frequency: 60Hz  
Dimensions: 10" x 10" x 10"

LIGHTING FIXTURE SCHEDULE												
MARK	MANUFACTURER	FIXTURE DESCRIPTION	MODEL NUMBER	HOUSING	COLOR	LAMP		BALLAST (QUANTITY/TYP)	VOLTS	WATTS	NOTES	
						QTY	TYPE					
A1	LUMARK	SHAWL SKY COMPLIANT AREA LIGHT FIXTURE WITH 4000 K SHIELD WITH SQUARE STEEL POLE TO BE 40' LONG AND A THICKNESS OF 0.230". POLE SHALL BE EQUIPPED WITH HANGING DAMPERS. EACH POLE HAS 2 FIXTURES MOUNTED AT A 90 DEGREE ANGLE FROM ONE ANOTHER.	MPK-25-400-B	POLE	BLACK	1 PER HEAD	PHSH	-	(1) ELECTRONIC	240	400	L2
B1	LUMARK	SHAWL SKY COMPLIANT AREA LIGHT FIXTURE WITH SQUARE STEEL POLE TO BE 40' LONG AND A THICKNESS OF 0.230". POLE SHALL BE EQUIPPED WITH HANGING DAMPERS.	MPK-25-400-B	POLE	BLACK	1 PER HEAD	PHSH	-	(1) ELECTRONIC	240	400	L2
NOTES:												
1) CONTRACTOR SHALL CONFIRM EPA WITH MANUFACTURER FOR NUMBER OF HEADS ATTACHED TO POLE.												
2) CONTRACTOR SHALL CONFIRM POLE DIAMETER AND THICKNESS WITH MANUFACTURER.												



SHOP—NORTH ELEVATION



SHOP—SOUTH ELEVATION



SHOP—SOUTHEAST ELEVATION



SHOP—SOUTHWEST ELEVATION

J.B. HUNT CARGO CONTAINER STORAGE FACILITY 30200 W 191ST STREET JOHNSON COUNTY, KANSAS		SITE PLAN SHOP BUILDING ELEVATIONS	
PROJ. NO.	C13D_7401	DESIGNER	MRO
DRAWN BY		FRK	REV
GFN	7104 PDP		
SHEET	C401		
KAW VALLEY ENGINEERING, INC. CONSULTING ENGINEERS AND SURVEYORS 14700 WEST 114TH STREET OVERLAND PARK, KANSAS 66213 PH: (913) 894-0160 / FAX: (913) 894-5977 JUNCTION CITY, KS 66501 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF KANSAS UNDER CERTIFICATE OF AUTHORIZATION # C-113. EXPIRES 12/31/14		JAMES A. ANDERSON ENGINEER KS # 20879	
		REV DATE DESCRIPTION	
		1	11/29/13 APPLICATION SUBMITTAL CITY OF EDGEMONT
		2	7/21/14 REVISED PER CITY COMMENTS
		3	7/25/14 REVISED PER CITY COMMENTS
		4	7/25/14 REVISED PER CITY COMMENTS
		5	5/16/16 AMENDED SITE PLAN
		JAA	RUB
		JAA	NUN
		MRO	NUN
		DSN	DWN
		CHK	CHK



[illegible]