

EDGERTON PLANNING COMMISSION AGENDA  
SPECIAL SESSION  
Edgerton City Hall  
October 18, 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
Elliot Lahn	Present/Absent
Leslie Hardin	Present/Absent
Desiree Goans	Present/ Absent
Juliann Hunter	Present/Absent
Eric Arazo	Present/Absent
4. Minutes
  - A. Consideration of Regular Session Minutes of August 9, 2016
5. Guests Present
6. Communications from Staff
  - A. Introduction of new Planning Commission Members – Julieann Hunter & Erik Erazo
  - B. TSL & Arrowhead status update
  - C. November Meeting & Regulations updates
7. Old Business

**PUBLIC HEARING – Cont'd – PRELIMINARY PLAT PP2016-03**

- A. Consideration of re-opening a public hearing in regards to Preliminary Plat Application, PP2016-03, requesting approval of a preliminary plat for Logistics Park Kansas City Phase III, First Plat, located south of 191<sup>st</sup> Street, east of Four Corners Road, a part of the northeast quarter of Section 4, Township 15S, Range 22 East, containing approximately 105.27 acres, more or less. Owner/Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Action requested: Re-open the public hearing, receive comments, and consider motion to close or continue.

**PUBLIC HEARING – Cont'd – PRELIMINARY SITE PLAN PS2016-03**

- B.. Consideration of re-opening a public hearing in regards to Preliminary Site Plan Application, PS2016-03, requesting approval of a preliminary site plan for Logistics Park Kansas City, Phase III, First Plat, located east of Waverly Road, south of 183<sup>rd</sup> Street, containing three (3) lots within the northeast quarter of Section 4, Township 15 South, Range 22 East containing approximately 105.27 acres, more or less. Owner/Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance

Infrastructure Consulting.

Action requested: Re-open the public hearing, receive comments, and consider motion to close or continue the public hearing.

8. New Business

**FINAL SITE PLAN – FS2016-07**

- B. Consideration of a Final Site Plan Application, FS2016-07, requesting approval of a final site plan for Inland Port VIII, Logistics Park Kansas City – Phase XI, located east of Waverly Road, south of 183<sup>rd</sup> Street, (30900 W. 185<sup>th</sup>) containing one (1) lot within the west half of the northwest quarter of Section 35, Township 14 South, Range 22 East containing approximately 42.99 acres, more or less. Owner/Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

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

**FINAL PLAT – FP2016-02**

- C. Consideration of Final Plat, FP2016-02, requesting recommendation of approval of a final plat for Logistics Park Kansas City Phase V – Fifth Plat (Inland Port XL - Rail Serve), 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, consisting of two (2) lots and one (1 tract, ) containing approximately 61.37 acres, more or less. Owner/Applicant: Cold Point Storage, LLC Engineer: Renaissance Infrastructure Consulting.

Action requested: Consider motion to recommend approval, denial or table request.

**TEMPORARY CONSTRUCTION ACTIVITIES – Inland Port XXXII**

- D. Consideration of a request for temporary construction activities consisting of office and restroom trailers located at 31450 W 196<sup>th</sup>, on behalf of tenant's needs. Applicant: NorthPoint Development LLC, 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 re-opening a public hearing in regards to UDCA2015-02, Unified Development Code Amendment 02, pertaining to fencing standards, setback, and bulk and yard requirements. Applicant: City of Edgerton.

Action requested: Re-open public hearing, receive comments, and consider motion to continue public hearing.

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

- B. Consideration of re-opening a public hearing in regards to UDCA2016-01, Unified Development Code Amendment 01, pertaining to Article 9 regarding building permit

requirements, accessory structures, fences, and short –term special uses and events. Applicant: City of Edgerton.

Action requested: Re-open public hearing, consider comments, and consider motion to continue public hearing.

10. Future Meeting – Special meeting – November 15, 2016
11. Commissioners Comments
12. Adjournment

EDGERTON COMMUNITY BUILDING  
PLANNING COMMISSION MEETING  
Regular Session  
August 9, 2016  
Minutes

The Edgerton Planning Commission met in regular session with Chair Davis calling the meeting to order at 7:00 p.m.

All present participated in the Pledge of Allegiance.

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

The Recording Officer announced a quorum was present.

**MINUTES**

Minutes of July 12, 2016 were considered.

Motion by B. O'Neill, seconded by M. O'Neill, to approve the minutes as published. Motion was approved, 5-0.

**GUESTS**

No introductions made.

**COMMUNICATIONS**

The Community Development Director announced that Waverly Road and new bridge are now open. He noted most of the items associated with the improvement are complete. He indicated 196<sup>th</sup> Street will be complete soon, adding this roadway leads to LPKC Inland Port projects XXXI, XXXII, and XXXIII.

Mr. Cook also informed the Commissioners that Triumph, an aerospace manufacturing company, is locating within LPKC.

**AMENDED FINAL SITE PLAN – FS2016-05**

Amended final site plan, FS2016-05, requesting approval of an amendment to approved Final Site Plan S-11-18-2014 from December, 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, was considered. Applicant: Derek Kenneman, J. B. Hunt, LLC. Engineer: Michael R. Osbourne, Kaw Valley Engineering.

Mr. Cook stated staff's report remained the same as from last month, but noted staff's recommendation was tweaked should the Planning Commission approve the request.



Mr. Cook addressed items addressed since last month's consideration. He noted Fire District No. 1 indicated the need for installation of fire hydrants.

He also addressed the response from the City Attorney regarding exceptions. He noted the City Attorney indicated there are no restrictions in the LP district regarding use of cargo containers for structures. Mr. Cook noted the City Attorney stated the Planning Commission can approve exceptions based upon exterior materials.

Mr. Conus stated, at the last meeting, the plans submitted were not drawn to scale, which are required under the Code. He questioned if that should be required. Mr. Cook stated yes, it would be best and required.

Ms. Linn indicated Stipulation 1 requires all requirements of the City shall be met.

Lynn Boyd, J. B. Hunt Transport, LLC, thanked the Planning Commissioners for their patience and noted he and his company representatives are working on getting matters back on track. He discussed the modular building, and noted representatives are working with the building inspector for the drawings. He overviewed the exterior finish. He stated when complete, the structure will be sounder than a conventional build structure. He noted it will not appear as a cargo container. He also added when complete, it should comply with all requirements.

Mr. Boyd indicated the two fire hydrants for the fire line will be constructed as required by the Fire District.

Mr. Boyd asked for conditional approval for its request for use of the containers, and for the plans for the fire line by Water 7 and Fire District No. 1. He also briefly discussed the landscaping and noted they would be agreeable to requests.

Mr. O'Neill asked Mr. Boyd if his company had other units similar to the one here. Mr. Boyd indicated there are five or six on railroad property; one being in Alliance, TX.

Mr. O'Neill stated he was not sure how the landscaping would work on concrete.

Ms. Goans questioned staff about other applicant requests for use of cargo containers for construction. Mr. Cook and Ms. Linn overviewed past requests.

Mr. Boyd informed the Planning Commission the updated drawings would be to scale.

Mr. Conus asked about past approval of waivers. Staff addressed.

Discussion ensued regarding use of containers as a base for storage/room structure.

Mr. Davis talked about roll-up doors to replace the swing doors.

Motion by Conus, seconded by B. O'Neill, to approve the request with the following stipulations: 1.) All Site Plan requirements of the City shall be met as noted, 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; and 5.) Replace the swing doors with roll-up doors. Vote on the motion - YEA: Conus, Davis, B. O'Neill; M.O'Neill. NAY: Goans. Motion was approved, 4-1.

#### **PUBLIC HEARING – PRELIMINARY PLAT PP2016-03**

A public hearing in regards to Preliminary Plat Application, PP2016-03, requesting approval of a preliminary plat for Logistics Park Kansas City Phase III, First Plat, located south of 191<sup>st</sup> Street, east of Four Corners Road, a part of the northeast quarter of Section 4, Township 15S, Range 24 East, containing approximately 105.27 acres, more or less, was considered. Owner/Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Mr. Cook talked about issues involving this project in regards to potential removal of Four Corners Road, sidewalks and pedestrian access. He informed the Commissioners the applicant has requested the preliminary plat and preliminary site plan be tabled until the September meeting.

The public hearing was opened.

Motion by Goans, seconded by Conus, table the public hearing.

Motion was modified by Goans, seconded by Conus, to table the hearing until September 13, 2016 at 7:00 p.m. at City Hall. Motion was approved, 5-0.

#### **PUBLIC HEARING - FINAL SITE PLAN, PS2016-03**

A public hearing in regards to Preliminary Site Plan Application, PS2016-03, requesting approval of a preliminary site plan for Logistics Park Kansas City, Phase III, First Plat, 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 105.27 acres, more or less, was considered. Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Motion by Goans, seconded by B.O'Neill, to table the public hearing until September 13, 2016 p.m. at 7:00 p.m. at City Hall. Motion was approved, 5-0.

**PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT – UDCA2015-01**

The public hearing, continued from July 12, 2016, in regards to UDCA2015-01, Unified Development Code Amendment 01, pertaining to Article 3 in regards to use of acceptable building materials and accessory structures. Applicant: City of Edgerton.

Chair Davis opened the hearing.

The Community Development Director addressed the reasoning for the amendment and talked about the current moratorium. He spoke about the duties of the Board of Zoning Appeals (BZA) in regards to exceptions. Discussion regarding differences between exception and variance was had. It was noted variances are usually a last option.

Motion by M. O'Neill, seconded by B. O'Neill, to close the hearing. Motion was approved, 5-0.

Motion by Conus, seconded by B. O'Neill, to approve the residential language of building material and 8.3 exception of BZA. Motion was approved, 5-0.

Mr. Cook informed the Commissioners the matter would be placed on the August 25, 2016 Council agenda.

**PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT**

A public hearing, continued from July 12, 2016, in regards to UDCA2015-02, 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 hearing.

Motion by B. O'Neill, seconded by M. O'Neill, to table the hearing to September 13, 2016 at 7:00 p.m. at City Hall. Motion was approved, 5-0.

**PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT**

A public hearing, continued from July 12, 2016, in regards to UDCA2016-01, Unified Development Code Amendment 01, pertaining to Article 9 regarding building permit requirements, accessory structures, fences, and short-term special uses and permits was considered. Applicant: City of Edgerton.

Chair Davis opened the hearing.

Motion by B. O'Neill, seconded by Conus, to table the hearing to September 13, 2016. Motion was approved, 5-0.

**DISCUSSION – COMMISSION REQUEST**

Discussion in regards to residential/commercial use facilities (C-1 mixed uses) and function which could reside within the same facility was not considered. It was the consensus to roll this item over to the consultant.

**OTHER COMMENTS**

Mayor Roberts asked for opinions about the use of storage containers for construction materials within the Logistics Park.

Mr. Davis asked the Community Development Director about the status of TSL. Mr. Cook responded that almost all of the parking area is paved, adding all container and chassis are on hard surface.

Mr. Cook also noted that Arrowhead is making progress.

**ADJOURNMENT**

Motion by Goans, seconded by M. O'Neill, to adjourn. The motion was approved, 5-0.

The meeting adjourned at 9:40 p.m.

Submitted by:

Debra S. Gragg  
Recording Officer

## STAFF REPORT

October 12, 2016

To: Edgerton Planning Commission  
 Fr: Kenneth Cook, AICP, CFM, Community Development Director  
 Re: PP2016-03 Preliminary Plat for Logistics Park Kansas City Phase III

### APPLICATION INFORMATION

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

**Requested Action:** Preliminary Plat – Logistics Park Kansas City Phase III, First Plat

**Legal Description:** See attached Preliminary Plat

**Site Address/Location:** West of Homestead Lane & South of 191<sup>st</sup> Street.

### Surrounding Zoning and Uses:

	ZONING	LAND USE	USER/OWNER
<i>SITE</i>	L-P, Logistics Park District	Agricultural	Edgerton Land Holding Company
<i>NORTH</i>	RUR, Rural Residential District (County*)	Agricultural	Widmer Farms LLC
<i>SOUTH</i>	RUR, Rural Residential District (County*)	Agricultural	Widmer Farms LLC
<i>EAST</i>	A-G, Agricultural District	Park	Holtgraver, Omar J. Rev Trust Holtgraver, India L. Rev Trust
<i>WEST</i>	A-G, Agricultural District	Agricultural	Shelton, William V & Donna JO CO Park & Recreation

*\*Located in City Limits with County Zoning District*

**Existing Improvements:** Existing Farm Dwelling and accessory buildings

**Site Size:** 105.27 Acres

### PROJECT DESCRIPTION

This case was originally brought before the Planning Commission for the August 9, 2016 meeting and has been continued in order to allow staff to work with the applicant on a number of access and utility questions. The applicant has submitted a preliminary plat to start the process of developing the subject property. The property in question is located to the West of Homestead Lane, East of Four Corners Road and to the South of 191<sup>st</sup> Street. The request does not include the 35 acre tract located directly to the Southwest of the intersection of Homestead and 191<sup>st</sup> Street currently owned by Widmer Farms LLC. The property is generally located across the street from the main entrance to the BNSF Intermodal Facility entrance. The current proposal includes three buildings and which are currently shown to be 540,000, 630,000, and 500,000 square feet in size. New roadways are also proposed to

provide improved access to the building and which would also include a connection to Homestead Lane.

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 Homestead Lane and South of 191<sup>st</sup> Street. Homestead Lane is the primary point off access to the area and was developed to provide access to I-35 by the intermodal facility and the warehousing that was anticipated to be developed. The property is currently zoned L-P, Logistics Park 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**

- a. KDOT constructed a new interchange and road improvements at Homestead Lane and I-35 in 2013 to serve the new intermodal facility that was being developed by BNSF. Johnson County also participated with the improvement for 191<sup>st</sup> Street to provide access between the intermodal facility and Homestead Lane.
- b. Four Corners Road is currently located to the West of the property and is a paved county road with a ditch cross-section. The current plan of finance specifies that this road was anticipated to be removed.
- c. 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.
- d. A very small portion of the subject property is currently located within a Special Flood Hazard Area. The current FIRM Panel shows a very small amount of the Southeast corner of the property as located within Zone X, 1% Future Conditions.
- e. The property does not currently have sanitary sewer service although the City's forced main does run across the Eastern portion of the tract. 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.
- f. The property is located within the service area of Rural Water District No. 7. A 12-inch water main appears to currently extend along the North side of 191<sup>st</sup> Street with a 2.5 inch line being located along Four Corners.
- g. 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 2.5 miles to the west with another fire station being located with the City of Gardner approximately 3.5 miles to the Northeast.

## **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. **Preliminary Plat complies.**
3. Names of: Applicant, Subdivision & Streets. *Staff does suggest that the name of the road be discussed to determine if a different name should be used. While a portion of the alignment does appear to closely align with Pepper Tree Lane staff would ask if it would be a better idea to provide a different name on this section so that there may be less confusion on which portions are more residential or industrial. Johnson County Emergency Management has suggested the name of Essex Street to match the county's naming convention. **Needs Discussed By Planning Commission.***
4. Name and seal of surveyor/engineer. **Preliminary Plat complies.**
5. Date surveyed. *Date of survey has not been included. **Update Preliminary Plat.***
6. Adequate legend; vicinity map. **Preliminary Plat complies.**
7. Signature block and date for review of Zoning Administrator. **Preliminary Plat complies.**
8. Signature block and date for review of City Engineer. **Preliminary Plat complies.**
9. Signature block and date for review of Chair of Planning Commission. **Preliminary Plat complies.**
10. Signature block and date for review of Mayor. *While the regulations do call for a signature line for the Mayor, staff has suggested that this item not be included as the Preliminary Plat does not go to City Council and therefore the Mayor is not able to approve it. **Preliminary Plat complies.***
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 current plan of finance for LPKC includes the removal of Four Corners Road. The applicant is continuing to work with Staff on options for providing access to this side of the site and which may require minor changes when the Final Plats for these lots are submitted dependent upon decisions by the City Council in regards to this road. **Preliminary Plat complies.***
12. Rights-of-way and/or easements proposed to be created for all drainage purposes, utilities, walkways, access, and other purposes. **Preliminary Plat complies.**
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, fire loops and storm sewers are shown, no other information has been provided on the plat (such as water mains & Fire Hydrants in ROW). The streets that are shown as being developed as part of this subdivision where dedicated by a separate instrument and said document should be referenced on the plat (Book & Page). Staff would suggest that the name of the North-South Road be changed to reduce any confusion which might occur and cause trucks to turn down the residential road located on the South side of 199<sup>th</sup> Street. Johnson County Emergency Management has suggested the name of Essex Street to match their normal naming conventions. It would appear that additional easement will be required for the temporary turnaround and it also appears that this turnaround might currently be shown as extending onto the adjacent property to the South. A Book & Page*

*reference should be provided for this easement or the easement should be shown on the plat.*

*While sidewalks are currently shown along the proposed streets, staff would suggest that sidewalks should also be provided along Homestead Lane. The width of such sidewalk should match the width of the pedestrian crossing for the bridge along Homestead Lane. Additional pedestrian easement may also need to be shown where storm inlets are currently shown as encroaching into the sidewalk and where the sidewalks may need to be adjusted.*

*It is also staff's understanding that a sanitary sewer pump station may be required as part of the development of this property and should possibly be shown on the plan. It may be that the Sanitary Sewer Master Plan is not far enough along in order for this to occur and such dedication may be needed at a future time. **Update Preliminary Plat.***

14. Total acreage, and size of each lot. **Preliminary Plat complies.**
15. Contours at vertical intervals of 4 feet or less. **Preliminary Plat complies.**
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). **Preliminary Plat complies.**
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 proposed North-South street currently dead-ends and a temporary turnaround is shown. The drawing also proposes the use of Four Corners for access to the site although the current plan of finance has specified that Four Corners was to be removed. Staff is continuing to have discussions on this item and changes to the plans may be needed when Final Plats are submitted for Lots 1 and 2. **Staff will provide an update to this item at the meeting.***
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. **Preliminary Plat complies.**
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. ***Preliminary Plat complies.***
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.* ***Preliminary Plat complies.***

#### **Other Comments**

- A storm water study has not been provided for the entire area being platted but is typically required as part of a Final Site Plan
- Access Restriction should be shown adjacent to Homestead Lane on Lot 3 as no additional access points will be granted.

#### **RECOMMENDATION**

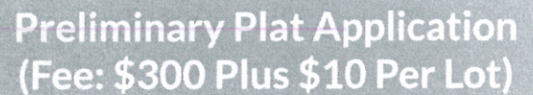
City staff recommends approval of the Preliminary Plat for Logistics Park Kansas City Phase III, First Plat, subject to compliance with the following stipulations:

1. All Preliminary Plat requirements of the City listed above shall be met or addressed.
2. Final Plats for Lots 1 and 2 may require modifications as Four Corners Road is currently anticipated to be removed.
3. 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.
4. All infrastructure requirements of the City shall be met.

#### **ATTACHMENTS**

Application PP2016-03

Preliminary Plat for Logistics Park Kansas City Phase III, First Plat



\$ 330

NAME OF PROPOSED SUBDIVISION: Logistics Park Kansas Cty Phase III, First plat

LOCATION OR ADDRESS OF SUBJECT PROPERTY: SEQ of 191<sup>st</sup> St & Four Corners Rd

LEGAL DESCRIPTION: see attached

CURRENT ZONING ON SUBJECT PROPERTY: LP CURRENT LAND USE: AG

TOTAL AREA: 105.27 Acres      NUMBER OF LOTS: 3      AVG. LOT SIZE: 1,350,360 Sq. Ft.

DEVELOPER'S NAME(S): ELHC, LLC PHONE: \_\_\_\_\_

COMPANY: ELHC, LLC FAX: \_\_\_\_\_

MAILING ADDRESS: 5015 Nw Canal St. #200 Riverside MO 64150  
Street City State Zip

PROPERTY OWNER'S NAME(S): ELHC, LLC PHONE: \_\_\_\_\_

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

MAILING ADDRESS: \_\_\_\_\_

Street City State Zip

ENGINEER'S NAME(S): RIC - Mick Slutter PHONE: \_\_\_\_\_

COMPANY: RIC FAX: \_\_\_\_\_

MAILING ADDRESS: 5015 NW Canal St #200 Riverside MO 64150

Street City State Zip

SIGNATURE OF OWNER OR AGENT: *Jim A. Hays*  
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 ½ x 11) must also be submitted with the application.*

FOR OFFICE USE ONLY

Case No.: P- 2016-03 Amount of Fee Paid: \$ \_\_\_\_\_ Date Fee Paid: \_\_\_\_\_

Received By: \_\_\_\_\_ Date of Hearing: 8/9/16

## PRELIMINARY PLAT INSTRUCTIONS

**SUBMITTAL DEADLINE:** The applicant shall submit an application at least forty-five (45) 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.

LEGAL DESCRIPTION:

All that part of a Tract of land in the Northeast Quarter of Section 4, Township 15, Range 22, in Johnson County, Kansas, more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of said Section 4; thence S 02°10'22" E, along the West line of said Northeast Quarter of Section 4, a distance of 582.00 feet to the Point of Beginning; thence N 87°49'38" E, a distance of 253.39 feet; thence Northeasterly, along a curve to the left, said curve having a radius of 1,141.00 feet, and a chord bearing of N 78°48'11" E, 357.93 feet, for a distance of 359.42 feet; thence N 69°46'44" E, a distance of 673.75 feet to the West right-of-way line of Peppertree Road, as now established; thence S 20°13'16" E, along said West right-of-way line, a distance of 67.98 feet; thence Southerly, continuing along said West right-of-way line, along a curve to the right, said curve having a radius of 475.00 feet, and a chord bearing of S 11°11'47" E, 149.02 feet, for a distance of 149.64 feet; thence S 02°10'17" E, continuing along said West right-of-way line, a distance of 378.42 feet; thence Southerly, continuing along said West right-of-way line, along a curve to the left, said curve having a radius of 1,244.75 feet, and a chord bearing of S 12°25'42" E, 443.29 feet, for a distance of 445.67 feet to the South line of the Northeast Quarter of the Northeast Quarter of said Section 4; thence N 88°30'21" E, departing said West right-of-way line, along said South line, a distance of 53.80 feet; thence Southerly, along a curve to the left, departing said South line, said curve having a radius of 1,194.75 feet, and a chord bearing of S 24°26'43" E, 34.51 feet, for a distance of 34.51 feet to a compound curve; thence Easterly, along a curve to the left, said curve having a radius of 60.00 feet, and a chord bearing of S 72°25'20" E, 87.98 feet, for a distance of 98.75 feet; thence N 60°25'43" E, a distance of 25.50 feet; thence Easterly, along a curve to the right, said curve having a radius of 625.00 feet, and a chord bearing of N 66°20'07" E, 128.57 feet, for a distance of 128.80 feet to the said South line of the Northeast Quarter of the Northeast Quarter of Section 4; thence N 88°30'21" E, along said South line, a distance of 971.10 feet to the East line of said Northeast Quarter of Section 4; thence S 02°10'12" E, along said East line, a distance of 1,324.91 feet to the South line of said Northeast Quarter of Section 4; thence S 88°27'13" W, along said South line, a distance of 2,633.91 feet to the West line of said Northeast Quarter of Section 4; thence N 02°10'22" W, along said West line, a distance of 2,072.63 feet to the Point of Beginning, containing 4,585,518.89 square feet, 105.27 or acres, more or less. Subject to all easements, restrictions and covenants, recorded and unrecorded, also less that part taken and used for road right-of-way.

PRELIMINARY PLAT

13-0121

LOGISTICS PARK KANSAS CITY

PHASE III

SHEET

C01

All that part of a Tract of land in the Northeast Quarter of Section 4, Township 15, Range 22, in Johnson County, Kansas, more particularly described as follows:

191ST STREET

NW 1/4

NE 1/4

Project Location

SW 1/4

SE 1/4

FOUR CORNERS ROAD

HOMESTEAD LANE

199TH STREET

*LOCATION MAP*

SECTION 4-15-22

Scale 1" = 2000'

C01  
C02  
C03

FLOODPLAIN NOTES:

OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

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.

1. This property will initially use holding tank for sanitary sewer service until sewer main is able to extend to the property.
2. This property to be served by Water District No. 7.

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

by  
Kenneth A. Cook, Zoning Administrator

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

by  


---

*Chuck Davis, Chair of Planning Commission*

***I certify that I have reviewed this PLAT 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: \_\_\_\_\_

Reviewed By: \_\_\_\_\_  
David Hamby, City Engineer

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

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

Existing Zoning:	L-P
Proposed Zoning:	L-P
Total Land Area:	105.27 Acres
Street Right-of-Way:	5.41 Acres
Net Land Area:	99.86 Acres
Proposed Use:	Logistics Park

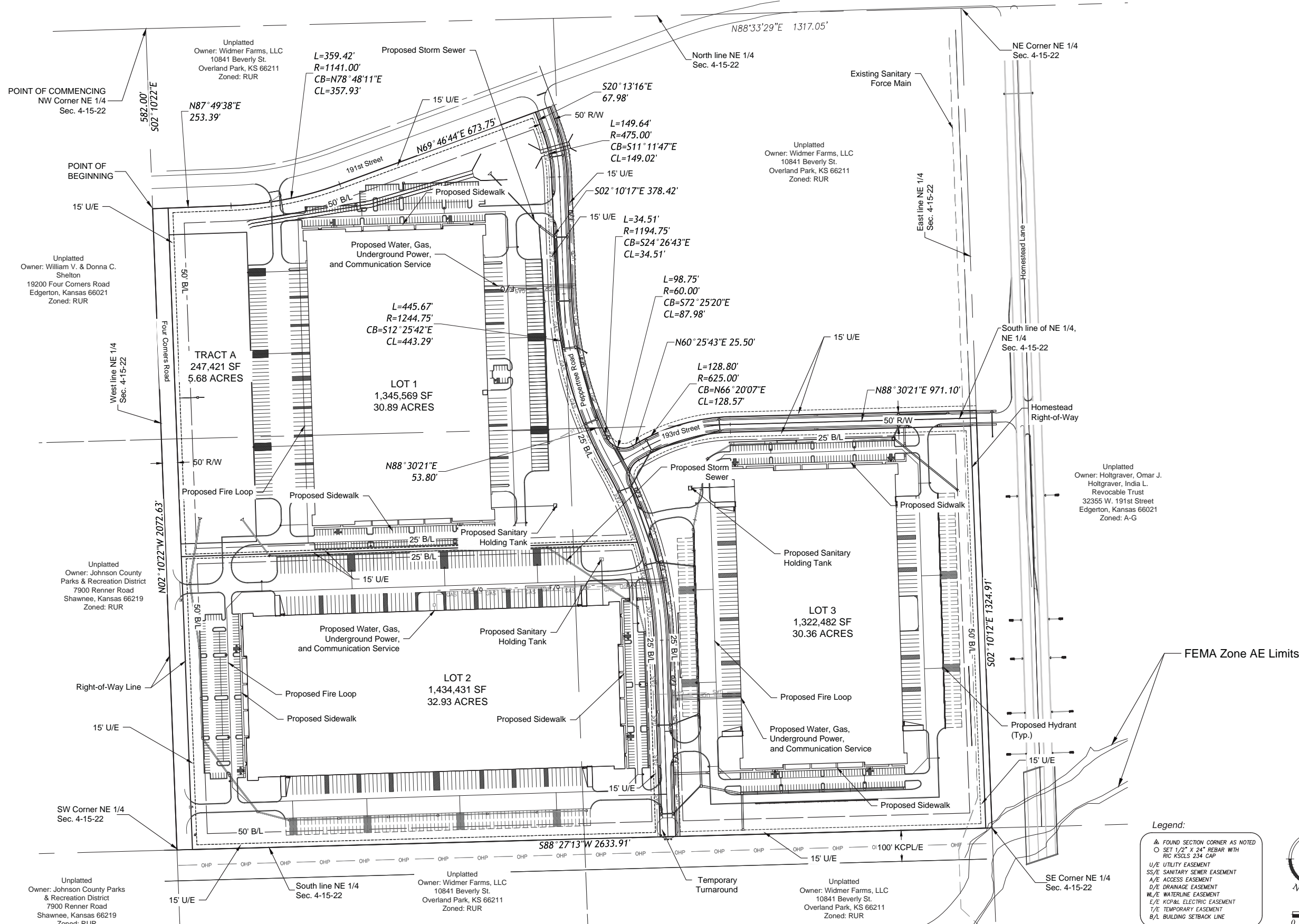
- △ FOUND SECTION CORNER AS NOTED
- SET 1/2" X 24" REBAR WITH RIC KCSLS 234 CAP
- 1/2" UTILITY EASEMENT
- 6" SANITARY SEWER EASEMENT
- 4" ACCESS EASEMENT
- 10" DRAINAGE EASEMENT
- 12" WATERLINE EASEMENT
- 6" KCP&L ELECTRIC EASEMENT
- 10" TEMPORARY EASEMENT
- 3/4" BUILDING SETBACK LINE



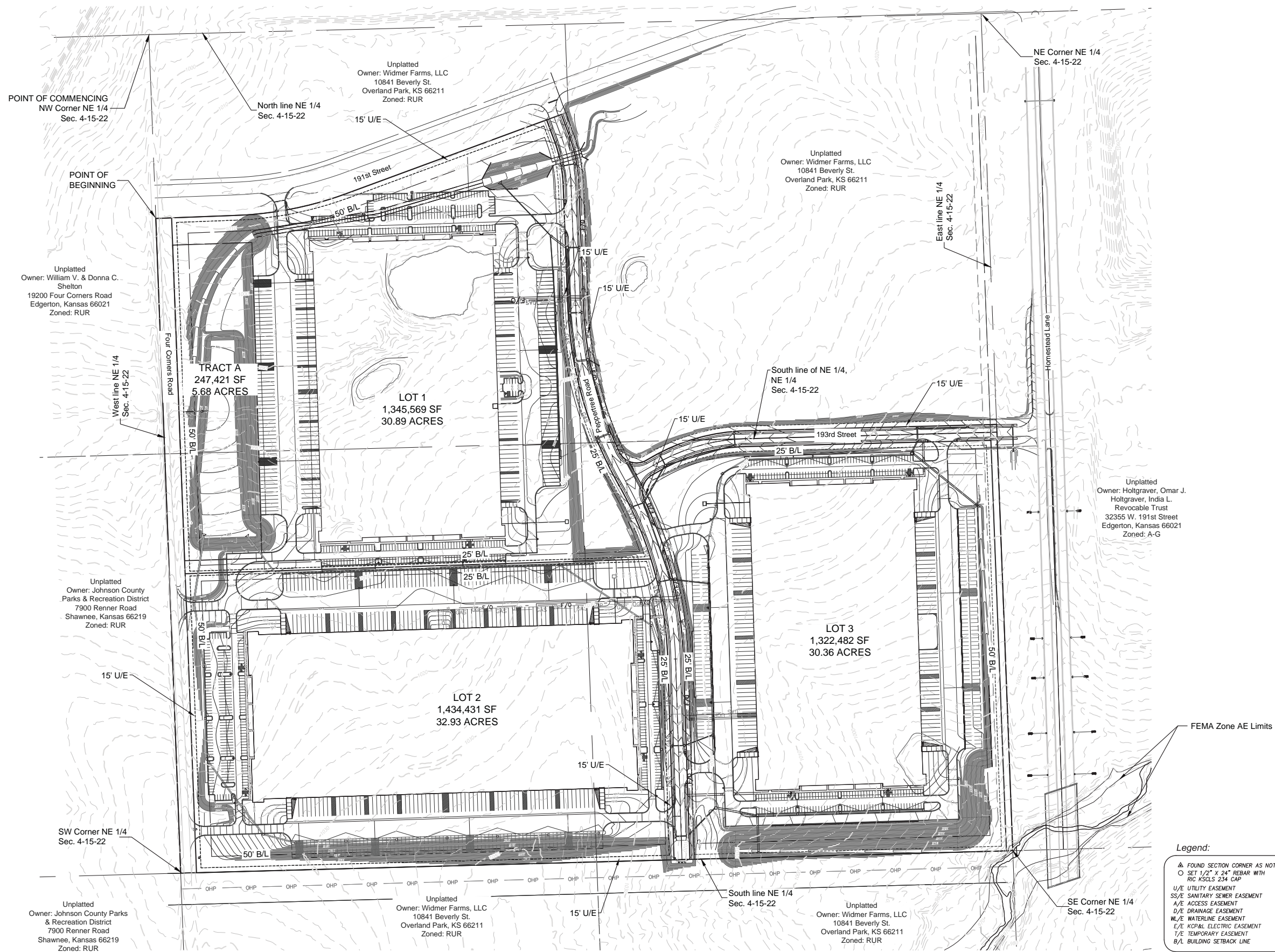
NO.	BY	DATE	REVISION
1	SPW	06/29/16	ORIGINAL SUBMITTAL
2	DAK	07/11/14	CITY RESUBMITTAL



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



Jun 28, 2016 5:56pm  
Z:\RIC Design\2013\13-0121 Widmer Intermodal Property\dwg\13-0121 2016-05-17 Preliminary Plat.dwg



CITY RESUBMITTAL		ORIGINAL SUBMITTAL	
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P: 913.893.6231  
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## STAFF REPORT

October 12, 2016

To: Edgerton Planning Commission  
Fr: Kenneth Cook, AICP, CFM, Community Development Director  
Re: Application PS2016-03 for Preliminary Site Plan for Logistics Park Kansas City Phase III, First Plat

### APPLICATION INFORMATION

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

**Requested Action:** Preliminary Site Plan – Logistics Park Kansas City Phase III, First Plat

**Legal Description:** Part of Section 4, Township 15 South, Range 22 East

**Site Address/Location:** West of Homestead Lane & South of 191<sup>st</sup> Street

**Existing Land Use:** Agriculture

**Existing Zoning and Uses:** City of Edgerton, L-P, Logistics Park District

**Existing Improvements:** Existing Farm Dwelling and Accessory Buildings

**Site Size:** 105.27 acres

### Background Information

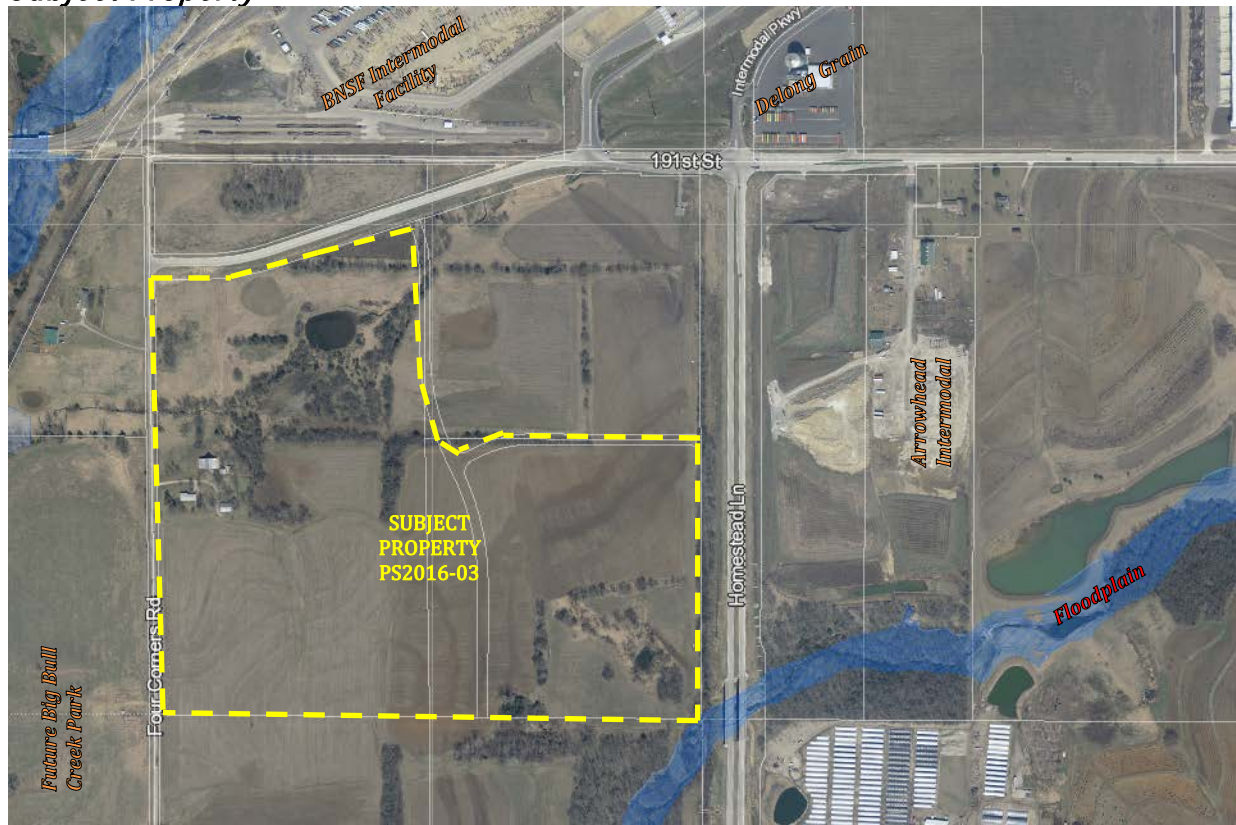
This case was originally brought before the Planning Commission for the August 9, 2016 meeting and has been continued in order to allow staff to work with the applicant on a number of access and utility questions. The applicant has prepared a site plan based on the L-P, Logistics Park District zoning requirements and in conjunction with its current request for approval of a preliminary plat. The subject property was originally rezoned to L-P, Logistics Park District in August of 2014, but was not developed at that time. The applicant has also already dedicated the right-of-way that is shown extending through this property.

The Preliminary Site Plan shows three (3) warehouse buildings on three lots. The buildings shown as being proposed as part of this development include: Lot 1 – 540,000 square feet; Lot 2 – 630,000 square feet; and, Lot 3 – 500,000 square feet. No conceptual building elevations or lighting plans have been provided by the applicant but it is anticipated that the development will be similar to other projects which have been approved. The applicant is continuing to work with staff in regards to access to the West side of the property. The Plan of Finance for LPKC currently shows the removal of Four Corners Road as one of the projects that is scheduled to occur as part of the development of LPKC. As the plan that has currently

been submitted shows the use of this public road, either the plan of finance will need to be modified or this plan will need to be amended. The applicant has requested that the City consider the plans currently submitted for approval as they would desire to proceed forward with gaining the needed approvals for Lot 3, located adjacent to Homestead Lane. This would include the understanding that modifications may be required to the Western portion of the site plan in relation to the currently shown access to Four Corners Road. Staff is supportive of the request to consider the preliminary site plan as the development of Lot 3 should not be impacted by Four Corners Road and the applicant has discussed possible options to provide access to the Western portion of the site. If the Planning Commission would recommend approval of the preliminary site plan, conditions could be placed on such approval that additional information will be submitted in the future as part of Final Site Plans for Lots 1 & 2 and which address access to Four Corners Road.

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. KDOT constructed a new interchange and road improvements at Homestead Lane and I-35 in 2013 to serve the new intermodal facility that was being developed by BNSF. Johnson County also participated with the improvement for 191<sup>st</sup> Street to provide access between the intermodal facility and Homestead Lane.
2. Four Corners Road is currently located to the West of the property and is a paved county road with a ditch cross-section. The current plan of finance specifies that this road was anticipated to be removed.
3. 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.
4. A very small portion of the subject property is currently located within a Special Flood Hazard Area. The current FIRM Panel shows a very small amount of the Southeast corner of the property as located within Zone X, 1% Future Conditions.
5. The property does not currently have sanitary sewer service although the City's forced main does run across the Eastern portion of the tract. 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.
6. The property is located within the service area of Rural Water District No. 7. A 12-inch water main appears to currently extend along the North side of 191<sup>st</sup> Street with a 2.5 inch line being located along Four Corners.
7. 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 2.5 miles to the west with another fire station being located with the City of Gardner approximately 3.5 miles to the Northeast.

### 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 the proposed streets and also update the location of 191<sup>st</sup> Street as it was realigned in this area and is no longer located along the Section line and ends at Four Corners. **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. ***Preliminary Site Plan complies.***
  - c) An index to contents, and a data table which, at a minimum, includes: Acreage of the site and number of units per acre (if applicable); gross square feet of the building(s) area; the proposed use of each building; number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load and, the total number of parking places. *The number of parking spaces do not match the numbers shown on the plans. **Update Preliminary Site Plan.***

- 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. ***The Lot numbering on the landscape plan is incorrect and needs to be updated to match the Preliminary Site Plan. An alternative landscape plan has been submitted for this phase. Staff would suggest that special attention will need to be given to screening along the East side of this phase, especially Lot 3, as the loading docks are proposed to be adjacent to Homestead Lane. An existing tree line is located in this location and should be shown on the plans if it is to remain. If the existing tree line will be used as a portion of the screening for the site, these trees will also be required to be replaced if they die or are removed. Additional evergreen plantings and/or shrubs should be included in this area. Another item that will need to be taken into consideration is how the transition is made on the West side of the property as Johnson County Parks and Recreation Department's proposed Big Bull Creek Park is anticipated to start being developed over the coming years and with the location of an existing dwelling. Staff would suggest that discussions should also occur in regards to the placement of sidewalks along 191<sup>st</sup> and Homestead, and if not removed, Four Corners. Screening of trash enclosures should be shown. The preliminary site plan needs to be updated to correct the numbering of the lots. An updated landscape plan will need to be submitted with each 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. ***An updated landscape plan will need to be submitted with each Final Site Plan.***

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 as they have not been located at this time.***
  - 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 roads. Connections need to be made to the South side of the building located on Lot 1 and the West side of the building located on Lot 2. Staff would suggest that sidewalks also be provided for the areas adjacent to Homestead Lane, 191<sup>st</sup> Street and Four Corners Road at the time that each of the adjacent lots are developed. The width of sidewalk along Homestead Lane should match the width of the pedestrian crossing over the bridge located to the Southeast of the site.***
  - v) Exterior lighting specifications. ***Details, locations and photometric plan have***

***not been provided.***

- vi) Site entrance and connections to streets. *The majority of access points shown are located onto the proposed local streets that will be developed as part of this project. The only access point being shown to Homestead Lane is the proposed 193<sup>d</sup> Street and staff would not recommend any additional access points be allowed to Homestead Lane.*

*Staff suggest that a study be performed to determine the type characteristics of access that should be permitted and the improvements that would be required at the intersection of 193<sup>d</sup> Street and Homestead Lane. This should specifically look at if this intersection should be developed as full access or if certain turning movements should be limited in order to encourage a specific traffic pattern. This should also look at specific requirements for the length of any turning lanes, acceleration lane/tapers or other improvements needed to limit the impact to traffic on Homestead.*

*The current plan shows a new public road that would be located approximately half way between Homestead Lane and Four Corners Road. One site entrance is currently shown onto 191<sup>st</sup> Street and two entrances are proposed off of Four Corners. If Four Corners is not removed and is to continue as a public street, additional improvements will be needed and would require changes to the Plan of Finance. Staff is recommending that the Preliminary Site Plan can be approved with the specification that updates to the access on the Western portions of the site will be required as part of Final Site Plans for Lots 1 & 2. **Preliminary Site Plan Complies.***

- vii) The location of easements. *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). 15 foot easement are currently shown along the Public Streets. These easements may need to be expanded to include Pedestrian Easements as sidewalks may need to be adjusted where storm water structures encroach into the sidewalks. **Include pedestrian easements where sidewalks may need to be adjusted due to storm structures.***

- 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. Proposed location for other utilities is also shown. **Preliminary 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.***
- 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%. ***Preliminary Site Plan Complies.***
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. *The buildings currently shown on the plans provide significantly greater setback than the minimum required.*
  - b. Side (Typical). A minimum of 25 feet is required. *The buildings currently shown on the plans provide 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 buildings currently shown on the plans provide 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 with Final Site Plans.*
4. Building Separation. A minimum 20 foot building separation is required. *Only one building is shown for each property 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 walls are anticipated to be tilt up concrete walls. **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 sides of each of the proposed structures and does not show any other uses. The trailer parking area on the East side of lot 3 is located adjacent to Homestead Lane and staff suggests additional consideration for landscaping and screening in this area. The trailer parking area on the West side of Lot 1 will be located across the street from an existing dwelling and also the Big Bull Creek Park. The site plan currently shows a tract that will be used for drainage purposes that can act as a buffer between these uses but additional landscaping or berming should possibly be used as a transition between these different types of uses. **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 that take the unique characteristics of each lot into consideration.***
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.*

*In the current request, the applicant is proposing three structures on three different lots and which are oriented in different manners to the adjacent roads. The building that staff believes needs the greatest attention is the one located on Lot 3. This building is being proposed to be located so that it is surrounded on three sides by public roads and which limit the ability to not have loading docks facing a public street. The building proposed for Lot 1 has a similar orientation, except that Tract A is proposed to be located between the lot and the public road to the West. The current plan of finance shows this road as being removed. The Planning Commission has allowed buildings to be located in a similar manner (IP XI – Kubota & IP XIV – Amazon). When this has occurred, the Planning Commission has typically required additional landscaping to be placed adjacent to roads that are not considered to be local. Staff is suggesting that a more significant plan for landscaping and screening be considered for the area along Homestead Lane as it is the main entrance into the Logistics Park area and it is also anticipated that there will be a mixture of uses. Additional consideration should also be given for the transition of this area to the park and residential area to the West. **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 is needed as the 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. **Staff anticipates 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. This should include consideration of additional landscaping at entrances and along the frontage to Homestead Lane.***
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. Additional sidewalk connections need to be made to the North and South sides of the building on Lot 1 and the West side of the building on Lot 2. Staff also suggests that sidewalks should be provided on the adjoining streets (Homestead, 191<sup>st</sup> and Four Corners). The sidewalks located along Homestead Lane should match the width of the pedestrian crossing on the West side of the bridge. **Update Preliminary Site Plan.***

#### **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. Facade 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 of the buildings anticipated and might change for Final Site Plan. Horizontal articulation has been shown on the site plan and it is anticipated that the articulation will be similar to other buildings that have been developed. Additional detail needs to be submitted to show compliance with this standard as part of the 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. ***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. ***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 current application includes plans for three separate buildings. The parking areas would appear to be similar to previous plans approved.*
  - a. Sufficient off-street parking spaces. Parking space dimensions of at least 9 by 20 feet per space are required. *Site Plan complies.*
  - 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 appears to comply.*
  - d. Adequate loading spaces off the public right-of-way are shown. *Site plan complies.*
  - e. Parking on asphalt or concrete. *Site plan complies.*
  - f. Off-street space for loading and unloading of goods is provided. *Off-street loading and unloading spaces are provided.*

***Preliminary 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 site plan shows the following number of parking spaces per lot (# required by formula in parentheses): Lot 1 – 316 (270), Lot 2 – 296 (315) and Lot 3 – 220 (250). This includes ADA spaces. The data table on the title sheet needs to be updated so that the totals shown match the number of parking spaces shown on the plans. Based upon this information, Lot 1 complies with the normal standard while Lots 2 & 3 are slightly substandard. Previous requests have been allowed to use extra off-street loading spaces (trailer storage) to meet this requirement or to allow for these spaces to be converted into parking areas if additional employee parking is needed. **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. Preliminary Site Plan complies.*
2. Parking Spaces and Aisle Surfaces. *Preliminary Site Plan complies.*
3. Parking Space and Aisle Dimensions. Parking space dimensions of at least 9 by 20 feet per space are required. *Preliminary 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. ***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 spaces shown on the site plan are dimensioned as 14 feet by 60 feet for Lot 1 and Lot 2. The width of the spaces shown for Lot three are currently shown as 13 feet and should be increased. 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 not currently dimensioned but have typically been 12 feet by 55 feet.* ***Update Final Site Plan.***
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 future trailer parking spaces on the exterior of the sites are anticipated to be used for more the temporary storage of trailers but not for the storage of other goods or materials.* ***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; (c) 50,000-100,000 – 2 spaces; and, (d) more than 100,000 – 1 additional space per 100,000 square feet. *Based upon this standard the properties are required to have the following number of spaces: Lot 1 – 7, Lot 2 – 8, and Lot 3 - 6.* ***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 a number of Future Trailer Parking stalls on each of the properties and some that will be located adjacent to public ROWs. In previous requests, the Planning Commission has granted modifications of this requirement depending upon the type of road adjacent to the area. This has included larger setbacks from primary roads such as 191<sup>st</sup> Street or additional screening or landscape material. As has been mentioned above, staff would suggest that additional consideration be taken in regards to screening and landscaping along Homestead Lane. Additional screening, such as the black fabric placed on the fence at Kubota should also be considered along Homestead Lane or 191<sup>st</sup> Street. Additional landscaping should also be considered along Four Corners Road. Staff anticipates that the applicant will submit and*

*alternative landscape plan for each of the lots. 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 has submitted a landscape plan that could be considered 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. *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. Staff further suggests that additional screening and landscaping be required along the Homestead Lane frontage and determine if additional landscaping is needed to transition to other uses to the West. Additional landscaping may also be needed when final determinations are made for the final configuration of the West side of the property in relation to the possible removal of Four Corners Road and also with the transition of the industrial use to the Park property to the west.*
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.
- The proposed grading extends beyond the property line. Provide documentation from the adjacent property owner to show this is acceptable.
- The Name of the North-South Road should be changed in order to avoid confusion.

#### **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. Final Site Plans submitted for Lot 1 and Lot 2 may require modifications as Four Corners Road is currently anticipated to be removed.

4. All Preliminary Site Plan requirements of the City listed above shall be met or addressed during Final Site Plan submittal as identified above.
5. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
6. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.

**ATTACHMENTS**

Application PS2016-03

Preliminary Site Plans for Logistics Park Kansas City Phase III, First Plat

#1,252.70

☒ PRELIMINARY SITE PLAN☐ FINAL SITE PLANNAME OF PROPOSED SUBDIVISION: Logistics Park Kansas City Phase IIILOCATION OR ADDRESS OF SUBJECT PROPERTY: SE 1/4 of 191<sup>st</sup> St & Four Corners RdLEGAL DESCRIPTION: See attachedCURRENT ZONING ON SUBJECT PROPERTY: LPCURRENT LAND USE: AGTOTAL AREA: 105.21 AcresNUMBER OF LOTS: 3AVG. LOT SIZE: 1350,360 Sq. Ft.DEVELOPER'S NAME(S): ELHC, LLC

PHONE: \_\_\_\_\_

COMPANY: ELHC, LLC

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

MAILING ADDRESS: 5015 NW Canal St #200RiversideMO64150

Street

City

State

Zip

PROPERTY OWNER'S NAME(S): ELHC, LLC

PHONE: \_\_\_\_\_

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

MAILING ADDRESS: \_\_\_\_\_

Street

City

State

Zip

ENGINEER'S NAME(S): Mick Slater

PHONE: \_\_\_\_\_

COMPANY: RIC

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

MAILING ADDRESS: 5015 NW Canal St #100RiversideMO64150

Street

City

State

Zip

SIGNATURE OF OWNER OR AGENT: [Signature]

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

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

**FOR OFFICE USE ONLY**Case No.: PS- 2016-03 Amount of Fee Paid: \$ \_\_\_\_\_ Date Fee Paid: \_\_\_\_\_Received By: \_\_\_\_\_ Date of Hearing: 8/9/16**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.

vs. 9-9-11

LEGAL DESCRIPTION:

All that part of a Tract of land in the Northeast Quarter of Section 4, Township 15, Range 22, in Johnson County, Kansas, more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of said Section 4; thence S 02°10'22" E, along the West line of said Northeast Quarter of Section 4, a distance of 582.00 feet to the Point of Beginning; thence N 87°49'38" E, a distance of 253.39 feet; thence Northeasterly, along a curve to the left, said curve having a radius of 1,141.00 feet, and a chord bearing of N 78°48'11" E, 357.93 feet, for a distance of 359.42 feet; thence N 69°46'44" E, a distance of 673.75 feet to the West right-of-way line of Peppertree Road, as now established; thence S 20°13'16" E, along said West right-of-way line, a distance of 67.98 feet; thence Southerly, continuing along said West right-of-way line, along a curve to the right, said curve having a radius of 475.00 feet, and a chord bearing of S 11°11'47" E, 149.02 feet, for a distance of 149.64 feet; thence S 02°10'17" E, continuing along said West right-of-way line, a distance of 378.42 feet; thence Southerly, continuing along said West right-of-way line, along a curve to the left, said curve having a radius of 1,244.75 feet, and a chord bearing of S 12°25'42" E, 443.29 feet, for a distance of 445.67 feet to the South line of the Northeast Quarter of the Northeast Quarter of said Section 4; thence N 88°30'21" E, departing said West right-of-way line, along said South line, a distance of 53.80 feet; thence Southerly, along a curve to the left, departing said South line, said curve having a radius of 1,194.75 feet, and a chord bearing of S 24°26'43" E, 34.51 feet, for a distance of 34.51 feet to a compound curve; thence Easterly, along a curve to the left, said curve having a radius of 60.00 feet, and a chord bearing of S 72°25'20" E, 87.98 feet, for a distance of 98.75 feet; thence N 60°25'43" E, a distance of 25.50 feet; thence Easterly, along a curve to the right, said curve having a radius of 625.00 feet, and a chord bearing of N 66°20'07" E, 128.57 feet, for a distance of 128.80 feet to the said South line of the Northeast Quarter of the Northeast Quarter of Section 4; thence N 88°30'21" E, along said South line, a distance of 971.10 feet to the East line of said Northeast Quarter of Section 4; thence S 02°10'12" E, along said East line, a distance of 1,324.91 feet to the South line of said Northeast Quarter of Section 4; thence S 88°27'13" W, along said South line, a distance of 2,633.91 feet to the West line of said Northeast Quarter of Section 4; thence N 02°10'22" W, along said West line, a distance of 2,072.63 feet to the Point of Beginning, containing 4,585,518.89 square feet, 105.27 or acres, more or less. Subject to all easements, restrictions and covenants, recorded and unrecorded, also less that part taken and used for road right-of-way.



SITE DATA TABLE

LOT 1  
Area: 30.89 Acres  
Building Area: 540,000 sf  
Proposed Use: Warehouse/Industrial  
Number of Employees: Approximately 100  
Truck/Trailer Parking: 461 Stalls  
Vehicle Parking: 87 Stalls  
Handicap Accessible: 56 Stalls (Future)  
7 Stalls

LOT 2  
Area: 32.93 Acres  
Building Area: 630,000 sf  
Proposed Use: Warehouse/Industrial  
Number of Employees: Approx. 100  
Truck/Trailer Parking: 123 Stalls  
Vehicle Parking: 149 (Future)  
Handicap Accessible: 296 Stalls  
8 Stalls

LOT 3  
Area: 30.36 Acres  
Building Area: 500,000 sf  
Proposed Use: Warehouse/Industrial  
Number of Employees: Approximately 100  
Truck/Trailer Parking: 88 Stalls  
Vehicle Parking: 102 (Future)  
Handicap Accessible: 8 Stalls  
Tract A Area: 5.68 Ac

Existing Zoning: L-P  
Proposed Zoning: L-P  
Total Land Area: 93.27 Acres  
Total Building Area: 1,670,000 sf  
No. of Units: 3  
Units/Area: 0.03 Units/Area  
Proposed Use: Logistics Park  
Total Building Area: 1,670,000 sf  
No. of Employees: 100/Building  
NTPA Occupant Load: 1,000 Stalls  
Dock Parking Stalls: 297 Stalls  
Employee Parking Stalls: 1025 Stalls

UTILITIES	
ELECTRIC	SANITARY
Kansas City Power & Light	City of Edgerton
Phone: 816.471.5275	404 East Nelson
	P.O. Box 255
GAS	Edgerton, Kansas
Kansas Gas Service	Phone: 913.893.6231
11401 West 89th Street	
Overland Park, Kansas	TELEPHONE
Phone: 913.999.8881	Century Link
	Phone: 800.788.3500
WATER	
Johnson Rural Water District 7	CABLE
534 West Main	Century Link
P.O. Box 7	Phone: 800.788.3500
Gardner, Kansas	
Phone: 913.866.7173	

KANSAS ONE CALL  
1-800-DIG-SAFE  
(1-800-342-7237)

Protect yourselves and your property against underground utility damage and liability.

Find out where the underground utility lines might be buried before you dig.

Anyone digging in Kansas must call before digging. The person who is doing the work is responsible for calling KOC. If the owner contacts with a professional excavator to do the excavation then the professional excavator is responsible for calling KOC.

You (the digger) will need to provide information about the work site when you call. This is a FREE service.

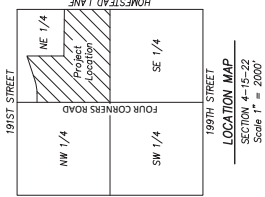
CALL BEFORE YOU DIG  
IT'S THE LAW.



# Logistics Park Kansas City Phase III Preliminary Site Plan

Current Zoning: L-P  
Proposed Zoning: L-P  
Applicant: ELHC, LLC

191st Street and Four Corners Road  
City of Edgerton, Johnson County, Kansas



LEGEND			
Existing Property Line	Proposed Property Line	Existing Right-of-Way Line	Proposed Right-of-Way Line
Existing Easement Line	Proposed Easement Line	Existing Section Line	Proposed Section Line
Existing Curb & Gutter	Proposed Building	Existing Storm Sewer	Proposed Curb & Gutter
Existing Sanitary Sewer	Proposed Pavement Marking	Existing Waterline	Proposed Storm Sewer
Existing Overhead Power	Proposed Storm Structure	Existing Underground Power	Proposed Waterline
Existing Gas Main	Proposed Sanitary Foremain		Proposed Underground Power

#### BENCHMARKS

JCVON BM 1181:  
Benstein Aluminum Disk, Stamped BM 1181, located on center west end of the North headwall RCB. From the intersection of Waverly Road and 191st Street, go west 0.10 Miles to the RCB.  
Elevations=1010.97

#### FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 20091C0134G, revised August 3, 2009, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain; OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas determined to be outside the 0.2% annual chance floodplain; and no Base Flood Elevations determined, and SPECIAL FLOOD HAZARDOUS AREAS (SFJAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as Base Flood Elevations determined.

#### INDEX OF SHEETS

- C01 Cover Sheet
- C02 Lot 1 Layout
- C03 Lot 1 West Layout
- C04 Lot 1 East Layout
- C05 Lot 2 Layout
- C06 Lot 3 Layout
- L1 Landscape Plan

LEGAL DESCRIPTION:  
All that part of a Tract of land in the Northeast Quarter of Section 4, Township 15, Range 22, in Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of said Section 4; thence S 02°10'27" E, along the West line of said Northeast Quarter of Section 4, a distance of 582.00 feet to the Point of Beginning; thence N 87°49'38" E, a distance of 253.39 feet; thence Northwesterly, along a curve to the left, said curve having a radius of 1,141.00 feet, and a chord bearing of N 78°48'11" E, 357.93 feet, for a distance of 359.42 feet; thence N 69°46'44" E, a distance of 673.75 feet to the West right-of-way line of Peppertree Road, as now established; thence S 20°13'16" E, along said West right-of-way line, a distance of 67.98 feet; thence Southerly, continuing along said West right-of-way line, along a curve to the right, said curve having a radius of 475.00 feet, and a chord bearing of S 11°11'47" E, 149.02 feet, for a distance of 149.64 feet; thence S 02°10'17" E, continuing along said West right-of-way line, a distance of 378.42 feet; thence Southerly, continuing along said West right-of-way line, along a curve to the left, said curve having a radius of 1,244.75 feet, and a chord bearing of S 12°25'42" E, 443.29 feet, for a distance of 443.29 feet; thence S 88°30'21" E, along said West right-of-way line, a distance of 53.80 feet; thence Southerly, along a curve to the left, departing said South line, said curve having a radius of 1,194.75 feet, and a chord bearing of S 24°26'43" E, 34.51 feet, for a distance of 34.51 feet to a compound curve; thence Easterly, along a curve to the left, said curve having a radius of 60.00 feet, and a chord bearing of S 72°25'20" E, 87.98 feet, for a distance of 98.75 feet; thence N 69°25'43" E, a distance of 25.50 feet; thence Easterly, along a curve to the right, said curve having a radius of 625.00 feet, and a chord bearing of N 66°20'07" E, 128.57 feet, for a distance of 128.80 feet to the said South line of the Northeast Quarter of the Northeast Quarter of Section 4; thence N 88°30'21" E, along said South line, a distance of 971.10 feet to the East line of said Northeast Quarter of Section 4; thence S 02°10'12" E, along said East line, a distance of 1,324.91 feet to the South line of said Northeast Quarter of Section 4; thence S 88°27'15" W, along said South line, a distance of 2,633.91 feet to the West line of said Northeast Quarter of Section 4; thence N 02°10'17" E, along said West line, a distance of 2,072.63 feet to the Northeast Corner of said Section 4, a distance of 4,585.518.89 feet, 105.27 feet less than the distance of 4,690.80 feet as shown on the Record Plat. Subject to all easements, restrictions and covenants, recorded and unrecorded, also less that part taken and used for road right-of-way.

#### CERTIFICATION

Received and placed on record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

by \_\_\_\_\_  
(Kenneth A. 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.

Applicants Signature \_\_\_\_\_ Date \_\_\_\_\_

Reviewed By: \_\_\_\_\_  
David Hamby, City Engineer

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









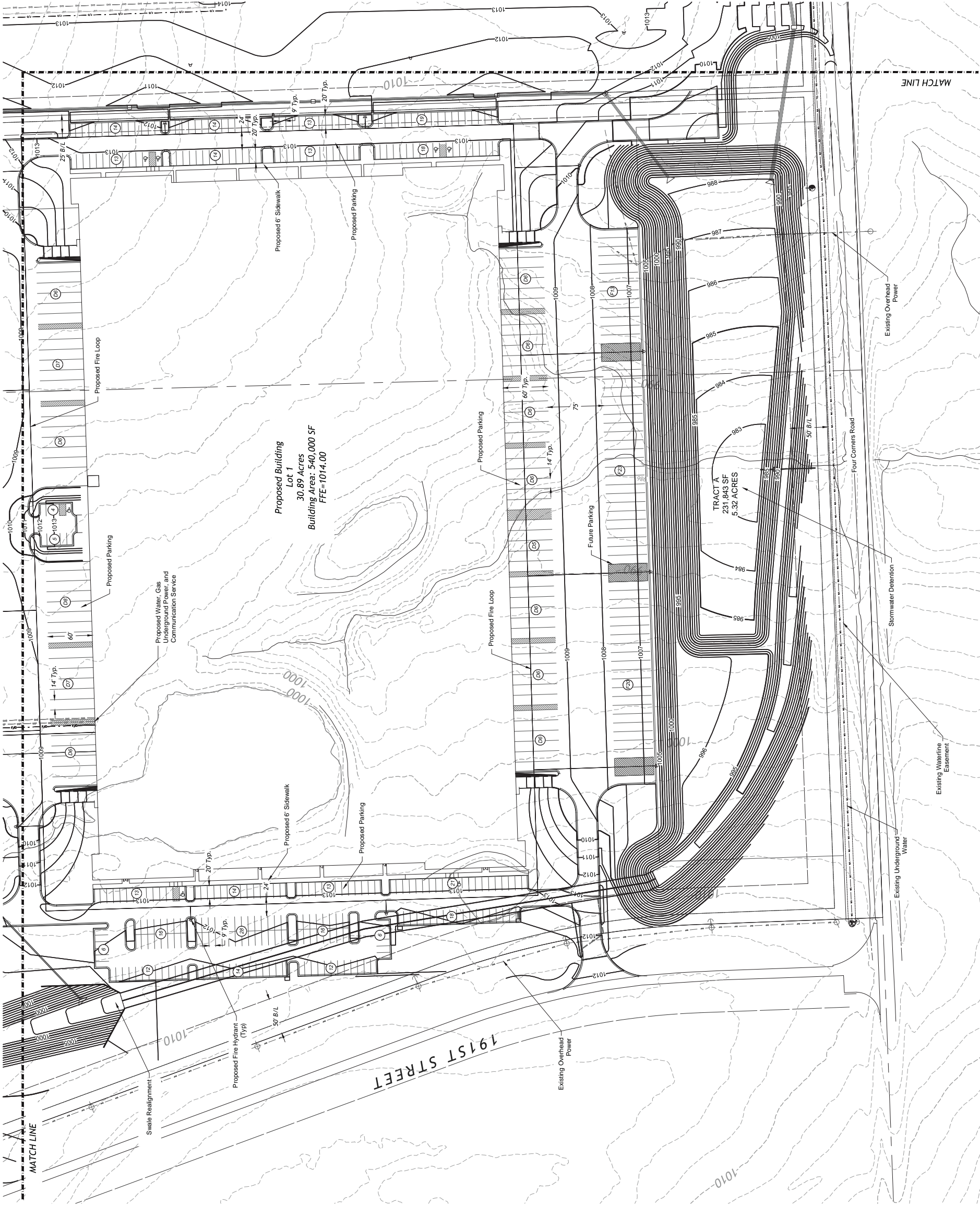
5015 NW CAMEL STREET, SUITE 100  
OVERLAND PARK, MISSOURI 66150  
WWW.RIC-CONSULT.COM  
916.920.0950

NO.	13-0121
BY	PAC
DATE	7/13/14
REV.	6/28/16
DESCRIPTION	Resubmitted
REVISION	ORIGINAL SUBMITTAL

Lot 1 West Layout

Preliminary Site Plan  
13-0121  
LOGISTICS PARK KANSAS CITY  
PHASE III

Sheet  
C03







5015 NW CANAL STREET, SUITE 100  
RIVERSIDE, MISSOURI 64150  
WWW.RC-CONSULT.COM

816.800.0950

816.800.0950

RENAISSANCE CONSULTING

INFRASTRUCTURE CONSULTING

NO.	BY	GP	DATE
K12	MES	8/28/16	
PNC	DAC	7/11/14	

Revised  
ORIGINAL SUBMITTAL

Lot 1 East Layout

Preliminary Site Plan  
I3-0121  
LOGISTICS PARK KANSAS CITY  
PHASE III

