

STAFF REPORT

October 14, 2016

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: Application FS2016-07 for Final Site Plan for Inland Port VIII, located East of Waverly Rd and South of 183rd Street

APPLICATION INFORMATION

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

Requested Action: Final Site Plan – Logistics Park Phase VI, Lot 1
Inland Port VIII

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

Site Address/Location: 30900W 185th Street.

Existing Zoning and Land Uses: City of Edgerton, L-P, Logistics Park with a small strip along the North property line currently being zoned A-G, Agricultural District

Existing Improvements: None

Site Size: Approximately 42.54 acres

PROJECT DESCRIPTION

The applicant has prepared a Final Site plan based on a preliminary site plan and the L-P, Logistics Park District zoning requirements. This project is considered part of LPKC Phase VI. The Preliminary Site Plan was approved July 12, 2016 and included two lots with proposed buildings anticipated to be approximately 775,000 and 545,000 square feet. The current application is proposing a building located on Lot 1 for a 777,222 square foot warehouse on the 42.54.781 acre lot. No application has been submitted for Lot 2. The subject property will still need to receive approval of a Final Plat.

The major changes that have been submitted on this request as compared to the preliminary site plan are primarily in regards to the location of entrances to the site and also that they are proposing that the North line of the property will extend to the North line of the existing 183rd Street ROW. This second item will be contingent upon the applicant submitting a petition for the vacation of this ROW and for the City Council to approve the request. This also creates a little bit of a unique issue in that the Northern portion of this ROW is still considered to be zoned A-G, Agricultural District and so the property would actually be located in two zoning districts. This portion of the property is not currently shown to be used for any industrial

purposes and would not technically create any type of violation. Staff would suggest that the applicant should present a request to rezone this portion of the property to clear up any questions.

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

STAFF ANALYSIS

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

Section 10.1 of Article 10 for Site Plan requirements

1. Front or cover sheet.
 - a) A scale vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features. ***Final Site Plan Complies.***
 - b) A project title, zoning designation and project sponsor. A street, lot or tract address of the project. ***The project title needs to be updated. The preliminary Site Plan referred to this phase as phase VI. Update Final Site Plan.***
 - 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. ***Final Site Plan complies.***
 - d) The name of the architect, engineer, surveyor or draftsman. ***Final Site Plan complies.***
 - e) The specified certificates and signature blocks. ***Final 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. ***Update Final Site Plan.***
 - *Trash containers and screening have not been shown.*
 - *Sidewalk on the South side of the building should be extended to the Public sidewalk located to the South.*
 - b) A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting. ***No timetable for planting has been included. Update Final Site Plan.***
3. Sheet #3
 - a) A site map with the following features.
 - i) Topography at reasonable intervals. ***Contours are included in the grading plan and landscape plan. Final Site Plan complies.***
 - ii) Exterior lot lines with any survey pins. ***Final Site Plan does not show any survey pins.***
 - iii) Location of buildings. ***Final Site Plan complies.***

- iv) Parking areas, paths, walks with sizes and surfaces material specifications. *Sidewalks need to be provided from the South side of the building to the public Sidewalk. Need to check with the Fire Department to determine if a turnaround is required at the West end of the North parking lot. Concrete driveway aprons are required. **Final Site Plan complies.***
 - v) Exterior lighting specifications. ***Details, locations and photometric plan have not been provided. Staff suggests that the photometric plan must be reviewed and approved by staff prior to the approval of a Building Permit including any exterior lighting.***
 - vi) Site entrance and connections to streets. *Original site plan had shown slightly different location for entrances. The applicant worked with City Staff to coordinate the location of entrances with other existing and proposed entrances. **Update Final Site Plan.***
 - vii) The location of easements. *Drainage easements should encompass the detention pond and outlet pipe to the existing permanent easement. Label the existing permanent easement in the Northwest corner of the property. **Update Final Site Plan.***
 - viii) Connection point for utilities. *The city is currently working with Northpoint on the extension of a master sewer plan which will include the subject property. The property is currently being proposed with a holding tank but will be required to connect once access to sewers are provided. Water service, gas and power is currently shown as being extended from 185th Street. **Final Site Plan Complies.***
 - b) A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises. ***No signage was submitted with the application. Signage proposed later shall receive separate approval according to the provisions of the UDC.***
 - c) Features to facilitate handicapped access. *The accessible parking spaces and access areas should not exceed 2% slope in any direction. The grade of the driveway aprons shall not exceed 2% where the sidewalk crosses the aprons. **Final Site Plan Complies.***
 - d) Profile and detail for roads (if required). *No new road is proposed as part of this project. **Final Site Plan Complies.***
4. Sheet #4
- a) Scale drawing of building floor plans. *These plans do not currently include interior improvements. These plans have typically been submitted with the Building Permit application. **Will be reviewed at Building Permit Review.***
 - b) Dimensions and use of rooms and areas. ***Will be reviewed at Building Permit Review.***
 - c) Dimensions of entrances/exits and corridors. ***Will be reviewed at Building Permit Review.***
 - d) Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance. ***Will be reviewed at Building Permit Review.***
5. Sheet #5
- a) Scale drawings of all building elevations. ***Final Site Plan complies***
 - b) Roof pitch and materials. ***Final Site Plan complies***
 - c) Siding type and materials, including fascia. ***Final Site Plan complies***

Section 5.2 Logistics Park (L-P) District regulations

SETBACK, YARD, AND AREA REGULATIONS:

1. Building Coverage: The maximum building coverage in the L-P District is 50%. With a current lot size being shown of 1,853,042 square feet and the building containing 777,222 square feet, building coverage is within the maximum at 41.9%. ***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.
 - b. Side (Typical). A minimum 25 feet is required from Side property lines.
 - c. Side at Street (Typical). A 50-foot minimum setback is required with an allowable reduction to 25-feet when adjacent to two-land collectors.
 - d. Rear. A 25 foot minimum setback is required. *A rear yard setback is not currently shown at the proposed North Property Line.*
3. Maximum Building Height. The drawings show a height to top of the walls at 48'-2". The elevation for the East elevation provides this measurement as 46'-0" to the top of the panel. While it would appear that the structure complies with the maximum height of 110 feet the plans need to be updated to correct this discrepancy. ***Update Final Site Plan.***
4. Building Separation. A minimum building separation of twenty (20) feet is required. *There is only a single building proposed with this final site plan.* ***Final Site Plan complies.***
5. Accessory Building and Structure Regulations. No accessory buildings are proposed with this application. ***Final Site Plan complies.***

DISTRICT REGULATIONS:

1. A minimum of three exterior walls shall be of materials other than metal. *All exterior walls of the proposed warehouse are tilt-up concrete, meeting this requirement.* ***Final Site Plan complies.***
2. All operations other than limited storage of motorized machinery and equipment, materials, products or equipment, shall be conducted within a fully enclosed building. *The site plan shows trailer parking areas along the East and West side of the property but does not show any other uses. The subject property will be surrounded on three sides by public ROW and the loading docks being proposed would be adjacent to Waverly Road and Montrose Street. The proposed building will be located across Waverly Road from the BNSF Intermodal Facility and across Montrose from an existing agricultural use.* ***Final Site Plan Complies.***
3. All storage of motorized machinery and equipment, materials, products or equipment shall be within a fully enclosed building, or in a storage area or yard. Said storage shall be limited to twenty percent (20%) of the ground floor area of the building or tenant space. All storage materials shall be one hundred (100) percent screened from public view, except when adjacent to another storage area, which is one hundred (100) percent screened from public view. For the purposes of this section, the phrase "screened from public view" means not visible at eye level from adjoining properties or any street right-of-way. Use of landscaping materials is encouraged in lieu of privacy fencing. All storage areas shall be paved or surfaced. *The current request does not show any storage areas being located outside other than the Future Trailer Parking. Temporary Outdoor Storage*

Regulations for Cargo Containers, Operational Trailers and Tractors are discussed later.
Final Site Plan Complies.

DESIGN GUIDELINES:

1. When more than one (1) building is planned for L-P district property, the development plan shall demonstrate integration and coordination of the architectural design for buildings, structures, and landscaping and open space. *The proposed building, landscaping, and open space design is generally consistent with previously approved projects in the Logistics Park. **Final Site Plan complies.***
2. Buildings should be oriented so that the front or side of the building faces the public street frontage of the property. The City may consider an exception to orient a rear elevation towards a public street for unique situations due to the configuration of the lot. *The subject property is located so that it is surrounded on three sides by ROW with the front of the property being considered along 185th Street. Loading docks and trailer storage spaces would typically be considered items that would be oriented to the rear of the property and not directly adjacent to a public street, but the location of this property creates difficulty with this. The Planning Commission has approved previous requests in the past, especially where the proposed use will be located across the street from a similarly situated property. **Thus, if the City approves the current application, it will thereby approve an exception to orient a side elevation (including dock doors) towards public streets (Waverly & Montrose) due to the configuration of a lot with public streets on three sides of the proposed building.***
3. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. *The orientation of the building exposes the East and West sides containing dock doors and future trailer parking to visibility from public right-of-ways (Waverly & Montrose). This building is proposed directly across the street from the BNSF intermodal facility to the West, and while located adjacent to an agricultural property to the East, it is anticipated that this property will most likely be developed for industrial use. The Planning Commission has previously allowed for the placement of these items adjacent to a ROW with the consideration of the anticipated adjacent development and an Alternative Landscape Plan and discussion for the placement of additional Landscaping at entrances. **The Planning Commission can approve an Alternative Landscape Plan for the property which will take these concerns into consideration. Staff suggests that additional Landscaping be required to be placed at the entrances to the facility***
4. When development is proposed adjacent to any existing residential development, site plan approval, including building elevations, landscaping, and screening shall be approved by the City. *This property is in a unique location. It is currently located across the street from a property that is primarily being used for agricultural purposes, but on which a residence is also located. The subject property is also located closer to the residential areas of Gardner than any other request that has been submitted. As the property to the East is anticipated to be developed for industrial purposes staff would anticipate that any additional screening or buffering to the residential uses would occur on this adjacent tract. **Final Site Plan Complies.***
5. Pedestrian access within a development and adjacent public and private property shall be considered as a component to the design of an employment center. *An additional sidewalk from the Southeast corner of the structure to the Public Sidewalk would provide better pedestrian connectivity to the site. **Show additional sidewalk from the South portion of the building to the public sidewalk.***

ARCHITECTURAL DESIGN STANDARDS

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

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

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

4. Façade Guidelines

- a. Horizontal Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a minimum of twenty percent (20%) of the maximum length of the first plane. The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. Walls not facing a public right-of-way or a residentially zoned property and walls with loading dock doors are exempt from the horizontal articulation requirement. *The middle of the south wall measures just less than 350 feet. With the height of the wall ranging between 41'-0" and 48'-2" the maximum length of this wall without additional horizontal articulation should be 192.6 feet. The required horizontal off-set along this wall is between 4.1 and 4.8 feet. The off-*

*sets that are provided are 5 and 10 feet, respectively. This means that the proposed building does not meet the horizontal articulation requirement due to the length of the middle section of this wall. Additional articulation could be provided in this area or the articulation provided at the East and West portions of this wall could be extended to shorten this distance. This is the same issue that has been discussed as part of previous approvals. The Planning Board has allowed exceptions to this requirement in the past based upon reviewing the building elevation and design and determining that the applicant is using some of the additional design elements listed in Section 5.2J.2 to give the appearance of breaking up the length of the building and to allow for a common design to be used between the buildings that are being proposed. While the East and West walls are also adjacent to a public ROW, the regulations do not require horizontal articulation on walls with loading docks. None of the other elevations face a public ROW and therefore horizontal articulation is not required. **The south wall does not meet this requirement. The Planning Commission may decide to approve exceptions to all or portions of this plan based upon the façade elevations that have been provided and to allow for this building to maintain a consistent appearance with the adjacent development.***

- b. Vertical Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. *Like the horizontal articulation requirement, walls not facing a public right-of-way or a residentially zoned property are exempt from this requirement. However, walls with loading dock doors are still required to meet this standard. Full dimensions have only been provided for the North and South elevations and so the compliance of the East and West walls are not able to be determined. The minimum height change required is between 4.1 & 4.8 feet. The maximum change in height shown on the south elevation (across the entire length of the building) is 6'-10" feet (41'-0" to 48'-2"). While the articulation between the tops of the lowest and tallest walls exceed this requirement, the overall articulation does not comply as the 10% change in height is required to occur within each 192.6 foot section of wall. While the elevations do not comply with this requirement more (while smaller) articulation is provided. The vertical articulation being provided appears to be the same as that shown on previous projects. **The elevation plans do not comply with this requirement. The Planning Commission may decide to approve an exceptions to this requirement based upon the façade elevations that have been provided.***
- c. Screening of Rooftop Equipment. For buildings within the L-P District, all rooftop mounted mechanical, air conditioning, electrical, and satellite dish equipment shall not be visible. Rooftop equipment shall be screened from ground and street level view with parapets or other architectural design features constructed of the same materials used on the exterior walls. ***Rooftop equipment is not shown on the proposed building elevations. If rooftop equipment visible from the ground and street level is planned, parapets to conceal it from the ground and the streets shall be required prior to building permit approval.***

- d. Color Palette. Earth tones, muted hues, and natural tones are permitted as structures' basic colors. Brighter hues are permitted only as an accent color on building elements such as awnings, doors, and trim. A mixed color palette on a single building should be carefully selected so all colors harmonize with each other. ***Color blocking is used effectively in the elevations provided. Though staff has not done percentage calculations to evaluate strict compliance with the above chart, staff believes the uses of color on the building follow the pattern of previously approved buildings and are otherwise consistent with the identity of LPKC.***

Accent colors should be applied using the following guidelines:

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

*Percentage calculations shall utilize the entire façade area.

PARKING AND LOADING

1. General. The plan addresses the general parking and loading requirements as follows:
 - a. Parking space dimensions of at least 9 by 20 feet per space are required. *The Final Site Plan currently shows 328 regular car parking spaces with 9 ADA spaces.*
 - b. Adequate loading spaces off the public right-of-way are shown.
 - c. Parking is all on asphalt or concrete.
 - d. Off-street space for loading and unloading of goods is provided. *137 truck/dock spaces with additional docks which are shown as future and could be used for parking at this time are included. The plan also shows 158 trailer stalls that are available to be constructed in the future.*
 - e. Shipping, loading, maneuvering, and parking areas meet the setback requirements. ***Final Site Plan complies.***
2. Warehouse/Distribution Center and Large Building Parking Space Exceptions. Parking shall be required per City standard based upon individual land use, except Warehouse or Distribution Center land uses, which shall require one (1) space per two thousand (2,000) square feet of building area. Buildings in excess of one hundred thousand (100,000) square feet or users with specific parking needs may provide an independent parking study to the City for approval. *The proposed structure is 777,222 square feet which would calculate to a minimum of 389 spaces. The Final Site Plan shows 328 regular car parking spaces with 9 ADA spaces. This places the number of provided spaces just slightly below those which are required. In past requests, the Planning Commission has allowed some of the extra off-street loading spaces to be considered as part of the spaces required for parking as some of these areas could be converted to allow for additional parking if needed. The Planning Commission will need to decide if the property needs to meet the full requirement or if the spaces provided are sufficient.*

OFF-STREET PARKING STANDARDS

1. Maneuvering. It appears that adequate space is provided on the plan for vehicle maneuvering off the public right of way. *Staff is verifying with the Fire District if a*

*turnaround would be required at the West end of the Northern Parking lot. **Final Site Plan complies.***

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

OFF-STREET LOADING STANDARDS

1. Access. Loading facilities shall be located adjacent to a public access-way or private service drive. **Final Site Plan complies.**
2. Minimum Loading Space Dimensions. Loading spaces shall be a minimum of twelve (12) feet in width, sixty-five (65) feet in length, and fourteen (14) in height except as may otherwise be approved by the City. *The loading spaced shown on the site plan are dimensioned as 12 feet by 60 feet. These spaces all front onto a 70 foot wide driveway area. Staff understands that the normal minimum design turning radius for semi-trucks is 45 feet. The future trailer parking spaces are dimensioned as 12 feet by 55 feet.* **Final Site Plan complies.**
3. Use of Loading Spaces. Off-street loadings spaces shall be used only for temporary loading/unloading operations and shall not be used for storage or display of boats, trailers, campers, motor vehicles or other goods, materials or products. *The main loading spaces appear to be designed to operate as loading docks for the facility and not for the storage of other goods, materials and products.* **Final Site Plan complies**
4. Number of Loading Spaces Required. A use which receives or distributes material, supplies or merchandise by motor vehicle is required to provide spaces based upon the following requirement: (a) 0-9,999 square feet – None; (b) 10,000-100,000 square feet – 1 spaces; 50,000-100,000 – 2 spaces; and, 100,001+ - 1 additional space per 100,000 square feet. *Based upon this standard the property is required to provide 9 loading spaces.* **Final Site Plan complies**
5. Temporary Outdoor Storage Regulations for Cargo Containers, Operational Trailers, and Tractors. The L-P District requires that outdoor parking or storage spaces for cargo containers, operational trailers and tractors must be screened from view by either a masonry wall of a type and style complementary to the primary materials of the building, wrought iron, decorative metal, living plant material or a combination of these. The height of the screening must be sufficient to block view of the equipment or vehicles from a public right-of-way. Where a masonry wall is used to satisfy this requirement, foundation planting must be provided on the exterior face of the wall. These spaces must be clearly demarcated solely for tractor and trailer storage. *The site plan shows a total of 158 "Future Trailer Parking" to the East and West sides of the building. On the West side of the building these spaces are located approximately 199 feet from the East ROW line of Waverly Road. A large detention area is located within this area. The spaces are located*

*just over 30 feet from the East property line which is the West ROW line for Montrose Street. The proposal is similar to what has been approved previously on other projects other than the trailer parking spaces are not in a yard directly adjacent to a public ROW. In looking at facilities in which these spaces have been constructed, staff would suggest that additional landscaping or screening should be provided when trailer spaces are constructed, especially when they are located only 30' from the public ROW. **Additional landscaping material could be placed to provide additional screening from the public ROW.***

PHOTOMETRICS –

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

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

1. Alternative Landscape Plan. In lieu of the requirements set forth in Section 1.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. 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. As has been mentioned above, staff would also suggest that additional landscaping/screening should be provided when the future trailer stalls are constructed on the East side of the property due to the limited distance to the public ROW. Staff would also suggest that some additional landscaping be provided in areas around the Southern parking lot as the currently proposed layout removes most of the greenspace and landscaping between the parking lot and the building.*
2. Dumpster screening: *Trash enclosures or screening are not shown.*

SIGNAGE

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

DIESEL EMISSION REQUIREMENTS

The following diesel emission requirements shall apply:

1. Except for loading and unloading operations, heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds shall be restricted from idling on-site for no more

than 5 minutes in any 60 minute period. For loading and unloading operations, idling shall be restricted to no more than 30 minutes in any 60 minute period.

2. One electrical hook-up shall be provided for "trucker plug-ins" equal to a minimum of one-third (1/3) of the total number of truck bays at the facility to eliminate excessive idling by heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds. Approval to use alternative technologies to eliminate excessive idling may be requested, but shall not be approved unless the applicant demonstrates that they are at least as effective as electrical hook-ups. ***Will be reviewed at Building Permit.***
3. Signs shall be posted by owner(s) of the facility at each vehicle entrance to the facility notifying drivers of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds to turn off engines when not in use. ***Will be reviewed at Building Permit.***
4. The operation and idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds, including circulation, shall be restricted within 300 feet of any property zoned for or committed to residential use, or the owner/developer shall provide alternative measures including the possible installation of a wall or other mitigating measures to assure buffering of residences from heavy-duty truck operations, unless the owners of property located adjacent to said heavy duty diesel truck operations consent and agree, in writing to:
 - a. Allow the location of heavy-duty diesel truck operations within 300 feet of their property zoned for and committed to residential use, and
 - b. Restrict areas of their property located within 300 feet of adjacent trucking operations to only non-residential uses;
5. Warehouse managers and employees shall be trained by the employer(s) or operator(s) of the facility to use efficient scheduling and load management to eliminate unnecessary operation, queuing, or idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds.
6. Warehouse managers and employees shall be provided by the employer(s) or operator(s) of the facility with information about the possible effects of diesel emissions on their own health and the importance of being a good neighbor by minimizing idling and avoiding other potentially adverse impacts on adjacent or nearby residences;
7. On-site services shall be made available to vehicle drivers to reduce idling. These services may include restroom facilities, seating for drivers waiting for their cargo to be loaded or unloaded, and/or food/beverage vending machines. ***Will be reviewed at Building Permit.***
8. Any motorized equipment used within the proposed development should utilize clean technology propulsion and/or alternative fuels such as biodiesel, electricity, or propane;
9. If fuel dispensing facilities are provided on-site, alternative clean fuels such as (but not limited to) bio-diesel blended fuel should be provided at these dispensing facilities.

Other Comments

1. A storm water study has not been submitted.
2. Provide the velocity in a 1 year storm in the table on Sheet C06. The velocity should be greater than 3.0 ft/sec

RECOMMENDATION

City staff recommends **approval** of FS2016-07 for the Final Site Plan Logistics Park Kansas City Phase VI, First Plat, Lot 1 (Inland Port VIII) subject to the suggested stipulations, below.

1. All Site Plan requirements of the City shall be met as listed above, particularly including:
 - a. Submittal of photometric lighting plan for Inland Port VIII in conformance with UDC especially with regard to maximum foot-candles at property line.
 - b. Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained.
 - c. All landscaping shall be maintained in good condition and plants shall be replaced when dead.
2. All infrastructure requirements of the City shall be met.
3. All building permit and sign permit requirements of the City shall be met.
4. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

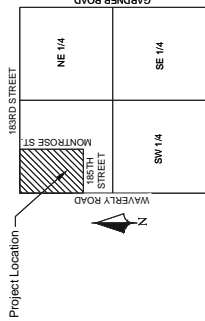
ATTACHMENT

Final Site Plan Application No. FS2016-07

Final Site Plans Logistics Park Kansas City Phase VI, First Plat, Lot 1 (Inland Port VIII)

Inland Port VIII Final Development Plan

30900 West 185th Street
City of Edgerton, Johnson County



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
Existing Waterline	Proposed Fire Hydrant
Existing Gas Main	Proposed Waterline
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 and Gutter

UTILITIES		
ELECTRIC	Sewer	
Kansas City Power & Light	City of Edgerton	
Phone 816.471.5275	404 East Neilson	
	P.O. Box 255	
GAS	Edgerton, Kansas	
Kansas Gas Service	Phone 913.893.6231	
11401 West 68th Street	TELEPHONE	
Overland Park, Kansas	Century Link	
Phone 913.559.8981	Phone 800.786.3500	
WATER		
Johnson Rural Water District 7	CABLE	
534 West Main	CenturyLink	
P.O. Box 7	Phone 800.786.3500	
Gardner, Kansas		
Phone 913.856.7773		



Legal

Lot 1 of Logistics Park Kansas City Phase III, First Plat. A subdivision of land in the City of Edgerton, Johnson County, Kansas.

JOHNSON COUNTY BENCHMARK

JVCN BM1190
Bernsten 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 West 0.15 Miles to the RCB
ELEV: 1023.06

INDEX OF SHEETS

C01	Title Sheet
C02	General Layout
C03	Site Dimension Plan
C04	Grading Plan
C05	Storm Drainage Map
C06	Storm Drainage Calculations
C07	Site Utility Plan
C08	Preliminary Storm Plan
L01	Landscaping Plan

Zoning

The project is currently zoned L-P.

SITE DATA TABLE

Site Acreage: 42.54 Acres
 Building Area: 777,222 SF
 Proposed Building Use: Industrial
 NFPA Occupant Load: 5
 Total Number of Stalls: 632 Stalls
 Trailer Parking: 137 Stalls
 158 Future Stalls
 Total Employee Parking: 337 Stalls
 Regular/Employee Stalls: 328 Stalls
 ADA Stalls: 9 Stalls

DEVELOPER/APPLICANT:

ELHC VIII, LLC
Contact: Aaron Burks
5015 NW Canal Street, Suite 200
Riverside, Mo 64150
Email: aburks@northpointkc.com

CERTIFICATE:

Received and placed on record this _____ day of _____, 20____ by _____

(Kenneth Cook, Zoning Administrator).

Approved by the Edgerton City Planning Commission this _____ day of _____, 20____ by _____

_____ (Chuck Davis, Chair of Planning Commission).

I certify that I have reviewed this SITE PLAN and will comply with all specifications, changes, and amendments herein, and that this instrument creates a legally enforceable obligation to build and develop in accordance with all final agreements.

Applicant signature _____ Date _____

FLOOD PLAIN NOTE

We have reviewed the "Flood Insurance Rate Map", Community Panel Number 20091C0119G, dated August 3, 2009, and 20091C0134G, dated August 3, 2009, as published by the Federal Emergency Management Agency. The above rate map places the property in Zone "X" for insurance purposes. Zone "X" is defined as Areas determined to be outside the 500-year flood elevation. No Base Flood Elevations have been determined.*

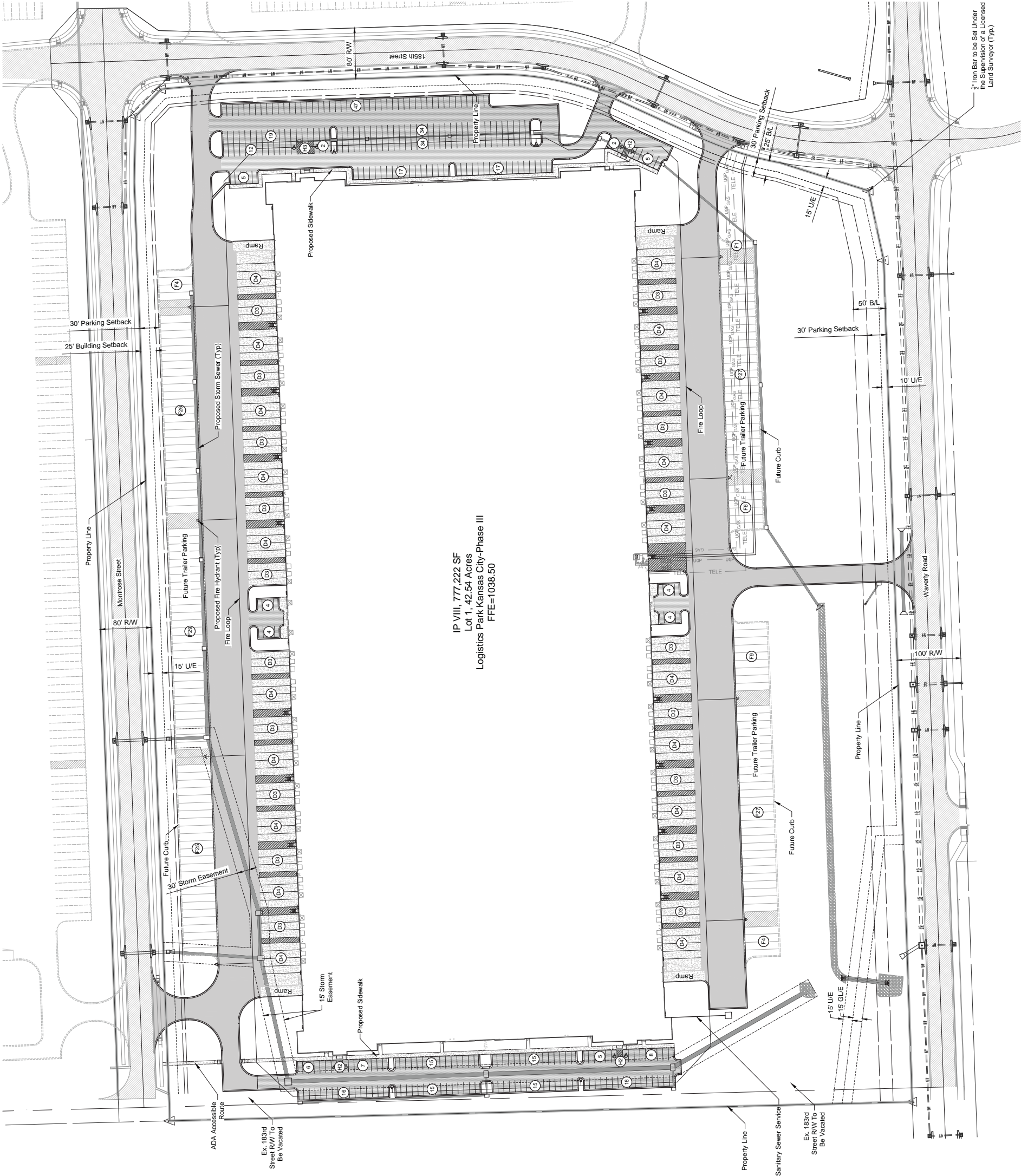
Renaissance Infrastructure Consulting

5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
WWW.RIC-CONSULT.COM
816.800.0950

Professional Engineer
17775
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
ELECTRICAL

General Layout

Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Q18	Q19	Q20	Q21	Q22	Q23	Q24	Q25	Q26	Q27	Q28	Q29	Q30	Q31	Q32	Q33	Q34	Q35	Q36	Q37	Q38	Q39	Q40	Q41	Q42	Q43	Q44	Q45	Q46	Q47	Q48	Q49	Q50	Q51	Q52	Q53	Q54	Q55	Q56	Q57	Q58	Q59	Q60	Q61	Q62	Q63	Q64	Q65	Q66	Q67	Q68	Q69	Q70	Q71	Q72	Q73	Q74	Q75	Q76	Q77	Q78	Q79	Q80	Q81	Q82	Q83	Q84	Q85	Q86	Q87	Q88	Q89	Q90	Q91	Q92	Q93	Q94	Q95	Q96	Q97	Q98	Q99	Q100	Q101	Q102	Q103	Q104	Q105	Q106	Q107	Q108	Q109	Q110	Q111	Q112	Q113	Q114	Q115	Q116	Q117	Q118	Q119	Q120	Q121	Q122	Q123	Q124	Q125	Q126	Q127	Q128	Q129	Q130	Q131	Q132	Q133	Q134	Q135	Q136	Q137	Q138	Q139	Q140	Q141	Q142	Q143	Q144	Q145	Q146	Q147	Q148	Q149	Q150	Q151	Q152	Q153	Q154	Q155	Q156	Q157	Q158	Q159	Q160	Q161	Q162	Q163	Q164	Q165	Q166	Q167	Q168	Q169	Q170	Q171	Q172	Q173	Q174	Q175	Q176	Q177	Q178	Q179	Q180	Q181	Q182	Q183	Q184	Q185	Q186	Q187	Q188	Q189	Q190	Q191	Q192	Q193	Q194	Q195	Q196	Q197	Q198	Q199	Q200	Q201	Q202	Q203	Q204	Q205	Q206	Q207	Q208	Q209	Q210	Q211	Q212	Q213	Q214	Q215	Q216	Q217	Q218	Q219	Q220	Q221	Q222	Q223	Q224	Q225	Q226	Q227	Q228	Q229	Q230	Q231	Q232	Q233	Q234	Q235	Q236	Q237	Q238	Q239	Q240	Q241	Q242	Q243	Q244	Q245	Q246	Q247	Q248	Q249	Q250	Q251	Q252	Q253	Q254	Q255	Q256	Q257	Q258	Q259	Q260	Q261	Q262	Q263	Q264	Q265	Q266	Q267	Q268	Q269	Q270	Q271	Q272	Q273	Q274	Q275	Q276	Q277	Q278	Q279	Q280	Q281	Q282	Q283	Q284	Q285	Q286	Q287	Q288	Q289	Q290	Q291	Q292	Q293	Q294	Q295	Q296	Q297	Q298	Q299	Q300	Q301	Q302	Q303	Q304	Q305	Q306	Q307	Q308	Q309	Q310	Q311	Q312	Q313	Q314	Q315	Q316	Q317	Q318	Q319	Q320	Q321	Q322	Q323	Q324	Q325	Q326	Q327	Q328	Q329	Q330	Q331	Q332	Q333	Q334	Q335	Q336	Q337	Q338	Q339	Q340	Q341	Q342	Q343	Q344	Q345	Q346	Q347	Q348	Q349	Q350	Q351	Q352	Q353	Q354	Q355	Q356	Q357	Q358	Q359	Q360	Q361	Q362	Q363	Q364	Q365	Q366	Q367	Q368	Q369	Q370	Q371	Q372	Q373	Q374	Q375	Q376	Q377	Q378	Q379	Q380	Q381	Q382	Q383	Q384	Q385	Q386	Q387	Q388	Q389	Q390	Q391	Q392	Q393	Q394	Q395	Q396	Q397	Q398	Q399	Q400	Q401	Q402	Q403	Q404	Q405	Q406	Q407	Q408	Q409	Q410	Q411	Q412	Q413	Q414	Q415	Q416	Q417	Q418	Q419	
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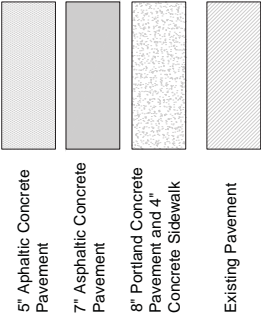


1. All construction shall conform to the City of Edmonton's minimum design standards.
2. Contractor shall keep a full set of KC-APWA Standard Details onsite at all times.
3. All trench shoring shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.
4. The contractor shall verify the exact location of all existing utilities, take care to protect utilities that are to remain, and repair contractor caused damage according to current local standards and at the contractor's expense. Coordinate all construction with the appropriate utility.
5. The contractor shall comply with all local codes, obtain all permits, and pay all fees prior to beginning work.
6. Prior to installing, constructing, or performing any work in the public right of way or on the public storm sewer (the including concrete pavement or connecting private drainage systems to the storm sewer), contact City of Edmonton Public Works at 913.13.6801 for a permit to work. Contact must be made at least 24 hours prior to start of the work.
7. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Adjust all utilities prior to installation of pavement.
8. The contractor shall protect all trees to remain, in accordance with the specifications. Do not operate or store heavy equipment, nor handle, transport, or dispose of materials within the confines of trees or outside the limit of grading.
9. Concrete walks and pads shall have a curb finish. All concrete shall be 4,000 p.s.i. unless otherwise noted. Broom finish, sidewalk slopes, and driveway ramps shall be applicable in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete. The contractor shall ensure that the concrete is placed and finished with new construction shall be replaced with like materials at contractor's expense.
10. New construction shall be replaced with like materials at contractor's expense.
11. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
12. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
13. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
14. For all asphalt pavement, the contractor shall have more than 30% recycled material in the base course and no recycled material in the surface course.

PAVEMENT MARKING AND SIGNAGE NOTES

1. Parking stall marking stripes shall be four (4") wide white stripes.
2. Handicap stall marking shall be furnished at locations shown on plans.
3. Traffic control devices and pavement markings shall conform to the requirements of the Manual of Uniform Traffic Control Devices. Traffic control and pavement markings shall be painted with a white Sherwin Williams S-V traffic marking series B-292 or approved equal. The pavement markings shall be applied in accordance with manufacturers recommendations. Apply on a clean, dry surface and at a surface temperature of not less than 70° and the ambient air temperature shall not be less than 60° and rising. Two coats shall be applied.

Paving Schedule



Legend

- Employee Parking
Future Trailer Parking
Truck Dock
ADA Parking
Proposed Curb & Gutter
Future Curb & Gutter





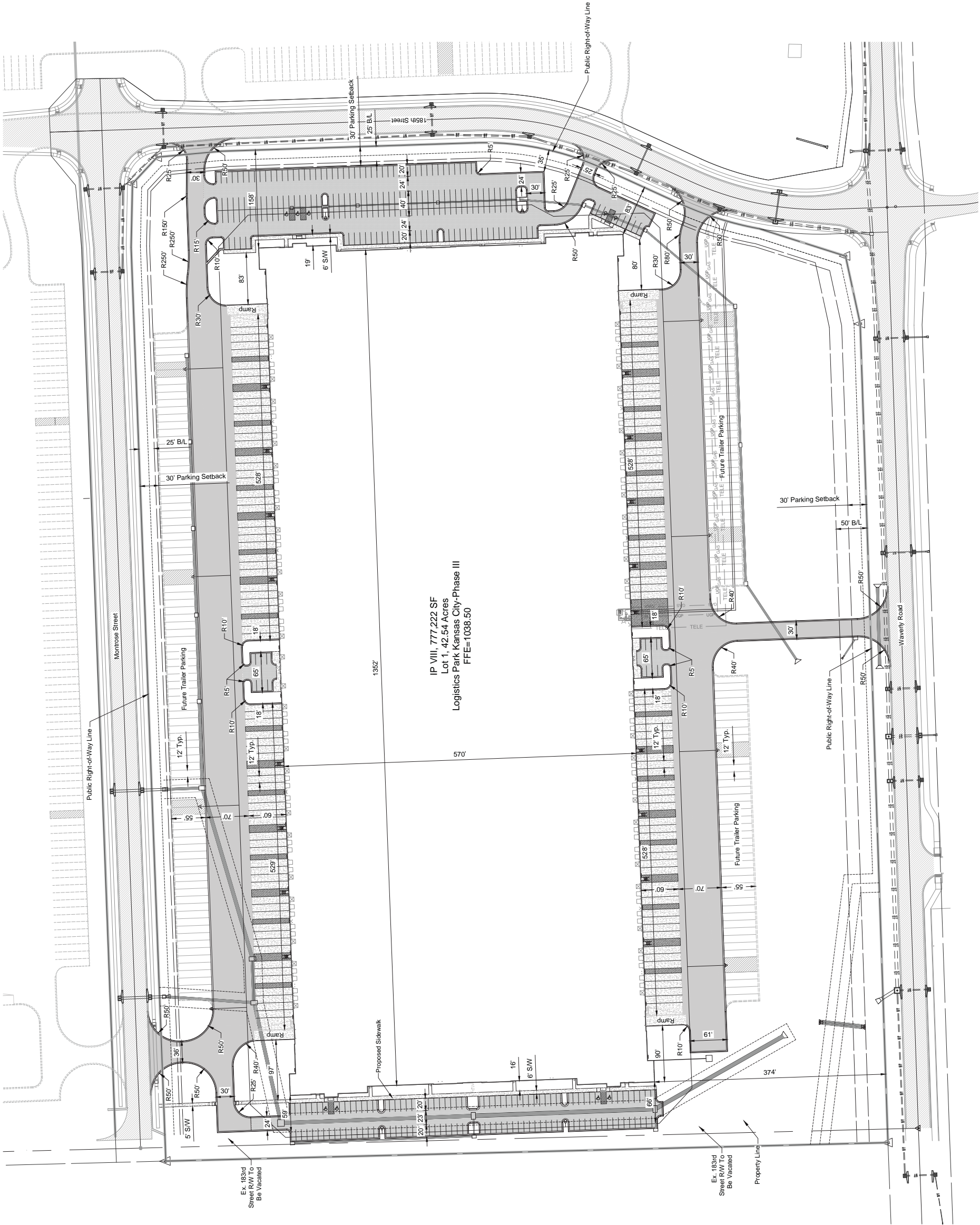
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ORIGINAL SUBMITTAL
REVISION

Site Dimension Plan

Final Development Plan
16-0138
Inland Port VIII

Sheet
C03





Final Development Plan
16-0138
Inland Port VIII

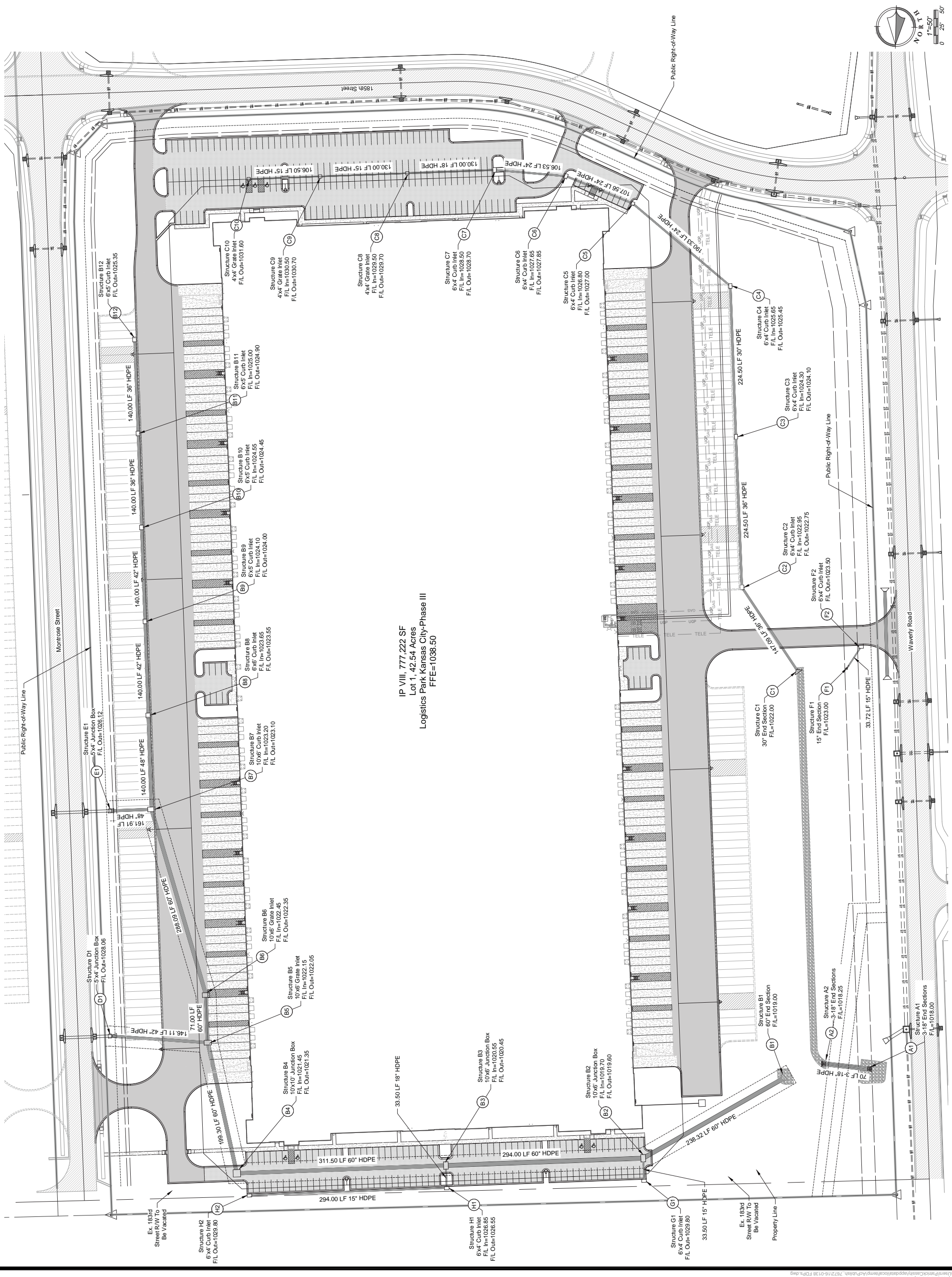
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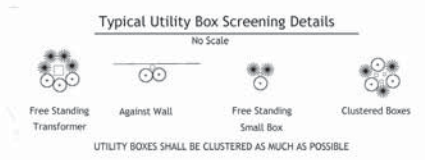
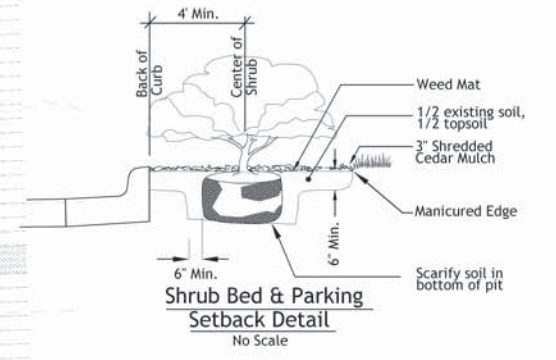
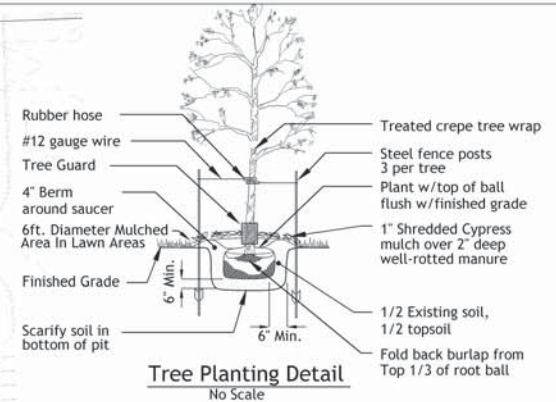
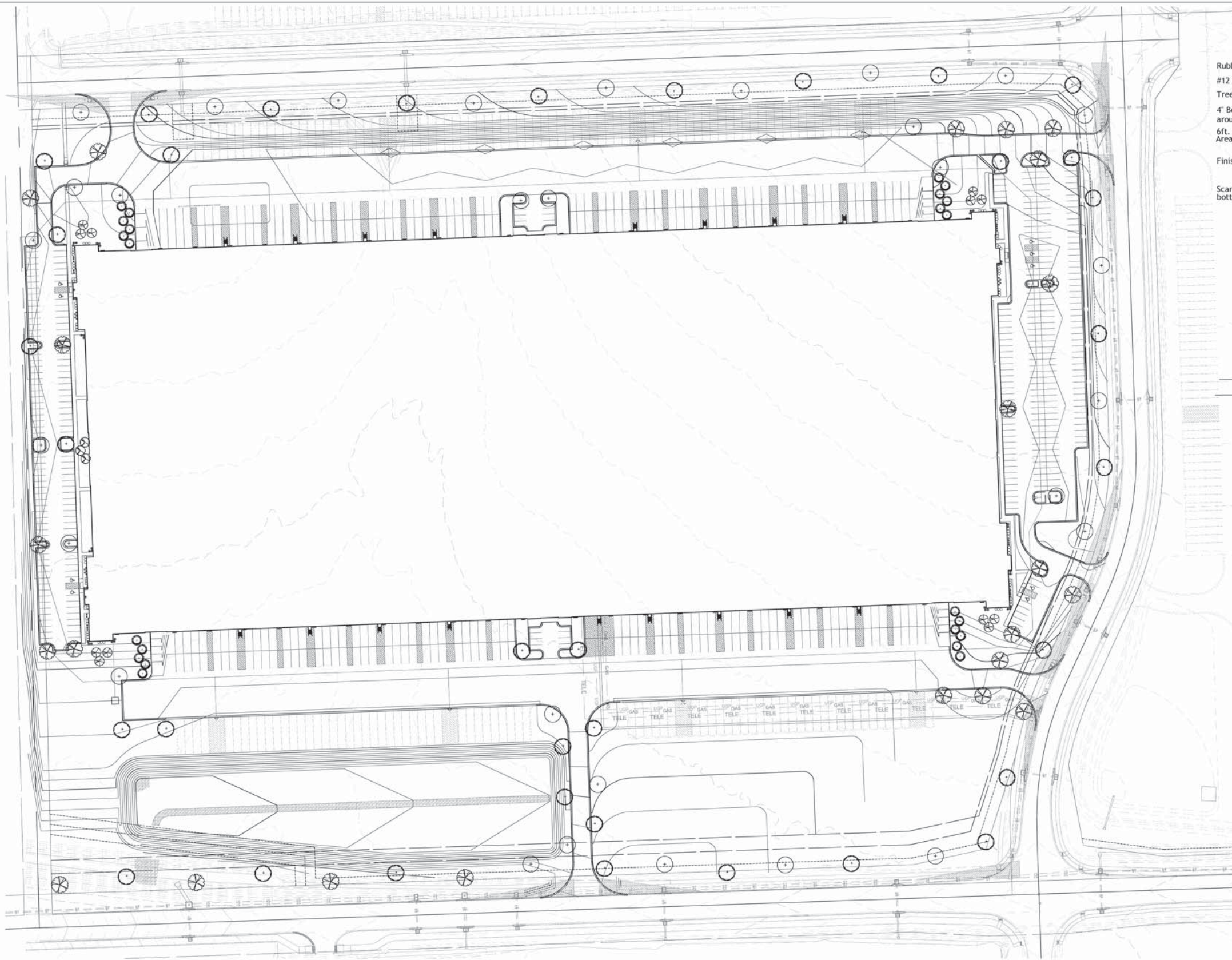
	JWD	MES	9/30/16

ORIGINAL SUBMITTAL

Preliminary Storm Plan

Final Development Plan





LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	36	Autumn Blaze Maple	Acer fremanii	2" cal	BB	As Shown
	29	Celebration Maple	Acer x freemanii Celebration	2" cal	BB	As Shown
	23	Red Oak	Quercus Rubra	2" cal	BB	As Shown
	12	Regal Prince Columnar English Oak	Quercus x warei 'Long'	1.5" cal	BB	As Shown
	3	Prairiefire Crabapple	Malus Sp. 'Priariefire'	1 1/2" cal	BB	As Shown
	23	Keteleeri Juniper	Juniperus chinensis 'Keteleeri'	6' hgt	Cont.	3'o.c.

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	43	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	24"	Cont.	4'o.c.
	55	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	24"	Cont.	4'o.c.
	37	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	4'o.c.
	17	Anthony Waterer Spirea	Spirea Bumalda 'Anthony Waterer'	24"	Cont.	4'o.c.





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global routes. local roots.

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

STAFF REPORT

October 13, 2016

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: FP2016-02 Final Plat for Logistics Park Kansas City, 10th Plat

APPLICATION INFORMATION

Applicant/Property Owner: Edgerton Land Holding Company

Requested Action: Final Plat – Logistics Park Kansas City, 10th Plat

Legal Description: See Final Plat attached

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

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 South of 181st Street and on the West side of Waverly Road and is zoned L-P, Logistics Park. The property is located directly to the North of the BNSF intermodal facility and is the first project being developed within the rail served portion of the park. 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. The property is located within the fifth phase of development and has an approved preliminary

plat and preliminary site plan as well as an approved Final Site Plan. The proposed subdivision includes 2 lots and one 7.83 acre tract. The preliminary Plat originally showed this subdivision as having a single lot with a tract. As part of the phased development of this project, the applicant has requested that they be permitted to plat only that portion of the project that will be used as part of the first phase in Lot 1. The applicant has expressed their intent to replat the proposed site as they move forward with future phases so that the building will be located on an individual lot. The Site Plan that has been approved for this area show a proposed warehouses that will be developed in phases. The first phase of the building is anticipated to be 115,000 square feet with the total size of the building being around 625,000 square feet.

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. A portion of the new street known as 181st Street will be developed as part of this project. This road will initially be constructed to a point just past the driveway for the site and will be extended as part of additional development of this site or adjacent sites. The final site plan for this project was approved with conditions that require this road to be upgraded to an emergency access road and to a full street based upon meeting certain development criteria or when demand warrents.
- 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 183rd Street along Waverly Road. The water line will be required to be extended as part of this project.
- 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.

FINAL PLAT REVIEW

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

1. Scale, the same used for the preliminary plat; North point; vicinity map. *A different scale is being used for the Final Plat as the Final Plat only includes a portion of the area shown in the Preliminary Plat. The change in scale allows for the Final Plat to show improved detail and staff considers the change acceptable. **Final Plat complies.***

2. The words "FINAL PLAT" followed by the name of the subdivision at the top of the sheet, and then followed by a metes and bounds description of the tract. *Staff would suggest that the name would appear to be incorrect and might create problems in being recorded at the County. The last Plat labeled as Logistics Park Kansas City was for IP V and was titled Logistics Park Kansas City - Fourth Plat. Staff would suggest that this should either be titled: Fifth Plat; Rail Served – First Plat; Phase V First Plat; or something else. Update Final Plat*
3. The instrument of survey which shows the point of beginning, corners, bearings, courses, distances, exterior boundaries, interior lot boundaries, abandoned lot lines, pins, monuments found or set. All P.I.'s corners, boundaries must be monumented with a 2" x 24" metal bar. **Update Final Plat**
 - *The plat currently shows all monuments being ½" x 24" Rebar while the regulations require 2" x 24" metal bar. Staff believes that the 2" measurement is a typographical error and that it should be ½".*
 - *The legal description does not match the graphic portion of the plat in several courses.*
 - *No monuments are currently shown at corners or points of deflection*
 - *The three found sectional corners should show what is on the cap and the origin of the corner and any other found monuments should show the origin, if known.*
 - *Adjoining parcels should be identified by the title description or recorded reference.*
 - *Show the floodplain boundaries labeled with the Zones. Show a drainage easement that encompasses the floodplain limits.*
 - *Provide minimum elevation of building opening for each lot in the plat.*
 - *Provide street names on the plat*
4. A boundary survey of third order surveying accuracy (maximum closure error one in five thousand (1' in 5,000), with bearings and distances referenced to section or fractional section corners or other base line shown on the plat and readily reproducible on the ground. **Final Plat Complies.**
5. Individual notations and a TABLE showing: lot area, setbacks, and building envelopes. *Table is incomplete. Setbacks shown are also partly inaccurate as the normal front setback is 50' with the Planning Commission having the authority to allow a reduction to 25' only adjacent to two-lane collectors. The Setback adjacent to Waverly Road does not qualify for this reduction as it is a three-lane road. Setbacks have also been typically shown on the face of the plat. Update Final Plat.*
6. A number for each lot, starting (if practical) in the northwest corner. **Final Plat Complies.**
7. All easements with widths, and roads with curve data. **Update Final Plat.**
 - *Consider a wider ROW where 50' is shown. If only 50' width is desired, a 15' P/E & U/E adjacent to each side is typically required.*
 - *Additional utility easements may be necessary.*
 - *The City typically only accepts general utility easements as part of a plat. A number of easement are currently shown on the plat for water and gas easements. If these easements have already been recorded by separate document, the Book and Page reference should also be included on the plat. If these easements are not currently in existence, they should be removed from the plat as these utilities are allowed to be placed in the ROW or utility easement.*

- *Staff would suggest that additional discussion should occur in regards to the ROW width for Waverly Road adjacent to Tract A as the city has had some discussions in regards to the ability to have a grade separation over the transcontinental tracks. This should also include if the utility easement shown adjacent to this section of the road should be move further West so that relocation would not be required in the future.*
- 8. *Ingress/egress limitations if required. Notate on the plat that no access will be permitted to Waverly Road from Lot 1 or Tract A. **Update Final Plat.***
- 9. *The location of existing utility easements. Document recording information should be added for the sewer easement. **Update Final Plat.***
- 10. *A written legal description from the survey. **Written legal description does not match the graphic portion. Update Final Plat.***
- 11. *An instrument of dedication for all roads and easements. **Additional wording needs to be added to the plat that discusses the purposes proposed for Tract A (i.e. drainage, open space. Update Final Plat.***
- 12. *Special notations required as a condition of platting by the Planning Commission. **The following condition was placed on the approval of the Preliminary Plat and should be included on the face of the Final Plat as a Special Notation:***
*"A hard packed gravel road will be required to be constructed no later than when the proposed 181st Street has been constructed half the distance to Four Corners Road. Such road will be required to be maintained as an emergency access road and may be required at an earlier point in time as part of the consideration of additional projects along the rail served area if it is determined that the number of employees or anticipated traffic volumes warrant the improvement." **Update Final Plat.***
- 13. *Approved phases – clearly delineated. **Not proposed to be developed in phases. Final Plat complies.***
- 14. *Private travel easements. **Final Plat complies.***
- 15. *The Owner's Certificate with Notary Seal. **Final Plat complies.***
- 16. *Certificate of the Governing Body with City Clerk's attest and Seal. **Final Plat Complies.***
- 17. *Edgerton City Planning Commission chair and secretary approval. **Final Plat Complies.***
- 18. *Certificate of the Register of Deeds. **Register of Deeds uses their own stamp and requires space to be reserved in the top left corner. No certificate required. Final Plat Complies***
- 19. *Surveyor's Certificate and Seal and certificate for survey review by the County Surveyor or designated Land Surveyor. **County Surveyor uses own stamp. No certificate required. Final Plat Complies.***
- 20. *Certificate of the Zoning Administrator. **Final Plat Complies.***

RECOMMENDATION

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

1. All Final Plat requirements of the City listed above shall be met or addressed prior to recording of the Plat.
2. The commencement of any improvements shall not occur prior to the approval and endorsement of the final plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains

contained within the final plat by the Governing Body. Sanitary sewer drawings and specifications must be submitted to and approved by the City of Edgerton and Kansas Department of Health and Environment prior to the commencement of any improvements.

3. A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements.
4. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax.
5. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code.

ATTACHMENTS

Application FP2016-02

Preliminary Plat for Logistics Park Kansas City Phase V

Final Plat for Logistics Park Kansas City – Tenth Plat (to be renamed)

NAME OF PROPOSED SUBDIVISION: Inland Port XL (Rail Serve)LOCATION OR ADDRESS OF SUBJECT PROPERTY: 31301 W. 181ST St. Edgerton, KSLEGAL DESCRIPTION: see attached
LogisticsCURRENT ZONING ON SUBJECT PROPERTY: Park District CURRENT LAND USE: _____TOTAL AREA: 61.37 Acres NUMBER OF LOTS: 2 lots/1 Tract AVG. LOT SIZE: _____ Sq. Ft.DEVELOPER'S NAME(S): EL HC, 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 Slatter, P.E. PHONE: (816) 800-0950COMPANY: RIC FAX: _____MAILING ADDRESS: 5015 NW Canal St. Riverside MO 64150
Street City State ZipSIGNATURE OF OWNER OR AGENT: [Signature]
If not signed by owner, authorization of agent must accompany this application.

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

FOR OFFICE USE ONLY

Case No.: P- _____ Amount of Fee Paid: \$ _____ Date Fee Paid: _____

Received By: _____ Date of Hearing: _____

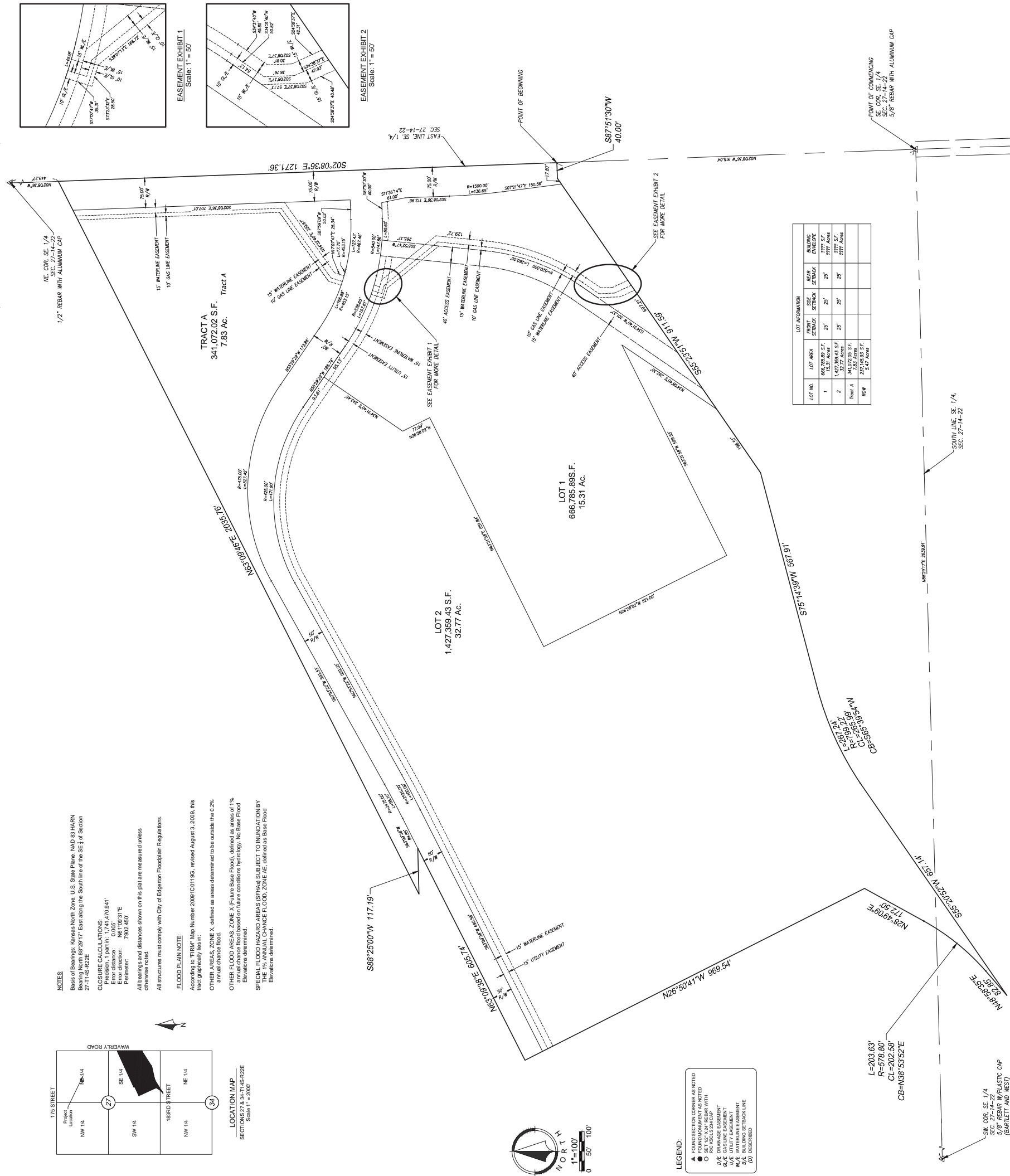
FINAL PLAT INSTRUCTIONS

SUBMITTAL DEADLINE: The applicant shall submit an application at least forty-five (45) days prior to a scheduled meeting. If the final plat complies with the preliminary plat, Planning Commission and Governing Body may consider approval without notice or public hearing.

FINAL PLAT

LOGISTICS PARK KANSAS CITY - TENTH PLAT

A SUBDIVISION OF LAND IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS



LEGAL DESCRIPTION:

A tract of land in the Southeast Quarter of Section 27, Township 14 South, Range 22 East, and in the Northeast Quarter of Section 34, Township 14 South, Range 22 East, Johnson County, Kansas being more particularly described as follows:

[illegible]

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "LOGISTICS PARK KANSAS CITY - TENTH PLAT".

The undersigned, proprietor of said property shown on this plat, does hereby dedicate for public use and purposes, all parcels and parts of land located on said plat as streets, lawns, alleys, roads, ways and thoroughfares, all parks and parts of land located on said plat as streets, lawns, alleys, roads, ways, lanes, lawns, alleys and always not less than one foot wide, dedicated, where and to the extent claimed by any person, utility or corporation on said plats of the land so dedicated, and any pipes, lines, poles and conduits, ducts or cables heretofore installed thereon and thereon are required to be relocated in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Edgerton, Kansas, from any expense incurred by the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "UE" is hereby granted to the City of Edgerton, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "DE" is hereby granted to the City of Edgerton, Kansas. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

CONSENT TO LEVY

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners and the City of Edgerton, Kansas, shall have the power to release such land proposed to be dedicated for public use from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on the land fronting and abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed
this _____ day of _____, 20____.

Nathaniel Hane

STATE OF KANSAS)
) ss
COUNTY OF JOHNSON)

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me a Notary Public in and for said County and State, came Nathaniel Hagedorn, Managing Member of ELHC XL, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public

my Appointment Expires.

APPROVALS

APPROVED by the Planning Commission of the City of Edgerton, Johnson County, Kansas, on the day of , 2016.

Chuck Davis, Chairperson

APPROVED by the Governing Body of the City of Edgerton, Johnson County, Kansas, on the day of , 2016.

Janeice Rawles, City Clerk

APPROVED by the Zoning Administrator on the _____ day of _____, 2016.

Kenneth A. Cook, Zoning Administrator

This is to certify on the 3rd day of October, 2016, this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

Roger B. Dill, Kansas LS-1408

Date: October 14, 2016
To: Edgerton Planning Commission
From: Kenneth Cook, AICP, CFM, Community Development Director

Re: Inland Port XXXII (XPO) Site Plan – Temporary Construction Activities

BACKGROUND INFORMATION

Staff has received a request from NorthPoint on behalf of XPO for the temporary use of trailers for office space and restroom facilities as construction is finishing on the building that they are preparing to occupy. This request is unique in that XPO is desiring to start preparing their space and also receiving product before the entire facility is complete (including their office space). Some of the work that they will be performing at this time is the painting of lines on the floor of the warehouse to show where product will be located and preparing the site for operations. Staff has administratively approved this request as job trailers are typically allowed on a site as part of an active construction project. Staff is requesting that the Planning Commission consider concurring with staff's determination. Please refer to the attached request letter from NorthPoint for additional specifics in regards to the request. It is anticipated that the offices for this building will be complete by December 15, 2016.

Temporary Construction Activities such as job trailers and similar activities are typically allowed as part of a building permit. Currently, the UDC also provides an allowance under Article 9.6E, which is for Temporary Construction Activities, and which would appear to be appropriate in this circumstance. This section specifies that:

The Planning Commission is authorized to review and approve the use of property during times of construction, reconstruction, or adaptation to permit temporary living quarters for construction personnel, offices, buildings for storage, outdoor storage, machinery yards, portable concrete or asphalt mixing plants, sanitary facilities, and similar uses.

Attached to this memo is a copy of the request including a letter and location plan. The location plan shows the proposed trailer being located near the Northwest corner of the building. The trailers will be located in the area adjacent to the loading bays for the structure. Staff has approved the request with the following conditions:

1. Trailer must be removed no later than December 31, 2016 or when the tenant improvement is completed, whichever occurs first.
2. Site and trailer must be maintained in good condition.
3. All waste must be disposed of in accordance with all applicable regulations.

September 23, 2016

Kenneth Cook, Community Development Director
City of Edgerton, KS
404 East Nelson
Edgerton, KS 66021

Re: Temporary Use – Occupancy for XPO
Inland Port XXXII
Approx. 463,000 sf from North Elevation
Column Line 1 to 18

Mr. Cook:

XPO Logistics has leased approximately 463,000 sf of Inland Port XXXII. Their premise extends from the north elevation to column line 18. XPO plans to start marking floor areas for pallet bulk storage positions on Monday, September 26, 2016. We understand staff will be limited to about 25. On October 3, 2016, we understand XPO will starting inbound product. Staff start either on October 3rd or 4th will be about 80 for the first week and ramp up for the next few weeks to between 100 and 200. At this time, we are not sure if XPO will be operating with one shift or two.

The building envelope, temporary office trailers, and a restroom trailer will be complete by Monday September 26th. A total of four office trailers, each with a single water closet and sink, will be provided. The restroom trailer will include at least a total of six fixtures. The office/restroom trailers will be placed south of the northwest corner drive in ramp and will be connected to public sanitary sewer water and a full time generator. The hardscape surface will be complete within the premise area by Monday, October 3rd. The hardscape and surrounding grading operations will continue for the next few weeks.

To separate the construction of the main office and shipping office from XPO operations, XPO will install a temporary construction fence (not fixed to the floor). Additionally, a fixed fence will be installed at column line 20, two bays south of the lease space. This fence will include a 10-ft gate near each end (east and west sides). The extra two bays will allow XPO to store items such as racking and product overflow. No racking will be installed at this time.

XPO, Clayco and Northpoint will be coordinating on a daily basis, as it is expected that Clayco's and XPO's plans can change. Kevin Kunze (XPO's manager) and Daniel Botts (Clayco PM) and Rick Brame (Clayco Superintendent) will be the main points of contact for coordination. All parties have met to discuss the upcoming few weeks and walked the site together. XPO and Clayco are willing to work cooperatively. Additionally, MidAmerica will be completing the office TI finish. MidAmerica and Clayco have worked together on several projects of this nature over the last few years. This will be another successful transition from shell to TI completion and tenant move in.

The building permanent power and fire protection are not complete. Johnson County Fire District No. 1 will provide fire watch starting the first day XPO will work in the building. This effort will be coordinated directly with JCFD No. 1. Power will be provided using portable generators placed at the office trailer locations and the building switch gear. All building lights, MAUs, and convenience plugs will be powered using the generator.

The XPO office TI will start immediately and is anticipated to be complete by December 15, 2016. Until then XPO will use the temporary office trailers.

Thank you for considering the temporary use at Inland Port XXXII to support XPO Logistics.

Sincerely,

A handwritten signature in blue ink that reads "John A. Thomas".

John Thomas
VP of Development

Attachments:

IP XXXII Site Premise Plan

cc: Mr. Kenny Wiseman – City Inspector

Private Street (access to Waverly Rd.)

