

EDGERTON PLANNING COMMISSION AGENDA
SPECIAL SESSION
Edgerton City Hall
November 15, 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
Leslie Hardin	Present/Absent
Desiree Goans	Present/ Absent
Juliann Hunter	Present/Absent
Erik Erazo	Present/Absent
Joshua Lewis	Present/Absent
4. Minutes
 - A. Consideration of Regular Session Minutes of October 18, 2016
5. Guests Present
6. Communications from Staff
 - A. Introduction of new Planning Commission Members – Erik Erazo and Joshua Lewis
7. New Business

FINAL SITE PLAN – IP XXII

- A. Consideration of Final Site Plan application, FS2016-008, requesting approval of a final site plan for Logistics Park Kansas City, Phase III, First Plat, Lot 3 (Inland Port XXII) located east of Waverly Road, south of 183rd Street (32901 W. 193rd), containing one (1) lot within northeast quarter of Section 4, Township 15 South, Range 22 East, consisting of approximately 30.36 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 final site plan.

8. New Business

PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT

- A. Consideration of a public hearing in regards to UDCA2016-02, Unified Development Code Amendment 02, pertaining to Article 5 in regards to Section 2 pertaining to Logistics Park District. Applicant: City of Edgerton.

Action requested: Consider motion to open the hearing, consider comments and consider motion to close or continue the hearing. Consider

motion to recommend changes to the Council for approval, modification, or denial.

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 close or continue public hearing. Consider motion to recommend changes to the Council for approval, modification, or denial.

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 close or continue public hearing. Consider motion to make recommendation to Council for approval, modification, or denial.

10. Future Meeting – December 15, 2016

11. Commissioners Comments

12. Adjournment

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
Special Session
October 18, 2016
Minutes

Prior to the meeting Juliann Hunter was sworn in as new Planning Commissioner.

The Edgerton Planning Commission met in special session with Vice-Chair Conus 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 Ron Conus, Maria O'Neill, Bob O'Neill, Leslie Hardin, Desiree' Goans and Juliann Hunter. Absent were: Chuck Davis. Also present were Community Development Director Kenneth Cook, City Administrator Beth Linn, and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

MINUTES

Minutes of August 9, 2016 were considered.

Motion by M. O'Neill, seconded by B. O'Neill, to approve the minutes as published. Motion was approved, 6-0.

GUESTS

No introductions made.

COMMUNICATIONS

The Community Development Director introduced Julianne Hunter as the newest Planning Commissioner; adding she has previous experience as a Planning Commissioner. Ms. Hunter was welcomed on the Commission.

STATUS UPDATE – TSL AND ARROWHEAD

Mr. Cook indicated that both companies are not in compliance with their requirements. It was noted the last actions by the Planning Commission were extensions to August 31, 2016. He indicated TSL is working primarily on hard surface; Arrowhead is still working on compliance.

It was noted that both companies are in violation. The Commissioners were informed the City Administrator would send a letter with the final time-frame and notice of possible revocation.

Tom Hastings, President/CEO of TSL, appeared to speak in regards of his project. He noted as of August 31, the project was in compliance with the hard surface and landscaping, exception being seeding. He noted all that is left on the buildings is the façade.

Mr. O'Neill asked if this project was more difficult than at other locations. Mr. Hastings noted it was, but also stated this company is family owned and he anticipates a long-term investment at this site.

Mr. Cook noted he is working with the City Engineer in reviewing the materials for the shop and check-in structure.

Todd Creagon, Arrowhead, indicated his company acquired this project in May, 2015 and noted there are grading issues with drainage and sewer lines, and noted the requirements cannot be completed in 30 days, and needs final approval of the plans. He noted his company plans to be at this location for a very long time. He stated he appreciates everyone's patience.

Mr. Cook overviewed the legal process regarding the compliance in conditional uses.

MEETING CHANGE

Mr. Cook informed the Commissioners that due to the use of the building for the general election, the building will not be available for the Regular Session. It was suggested the meeting be rescheduled to a Special Session on November 15, 2016. Mr. Cook also noted the Commissioners will need to make decisions on the work session schedule.

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

The re-opening of 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 191st Street, east of Four Corners Road, a part of the northeast quarter of Section 4, Township 15 S, Range 22 East, containing approximately 105.27 acres, more or less, was considered. Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Vice-Chair Conus re-opened the public hearing.

Mr. Cook discussed the plat and preliminary site plan. He also overviewed the location sites along Four Corners Road (with removal per three-party agreement) originally shown as access - noting there is a need to review traffic circulation. He also spoke about circulation/traffic study and sidewalk construction along 191st.

He stated staff recommends approval of the preliminary plat with stipulations.

John Thomas, NorthPoint, informed the Commissioners that he intends to complete a traffic study independent of BNS&F. He stated the Planning Commission would be updated on the status of the area, adjacent to Inland Port XXII. He also spoke about the removal of Four Corners Road and construction of a private street for traffic flow.

Donald Roberts, Mayor, informed the Commissioners talks with Johnson County Parks & Recreation and Edgerton Land Holding Company have been going on for some time.

Motion by M. O'Neill, seconded by Hardin, to close the hearing. The motion was approved, 6-0.

Motion by B. O'Neill, seconded by M. O'Neill, to approve Preliminary Plat, PP2016-03, Logistics Park Kansas City Phase III, First Plat, with the following stipulations: 1.) All preliminary plat requirements of the City noted 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; and 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; and 4.) All infrastructure requirements of the City shall be met. Motion was approved, 6-0.

PUBLIC HEARING - PRELIMINARY SITE PLAN, PS2016-03

The re-opening of 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, a part of the northeast quarter of Section 4, Township 15S, Range 22 East, containing approximately 105.27 acres, more or less, was considered. Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Vice-Chair Conus re-opened the hearing.

Mr. Cook informed the Commissioners this request goes with the previous item. He indicated staff is comfortable with the request, noting any concerns rest primarily with residential property nearby.

Motion by B. O'Neill, seconded by Hardin, to close the hearing. Motion was approved, 6-0.

Motion by B. O'Neill, seconded by M. O'Neill, to approve the preliminary site plan with the following stipulations: 1.) The noted 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 was 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 noted shall be met or addressed during final site plan submittal

as noted; 5.) No signage is proposed with this application; signage proposed later shall receive separate approval according to the provisions of the UDC; and 6.) All construction plans for any public infrastructure shall be prepared to City standards and approved by the City. Motion was approved, 6-0.

FINAL SITE PLAN – FS2016-07

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 183rd Street (30900 W. 185th) 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, was considered. Owner/Applicant: Edgerton Land Holding Company, LLC Engineer: Renaissance Infrastructure Consulting.

Mr. Cook overviewed the request and spoke about changes to the lots due to Waverly Road construction. He spoke about potential right-of-way vacation and talks with City Attorney. He also indicated the potential design is similar to Amazon's configuration; may need additional screening if trailer parking in stalls is closer to streets.

John Thomas, Edgerton Land Holding Company, spoke about the vacation of 183rd Street. He spoke about traffic circulation and Waverly Road construction.

Ms. Hardin left the meeting at 8:28 p.m. and returned at 8:30 p.m.

Motion by Goans, seconded by Hunter, to approve the Final Site Plan FP2016-07 subject to the following stipulations: 1.) All Site Plan requirements of the City shall be met as noted, particularly including: a) Submittal of photometric lighting plan for Inland Port VIII in conformance with UDC especially with regard to maximum foot-candles at property line; b) Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained; c) All landscaping shall be maintained in good condition and plants shall be replaced when dead; 2.) All infrastructure requirements of the City shall be met; 3.) All building permit and sign permit requirements of the City shall be met; and 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. Motion was approved, 6-0.

FINAL PLAT – FP2016-02

Final Plat, FP2016-02, requesting recommendation of approval of a final plat for Logistics Park Kansas City, Tenth 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, was considered. Applicant/Owner: Edgerton Land Holding, Inc. Engineer: Renaissance Infrastructure Consulting.

The Community Development Director reviewed the request. He noted there may be a need for a development agreement. Mr. Cook indicated the property may be replatted in the future, noting it may need to be renamed to better reflect the site.

Aaron Burke, Edgerton Land Holding Company, LLC (ELHC), discussed the future transfer from ELHC to Cold Point, the operator. He indicated the two lots, one tract will probably be platted under the proposed name of "LPKC RailServe, First Plat." He noted the revised plat will remove the dedicated private easements and show as public easements.

Motion by Goans, seconded by Hunter, to approve Final Plat FP2016-02 with the following stipulations: 1.) All final Plat requirements of the City noted shall be met or addressed prior to recording of the Plat; 2.) The commencement of any improvements shall not occur prior to the approval and endorsement of the final plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the final plat by the Governing Body, Sanitary sewer drawings and specifications must be submitted to and approved by the City of Edgerton and Kansas Department of Health and Environment prior to the commencement of any improvements; 3.) A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements; 4.) The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax; 5.) The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code; and 6.) Addition of language based upon City Attorney recommendation of memorializing street on plat or by separate development agreement. Motion was approved, 6-0.

TEMPORARY CONSTRUCTION ACTIVITIES – Inland Port XXXII

A request for temporary construction activities consisting of office and restroom trailers located at 31450 W 196th, on behalf of tenants needs was considered. Applicant: NorthPoint Development, LLC./John Thomas.

Mr. Cook overviewed the request which requested the proposed trailers be located near the northwest corner of the building. Mr. Cook noted the trailers would be located in the area adjacent to the loading bays. He asked for the concurrence of the Planning Commission to this request with the following conditions: 1.) Trailer must be removed no later than December 31, 2016 or when the tenant improvement is completed, whichever occurs first; 2.) Site and trailer must be maintained in good condition; and 3.) All waste

must be disposed of in accordance with all applicable regulations. The members concurred with staff's conditions.

PUBLIC HEARING – Cont'd – UNIFIED DEVELOPMENT CODE AMENDMENT UDCA2015-02

Re-opening of a public hearing 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.

Vice-Chair Conus re- opened the public hearing.

Motion by Hardin, seconded by B. O'Neill, to table the public hearing until November 15, 2016. Motion was approved, 6-0.

Mr. Cook reminded all to send recommendations of buildings, areas, etc of those things liked as well as disliked to staff. These will be used in connection with potential amendment.

PUBLIC HEARING – Cont'd – UNIFIED DEVELOPMENT CODE AMENDMENT UDCA2016-01

Re-opening of 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 was considered. Applicant: City of Edgerton.

Vice-Chair Conus re-opened the public hearing.

Motion by Hardin, seconded by B. O'Neill, to table the public hearing until November 15, 2016. Motion was approved, 6-0.

FUTURE MEETING

The next meeting scheduled is Special Session of November 15, 2016.

COMMISSIONERS COMMENTS

The Commissioners were informed Mr. Cook and Mr. Conus attended The American Planners Association Kansas Chapter Conference in Lawrence, KS in early October. They briefly overviewed the presentation by City of Lawrence and Douglas County representatives which included education and fairness of sales tax v. property tax for roadway maintenance. The report was well received.

Ms. Hunter left the meeting at 9:35 p.m. and returned at 9:38 p.m.

Mr. Conus left the meeting at 9:55 p.m. and returned at 9:57 p.m.

ADJOURNMENT

Motion by B. O'Neill, seconded by M. O'Neill, to adjourn. The motion was approved, 6-0.

The meeting adjourned at 10:04 p.m.

Submitted by:

Debra S. Gragg
Recording Officer

STAFF REPORT

November 10, 2016

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: Application FS2016-08 for Final Site Plan for Inland Port XXII, located West of Homestead Lane and approximately one-quarter mile South of 191st Street.

APPLICATION INFORMATION

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

Requested Action: Final Site Plan – Logistics Park Phase III, Lot 3 Inland Port XXII

Legal Description: SE ¼ of the NE ¼ of Section 4, Township 15, Range 22.

Site Address/Location: 32901 West 193rd Street.

Existing Zoning and Land Uses: L-P, Logistics Park and agricultural uses.

Existing Improvements: None

Site Size: Approximately 30 acres

PROJECT DESCRIPTION

The applicant is seeking approval of a Final Site Plan based on an approved preliminary site plan, preliminary plat and the L-P, Logistics Park District zoning requirements. This project is considered part of LPKC Phase III. The Preliminary Site Plan and Preliminary Plat were approved July 12, 2016 and included three (3) lots with proposed buildings. Respectively, lot 1 (31 acres) and a 540,000 square foot building, lot 2 (33 acres) and a 630,000 square foot building and lot 3 (30 acres) and a 512,000 square feet building. The current application is proposing a 500,500 square foot building on Lot 3 a 30.36 acre lot. The subject property will still need to receive approval of a Final Plat.

STAFF ANALYSIS

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

Section 10.1 of Article 10 for Site Plan requirements

1. Front or cover sheet.
 - a) A scale vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features. Please indicate ROW for Homestead Lane, 193rd Street and Essex Road (incorrectly shown as Peppertree) ***Update Final Site Plan Sheets.***
 - b) A project title, zoning designation and project sponsor. A street, lot or tract address of the project. ***Final Site Plan Complies.***
 - c) An index to contents, and a data table which, at a minimum, includes: Acreage of the site and number of units per acre (if applicable); gross square feet of the building(s) area; the proposed use of each building; number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load and, the total number of parking places. ***Final Site Plan Complies.***
 - d) The name of the architect, engineer, surveyor or draftsman. ***Final Site Plan Complies.***
 - e) The specified certificates and signature blocks. ***Final Site Plan Complies.***
2. Sheet #2
 - a) A landscape plan drawn to scale, showing the site, building location, planting and seeding schedules, refuse and outdoor storage screening and boundary screening. All landscape features shall be shown in relation to sidewalks, paths, lawns, parking areas and drives. ***Update Respective Final Site Plan Sheets.***
 - *Two landscape plans have been submitted, please label second sheet a 2(a).*
 - *The proposed building orientation places dock doors facing both Essex (Peppertree) Road and Homestead Lane. In addition, the parking lots (trailer storage areas) located in these areas will be significantly expanded in the future. Because of this, additional landscaping and screening will need to be done to meet the design guidelines contained in 5.2 L-P Logistics Park District of Article 5 of the Unified Development Ordinances.*
 - *There is an existing tree line along the west side of Homestead Lane that could be utilized in conjunction with additional landscaping to meet city ordinances and regulations. The applicant is currently surveying (locating) the existing tree line and will depict it on the landscape plans.*
 - *Please indicate right-of-way for Homestead Lane, 193rd Street and Essex (Peppertree) Road on landscape plan sheets.*
 - *To the landscaping notes, please add text that states the proposed landscaping shall be installed so that when at full maturity it will not encroach into identified sight triangles.*
 - *Please review location of landscaping. There are shrubs located in sidewalks. Would it be possible to wrap shrubs around the corners of the building, at the eastern and western doors, on the north and south sides?*

- b) A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting. **Update Final Site Plan.**

- *No timetable has been indicated for any of the planting.*
- *The planning schedule on Sheet #2 calls out 25 Callery Pear "Blooming" trees, please consider another species such a Service Berries.*
- *Please verify quantities on both landscaping plans as the quantities listed does not match those depicted.*

3. Sheet #3

- a) A site map with the following features.

- i) Topography at reasonable intervals. *Contours are shown on Sheet C-04 Grading Plan and Sheet C-05 Storm Drainage Map. Final Site Plan Complies.*
- ii) Exterior lot lines with any survey pins. ***Final Site Plan depicts and calls out the SE Corner NE ¼ of Sec. 4-15-22 and that ½ bars have been set.***
- iii) Location of building. ***Final Site Plan Complies.***
- iv) Parking areas, paths, walks with sizes and surfaces material specifications. *Sidewalks are indicated on Sheet C-02 General Layout. Concrete driveway aprons are required and need to be called out. Update Final Site Plan.*
- v) Exterior lighting specifications. ***Details, locations and photometric plan have not been provided. Staff suggests that the photometric plan must be reviewed and approved by staff prior to the approval of a Building Permit including any exterior lighting.***
- vi) Site entrance and connections to streets. *Access to Lot 3 is depicted. However the applicant should be aware ROW for both 193rd Street and Essex (Peppertree) Road has been dedicated. The applicant will need to ensure the final site plan and final plat are reconciled with each other concerning right-of-way and access drives. Ensure Final Site Plan and Final Plat are reconciled with each other.*
- vii) The location of easements. *It does not appear all required easements are depicted. Until the plat for lot 3 is submitted and reviewed staff reserves the right to comment and could require additional easements. Verify all line types and symbologies. Update Final Site Plan with Final Plat.*
- viii) Connection point for utilities. *The city is currently working with Northpoint on the approval of a master sewer plan and that will ultimately serve this lot and building. To provide temporary sewer service for the property a holding tank is proposed. Once sewer is available the property will be required to connect. Water service, gas and power are currently shown as being extended from Essex (Peppertree) Road. Final Site Plan Complies.*

- b) A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises. ***No signage plan was submitted with the application. Signage proposed later shall receive separate approval according to the provisions of the UDC.***
- c) Features to facilitate handicapped access. *The accessible parking spaces and access areas should not exceed 2% slope in any direction. The grade of the driveway aprons shall not exceed 2% where the sidewalk crosses the aprons. Final Site Plan Complies.*
- d) Profile and detail for roads (if required). *193rd Street and Essex (Peppertree) Road*

*have been designed and are under review by the city engineer. While no new public roads are contemplated by this application, the applicant must coordinate their design with the city engineer to ensure design to the approved plan and profile. **Final Site Plan Will Comply.***

4. Sheet #4
 - a) Scale drawing of building floor plans. *These plans do not currently include interior improvements. These plans have typically been submitted with the Building Permit application. **Will be reviewed at Building Permit Review.***
 - b) Dimensions and use of rooms and areas. ***Will be reviewed at Building Permit Review.***
 - c) Dimensions of entrances/exits and corridors. ***Will be reviewed at Building Permit Review.***
 - d) Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance. ***Will be reviewed at Building Permit Review.***
5. Sheet #5
 - a) Scale drawings of all building elevations. ***Final Site Plan complies***
 - b) Roof pitch and materials. ***Final Site Plan complies***
 - c) Siding type and materials, including fascia. ***Final Site Plan complies***

Section 5.2 Logistics Park (L-P) District regulations

SETBACK, YARD, AND AREA REGULATIONS:

1. Building Coverage: The maximum building coverage in the L-P District is 50%. With a current lot size being shown of 30.36 acres or 1,322,481.6 square feet and a building foot print of 500,500 square feet, building coverage is calculated as 37.84%. ***Final Site Plan Complies.***
2. Setbacks from the street right-of-way or property line: Generally speaking, please label and dimension site dimension plan so as to enable review. Items such as row centerlines, row limits and property lines need to be verified and labeled for consistency. ***Verify line types and symbologies. Final Site Plan Needs to be revised.***
 - a. Front. A 50-foot minimum setback is required with an allowable reduction to 25-feet when adjacent to two-lane collectors or thoroughfares. *The eastern property line (against Homestead Lane) appears to be mislabeled. Please revise and re-dimension building and parking setbacks.*
 - b. Side (Typical). A minimum 25 feet is required from side property lines. *Leaders and text need to be verified and revised.*
 - c. Side at Street (Typical). A 50-foot minimum setback is required with an allowable reduction to 25-feet when adjacent to two-land collectors. *Leaders and text need to be verified and revised.*
 - d. Rear. A 25 foot minimum setback is required. *Leaders and text need to be verified and revised.*
3. Maximum Building Height. The drawings show a height to top of the walls at 46'-0". The structure complies with the maximum height of 110 feet. ***Final Site Plan Complies.***
4. Building Separation. A minimum building separation of twenty (20) feet is required. *There is only a single building proposed to be located on this lots with this final site plan. **Final Site Plan Complies.***

5. Accessory Building and Structure Regulations. No accessory buildings are proposed with this application. ***Final Site Plan Complies.***

DISTRICT REGULATIONS:

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

DESIGN GUIDELINES:

1. When more than one (1) building is planned for L-P district property, the development plan shall demonstrate integration and coordination of the architectural design for buildings, structures, and landscaping and open space. *The proposed building, landscaping, and open space design is generally consistent with previously approved projects in the Logistics Park. Final Site Plan Complies.*
2. Buildings should be oriented so that the front or side of the building faces the public street frontage of the property. The City may consider an exception to orient a rear elevation towards a public street for unique situations due to the configuration of the lot. *The subject property is located so that it is surrounded on three sides by road row with the fronting on 193rd Street. Loading docks and trailer storage spaces would typically be considered items that would be oriented to the rear of the property and not directly adjacent to a public street/ROW. The topography of this lot does not appear to be a factor dictating building orientation. The Planning Commission has approved similar requests in the past, due to a lot having frontage on three (3) public streets (ROW). However, in this case the applicant proposes to have dock doors, and future trailer storage fronting along Homestead Lane. Thus, if the City approves the current application, it will thereby approve an exception to orient a side elevation (including dock doors) towards public streets (Homestead Lane and Essex (Peppertree) Road) due to the configuration of a lot with public streets on three sides of the proposed building.*

3. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. *The orientation of the building exposes the East and West sides containing dock doors and future trailer parking to visibility from public road right-of-ways (Homestead Lane & Essex (Peppertree) Road). The Planning Commission has authority to allow the placement of these items adjacent to public ROW if they are properly screened. Staff recommends, if the Planning Commission desires, the applicant work with staff to develop an Alternative Landscape Plan to address these screening issues. The Planning Commission can approve an Alternative Landscape Plan for the property which will take these concerns into consideration. Staff suggests that additional Landscaping be required to be placed along the abutting ROW for Homestead Lane and Essex (Peppertree) Road and should utilize the existing trees located along the west side of Homestead Lane. While the Alternative Landscape Plan will need to provide a higher standard regarding adequate screening for both right-of-ways, an even higher standard should be applied to additional landscaping along Homestead Lane.*
4. When development is proposed adjacent to any existing residential development, site plan approval, including building elevations, landscaping, and screening shall be approved by the City. ***Not Applicable, Final Site Plan Complies.***
5. Pedestrian access within a development and adjacent public and private property shall be considered as a component to the design of an employment center. ***Final Site Plan Complies.***

ARCHITECTURAL DESIGN STANDARDS

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

The proposed elevations appear to be consistent with buildings approved and constructed in earlier LPKC phases. The North, East and West elevations of the building are the sides that face public road right-of-ways. The north and south elevations use vertical and horizontal articulation, windows, and color blocking to effectively break up building massing. The west and east façades again use vertical articulation, color blocking, and windows effectively, though the great lengths on these sides provide more opportunities

*for varying techniques than are taken advantage of in the design. **Final Site Plan Complies.***

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

4. 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 facade elevation. Walls not facing a public right-of-way or a residentially zoned property and walls with loading dock doors are exempt from the horizontal articulation requirement. *The middle of the North wall measures 260 feet. With the height of the wall ranging between 43'-0" and 47'-6" the maximum length of this wall without additional horizontal articulation should be 190 feet. The required horizontal off-set along this wall is between 4.3 and 4.75 feet. The off-sets that are provided are 5 and 10 feet, respectively. This means that the proposed building does not meet the horizontal articulation requirement due to the length of the middle section of this wall. Additional articulation could be provided in this area or the articulation provided at the East and West portions of this wall could be extended to shorten this distance. This is the same issue that has been discussed as part of previous approvals. The Planning Board has allowed exceptions to this requirement in the past based upon reviewing the building elevation and design and determining that the applicant is using some of the additional design elements listed in Section 5.2J.2 to give the appearance of breaking up the length of the building and to allow for a common design to be used between the buildings that are being proposed. While the East and West walls are also adjacent to a public ROW, the regulations do not require horizontal articulation on walls with loading docks. The South elevation does not face a public ROW and therefore horizontal articulation is not required. **The North wall does not meet this requirement. The Planning Commission may decide to approve exceptions to all or portions of this plan based upon the facade elevations that have been provided and to allow for this building to maintain a consistent appearance with the adjacent development.***
- b. Vertical Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). The City may allow exceptions to this requirement upon review and approval of a typical facade elevation. *Like the horizontal articulation requirement, walls not facing a public right-of-way or a residentially zoned property are exempt from this requirement. However, walls with loading dock doors are still required to meet this standard. Full dimensions have only been provided for the North and South elevations and so the compliance*

*of the East and West walls are not able to be determined. The minimum height change required is between 4.3 & 4.75 feet. The maximum change in height shown on the south elevation (across the entire length of the building) is 4'-6" feet (43'-0" to 47'-6"). While the articulation between the tops of the lowest and tallest walls exceed this requirement, the overall articulation does not comply as the 10% change in height is required to occur within each 190 foot section of wall. While the elevations do not comply with this requirement more (while smaller) articulation is provided. The vertical articulation being provided appears to be the same as that shown on previous projects. **The elevation plans do not comply with this requirement. The Planning Commission may decide to approve an exceptions to this requirement based upon the façade elevations that have been provided.***

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

Accent colors should be applied using the following guidelines:

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

*Percentage calculations shall utilize the entire façade area.

PARKING AND LOADING

1. General. The plan addresses the general parking and loading requirements as follows:
 - a. Parking space dimensions of at least 9 by 20 feet per space are required. *The Final Site Plan currently shows 212 regular car parking spaces with 8 ADA compliant spaces.*
 - b. Adequate loading spaces off the public right-of-way are shown.
 - c. Parking is all on asphalt or concrete.
 - d. Off-street space for loading and unloading of goods is provided. *92 truck/dock spaces with associated docks are shown. The plan also depicts 100 trailer stalls*

that are available to be constructed in the future, text on cover sheet list 103, please verify and revise accordingly.

- e. Shipping, loading, maneuvering, and parking areas meet the setback requirements. ***Final Site Plan complies.***
2. Warehouse/Distribution Center and Large Building Parking Space Exceptions. Parking shall be required per City standard based upon individual land use, except Warehouse or Distribution Center land uses, which shall require one (1) space per two thousand (2,000) square feet of building area. Buildings in excess of one hundred thousand (100,000) square feet or users with specific parking needs may provide an independent parking study to the City for approval. *The proposed structure is 500,500 square feet which would calculate to a minimum of 250.25 (251) spaces. The Final Site Plan shows 220 regular car parking spaces with 8 ADA spaces. This places the number of provided spaces just slightly below those which are required (23). In past requests, the Planning Commission has allowed some of the extra off-street loading spaces to be considered as part of the spaces required for parking as some of these areas could be converted to allow for additional parking if needed. The Planning Commission will need to decide if the property needs to meet the full requirement or if the spaces provided are sufficient.*

OFF-STREET PARKING STANDARDS

1. Maneuvering. It appears that adequate space is provided on the plan for vehicle maneuvering off the public right of way. ***Final Site Plan Complies.***
2. Parking Spaces and Aisle Surfaces. All parking spaces, aisles and maneuvering areas are all-weather surfaced and are connected by all-weather surfaced driveways to the street, as required. ***Final Site Plan Complies.***
3. Parking Space and Aisle Dimensions. Parking space dimensions of at least 9 by 20 feet per space are required. ***Final Site Plan Complies.***
4. Wheel Stops. Wheel stops or curbs are required for parking spaces around the perimeter of the parking lot and adjacent to sidewalks. *Parking spaces are adjacent to required landscaped areas, public ROW or public sidewalks. Please indicated (show) and Curbs are also indicated on the site plan around parking areas.*
5. Parking layout with 90 degree spaces and two-way traffic. The parking area proposed conforms to the requirements shown in Figure 8 of the L-P District parking requirements. ***Final Site Plan Complies.***

OFF-STREET LOADING STANDARDS

1. Access. Loading facilities shall be located adjacent to a public access-way or private service drive. ***Final Site Plan complies.***
2. Minimum Loading Space Dimensions. Loading spaces shall be a minimum of twelve (12) feet in width, sixty-five (65) feet in length, and fourteen (14) in height except as may otherwise be approved by the City. *The loading spaced shown on the site plan are dimensioned as 13 feet wide by 60 feet long. These spaces all front onto a 70 foot wide driveway area. Staff understands that the normal minimum design turning radius for semi-trucks is 45 feet. The future trailer parking spaces are dimensioned as 12 feet by 55 feet. Final Site Plan Complies.*
3. Use of Loading Spaces. Off-street loadings spaces shall be used only for temporary loading/unloading operations and shall not be used for storage or display of boats, trailers, campers, motor vehicles or other goods, materials or products. *The main loading spaces*

*appear to be designed to operate as loading docks for the facility and not for the storage of other goods, materials and products. **Final Site Plan Complies***

4. Number of Loading Spaces Required. A use which receives or distributes material, supplies or merchandise by motor vehicle is required to provide spaces based upon the following requirement: (a) 0-9,999 square feet – None; (b) 10,000-100,000 square feet – 1 spaces; 50,000-100,000 – 2 spaces; and, 100,001+ - 1 additional space per 100,000 square feet. *Based upon this standard the property is required to provide 7 loading spaces. **Final Site Plan Complies***

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 depicts a total of 100 "Future Trailer Parking" stalls, 59 on the East side and 41 on the West side of the building. On the East side building these spaces are located approximately 70 feet from the West ROW line of Homestead Lane, assuming the property (lot) line and row line are one in the same. On the West side of the building there are 41 "Future Trailer Parking" stalls proposed. They are approximately 40 feet from the East ROW line of Essex (Peppertree) Road. The proposal is similar to what has been approved previously on other projects, however the trailer parking spaces are in yards directly adjacent to public ROW. Staff recommends additional landscaping and screening be provided via an Alternative Landscape Plan. While the Alternative Landscape Plan will need to provide a higher standard regarding adequate screening for the right-of-way for both 193rd Street and Homestead Lane, an even higher standard should be applied to the additional landscaping needed along Homestead Lane. The plan(s) should depict landscaping at full build-out (future parking installed).*

PHOTOMETRICS –

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

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

1. Alternative Landscape Plan. In lieu of the requirements set forth in Section 1.I., Landscaping Standards, an Alternative Landscape Plan (ALP) may be submitted to the Planning Commission for approval. An ALP shall utilize an innovative use of plant materials and design techniques in response to the unique characteristics of a particular site. At a minimum, an ALP shall contain equivalent landscaping as is required by these regulations. *In general, the applicant has prepared a plan that is designed to be similar to the*

Landscaping that has been provided in other projects. Staff suggests additional landscaping and screening be required along the East and West sides of the property due to the areas fronting on public ROW. See previous comments regarding Alternative Landscape Plan.

2. Dumpster screening: *Trash enclosures or screening are not shown.*

SIGNAGE

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

DIESEL EMISSION REQUIREMENTS

The following diesel emission requirements shall apply:

1. Except for loading and unloading operations, heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds shall be restricted from idling on-site for no more than 5 minutes in any 60 minute period. For loading and unloading operations, idling shall be restricted to no more than 30 minutes in any 60 minute period.
2. One electrical hook-up shall be provided for "trucker plug-ins" equal to a minimum of one-third (1/3) of the total number of truck bays at the facility to eliminate excessive idling by heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds. Approval to use alternative technologies to eliminate excessive idling may be requested, but shall not be approved unless the applicant demonstrates that they are at least as effective as electrical hook-ups. *Will be reviewed at Building Permit.*
3. Signs shall be posted by owner(s) of the facility at each vehicle entrance to the facility notifying drivers of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds to turn off engines when not in use. *Will be reviewed at Building Permit.*
4. The operation and idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds, including circulation, shall be restricted within 300 feet of any property zoned for or committed to residential use, or the owner/developer shall provide alternative measures including the possible installation of a wall or other mitigating measures to assure buffering of residences from heavy-duty truck operations, unless the owners of property located adjacent to said heavy duty diesel truck operations consent and agree, in writing to:
 - a. Allow the location of heavy-duty diesel truck operations within 300 feet of their property zoned for and committed to residential use, and
 - b. Restrict areas of their property located within 300 feet of adjacent trucking operations to only non-residential uses;
5. Warehouse managers and employees shall be trained by the employer(s) or operator(s) of the facility to use efficient scheduling and load management to eliminate unnecessary operation, queuing, or idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds.
6. Warehouse managers and employees shall be provided by the employer(s) or operator(s) of the facility with information about the possible effects of diesel emissions on their own health and the importance of being a good neighbor by minimizing idling and avoiding other potentially adverse impacts on adjacent or nearby residences;
7. On-site services shall be made available to vehicle drivers to reduce idling. These services may include restroom facilities, seating for drivers waiting for their cargo to be loaded or

unloaded, and/or food/beverage vending machines. ***Will be reviewed at Building Permit.***

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

Other Comments

1. The applicant is currently performing a traffic study on the intersection at 193rd Street & Homestead Lane.
2. Application for final platting of the property it to be submitted.
3. A portion of the temporary cul-de-sac on Essex (Peppertree) Road appears to be shown on private property.

RECOMMENDATION

City staff recommends **approval** of FS2016-08 for the Final Site Plan Logistics Park Kansas City Phase III, Lot 3 (Inland Port XXII) subject to the suggested stipulations, below.

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

ATTACHMENT

Final Site Plan Application No. FS2016-08

Final Site Plans Logistics Park Kansas City, Inland Port XXII



$$200 + 30.36(10) = \$503.60$$

☒ FINAL SITE PLAN

IP XXII PLAT BOUNDARY

LEGAL DESCRIPTION:

A tract of land in the Southeast Quarter of the Northeast Quarter of Section 4, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas being more particularly described as follows:

Beginning at the Southeast corner of Southeast Quarter of the Northeast Quarter of said Section 4; thence North $02^{\circ}10'12''$ West, along the East line of said Northeast Quarter, a distance of 1,284.59 feet to the Southerly right-of-way line of 193rd Street, as now established; thence departing said East line, South $88^{\circ}31'49''$ West, along said Southerly right-of-way line, a distance of 796.25 feet to a point of curvature; thence Westerly and Southwesterly continuing along said Southerly right-of-way line, along a curve to the left having a radius of 560.00 feet and a central angle of $28^{\circ}05'56''$, an arc distance of 274.63 feet to a point of tangency; thence continuing along said Southerly right-of-way line, South $60^{\circ}25'53''$ West, a distance of 31.48 feet to a point of curvature; thence Southwesterly, Southerly and Southeasterly continuing along said Southerly right-of-way line, along a curve to the left having a radius of 45.00 feet and a central angle of $86^{\circ}15'53''$, an arc distance of 67.75 feet to the Easterly right-of-way line of Peppertree Road, as now established, and a point of reverse curvature; thence Southeasterly and Southerly along said Easterly right of way line, along a curve to the right having a radius of 1,259.75 feet and a central angle of $23^{\circ}59'39''$, an arc distance of 527.56 feet to a point of tangency; thence continuing along the Easterly right-of-way of said Peppertree Road, South $01^{\circ}50'21''$ East, a distance of 635.21 feet to the South line of said Northeast Quarter; thence North $88^{\circ}27'13''$ East, along said South line, a distance of 1,007.02 feet to the Point of Beginning; Containing 1,313,371 square feet or 30.151 acres, more or less.

Inland Port XXII

Final Development Plan

Logistics Park Kansas City - Phase III Lot 3

Southwest Corner of 193rd Street and Homestead Lane
City of Edgerton, Johnson County, Kansas

Legal

All of Lot 3, Logistics Park Kansas City, Phase III.

JOHNSON COUNTY BENCHMARK

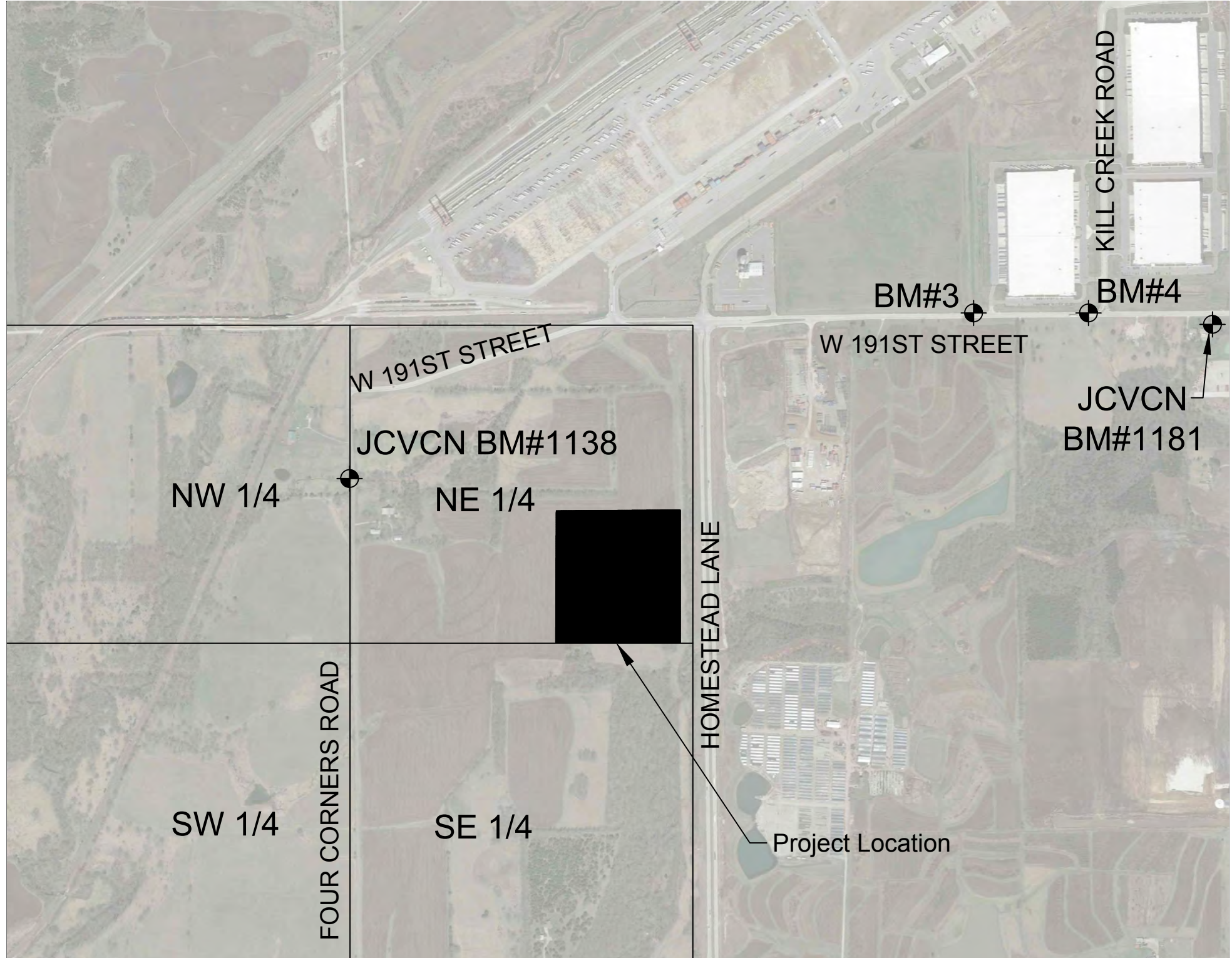
JCVCN BM1181
Bernsten Aluminum Disk Stamped BM 1181, Located on center west end of the North headwall RCB. From the intersection of Waverly Road and 191st Street, go West 0.10 Miles to the RCB.
ELEV: 1010.97

JCVCN BM1138
Bernsten Aluminum Disk Stamped BM 1138, Located on center south end of the west headwall RCB. From the intersection of Four Corners Road and 191st Street, go South 0.20 Miles to the RCB.
ELEV: 984.93

BM #3
A "4" cut located on the Northwest Corner of a Curb Inlet at the Southwest Corner of Logistics Park Kansas City Lot 1. From the Intersection of Waverly Road and 191st Street, go West 0.56 Miles to the Curb Inlet.
ELEV: 1033.40

BM #4
A "4" cut located on the Northwest Corner of a Curb Inlet at the Southeast Corner of Logistic Park Kansas City Lot 1. From the Intersection of Waverly Road and 191st Street, go West 0.38 Miles to the Curb Inlet.
ELEV: 1022.77

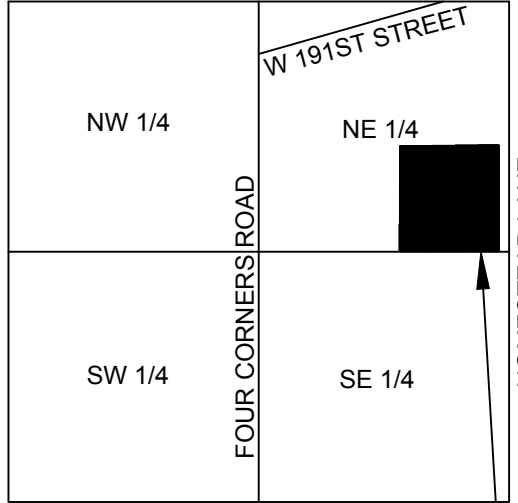
UTILITIES	
ELECTRIC	Sewer
Kansas City Power & Light	City of Edgerton
Phone: 816.471.5275	404 East Nelson
	P.O. Box 255
GAS	Edgerton, Kansas
Kansas Gas Service	Phone: 913.893.6231
11401 West 89th Street	
Overland Park, Kansas	TELEPHONE
Phone: 913.599.8981	Century Link
	Phone: 877.837.5738
WATER	
Johnson Rural Water District 7	CABLE
534 West Main	Century Link
P.O. Box 7	Phone: 877.837.5738
Gardner, Kansas	
Phone: 913.856.7173	



LOCATION MAP

SECTION 4-15-22

Scale 1" = 100'



LOCATION MAP

SECTION 4-15-22

Scale 1" = 200'

LEGEND

---	Existing Section Line	---	Proposed Right-of-Way
---	Existing Right-of-Way Line	---	Proposed Property Line
---	Existing Lot Line	---	Proposed Lot Line
---	Existing Easement Line	---	Proposed Easement
---	Existing Curb & Gutter	---	Proposed Curb & Gutter
---	Existing Sidewalk	---	Proposed Sidewalk
---	Existing Storm Sewer	---	Proposed Storm Sewer
---	Existing Storm Structure	---	Proposed Storm Structure
---	Existing Waterline	---	Proposed Fire Hydrant
---	Existing Gas Main	---	Proposed Waterline
---	Existing Sanitary Sewer	---	Proposed Sanitary Sewer
---	Existing Sanitary Manhole	---	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	---	Proposed Contour Minor
---		---	Future Curb and Gutter

INDEX OF SHEETS

C01	Title Sheet
C02	General Layout
C03	Site Dimension Plan
C04	Grading Plan
C05	Storm Drainage Map
C06	Storm Drainage Calculations
C07	Site Utility Plan
C08	Preliminary Storm Plan
L01-L02	Landscaping Plan

Zoning

The project is currently zoned L-P.

SITE DATA TABLE

Site Acreage:	30.36 Acres
Building Area:	500,500 SF
Proposed Building Use:	Industrial
Number of Employees:	150
Uniform Building Code:	6.67
Total Number of Stalls:	415 Stalls
Dock Parking:	92 Stalls
Trailer Parking:	0 Stalls
	103 Future Stalls
Total Employee Parking:	220 Stalls
Regular Employee Stalls:	212 Stalls
ADA Stalls:	8 Stalls

DEVELOPER/APPLICANT:

ELHC, LLC
Contact: Aaron Burks
4825 NW 41st Street, Suite 500
Riverside, MO 64150
Email: aburks@northpointkc.com

CERTIFICATE:

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

_____(Kenneth Cook, Zoning Administrator).

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

_____(Chuck Davis, Chair of Planning Commission).

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

Applicant signature _____ Date _____

FLOOD PLAIN NOTE

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



Inland Port XXII
Homestead Lane
Edgerton, Kansas



Project No.:16057
Date: 10.31.16
Issued For: FINAL DEVELOPMENT

REVISIONS	
No.	Date Description

REGISTRATION

PRELIMINARY
NOT FOR
CONSTRUCTION

KEY PLAN

CONTRACTOR

PROJECT TEAM

ARCHITECT	FINKLE + WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING

FOUNDATIONS

STRUCTURAL

PLUMBING

MECHANICAL

ELECTRICAL

FIRE PROTECTION

CONTRACTOR

SHEET TITLE

Title Sheet

SHEET NUMBER

C01

REVISIONS		
No.	Date	Description

REGISTRATION

PRELIMINARY
NOT FOR
CONSTRUCTION

KEY PLAN

CONTRACTOR

PROJECT TEAM

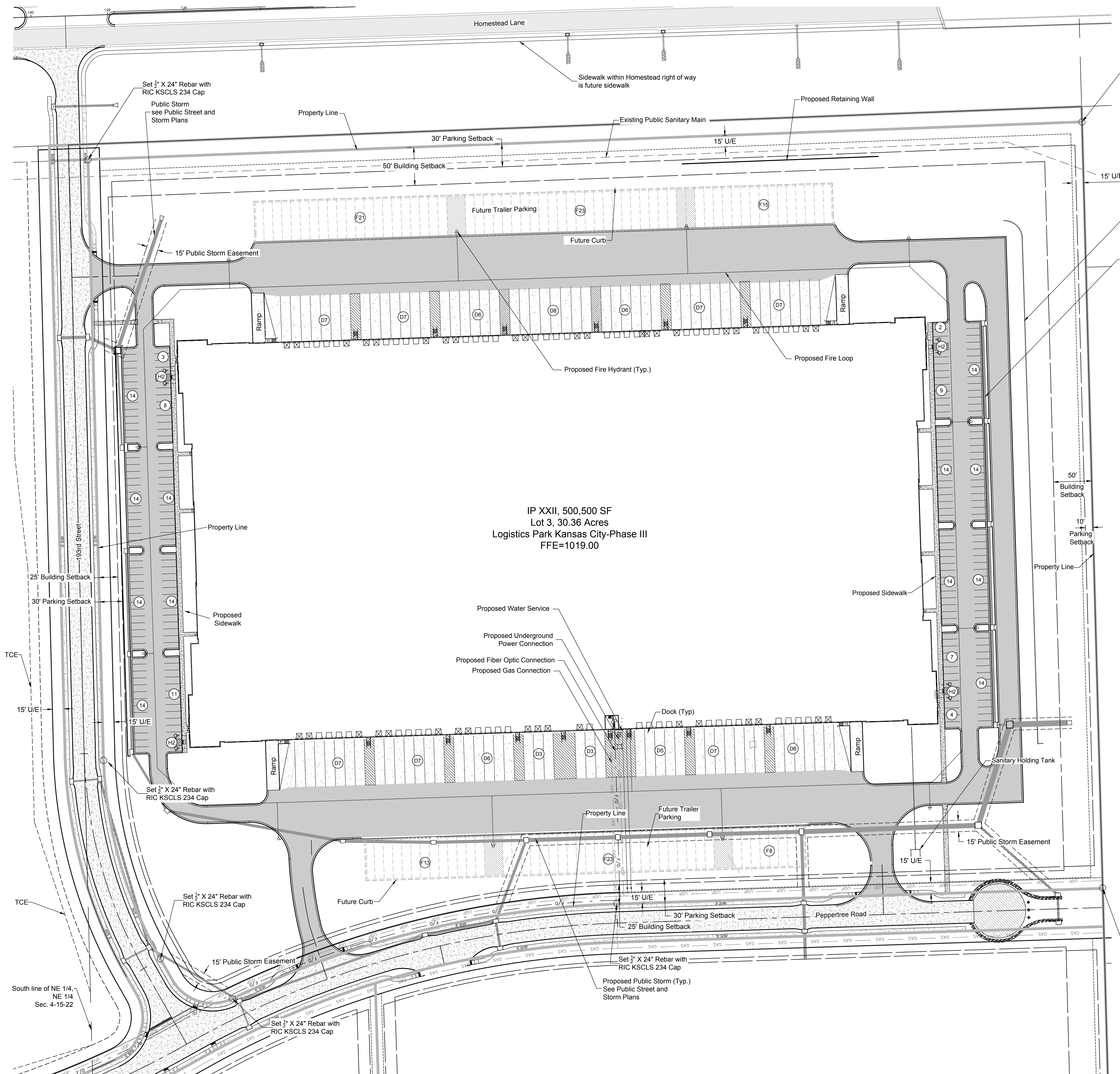
ARCHITECT	FINKLE + WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	

SHEET TITLE

General Layout

SHEET NUMBER

C02



Paving Schedule

7" Asphaltic Concrete Pavement



8" Portland Concrete Pavement
and 4" Concrete Sidewalk



Existing Pavement



Legend

- ⊙ Employee Parking
- ⊙ Trailer Parking
- ⊙ Truck Dock
- ⊙ ADA Parking
- ⊙ Future Parking

LAYOUT & PAVING NOTES

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

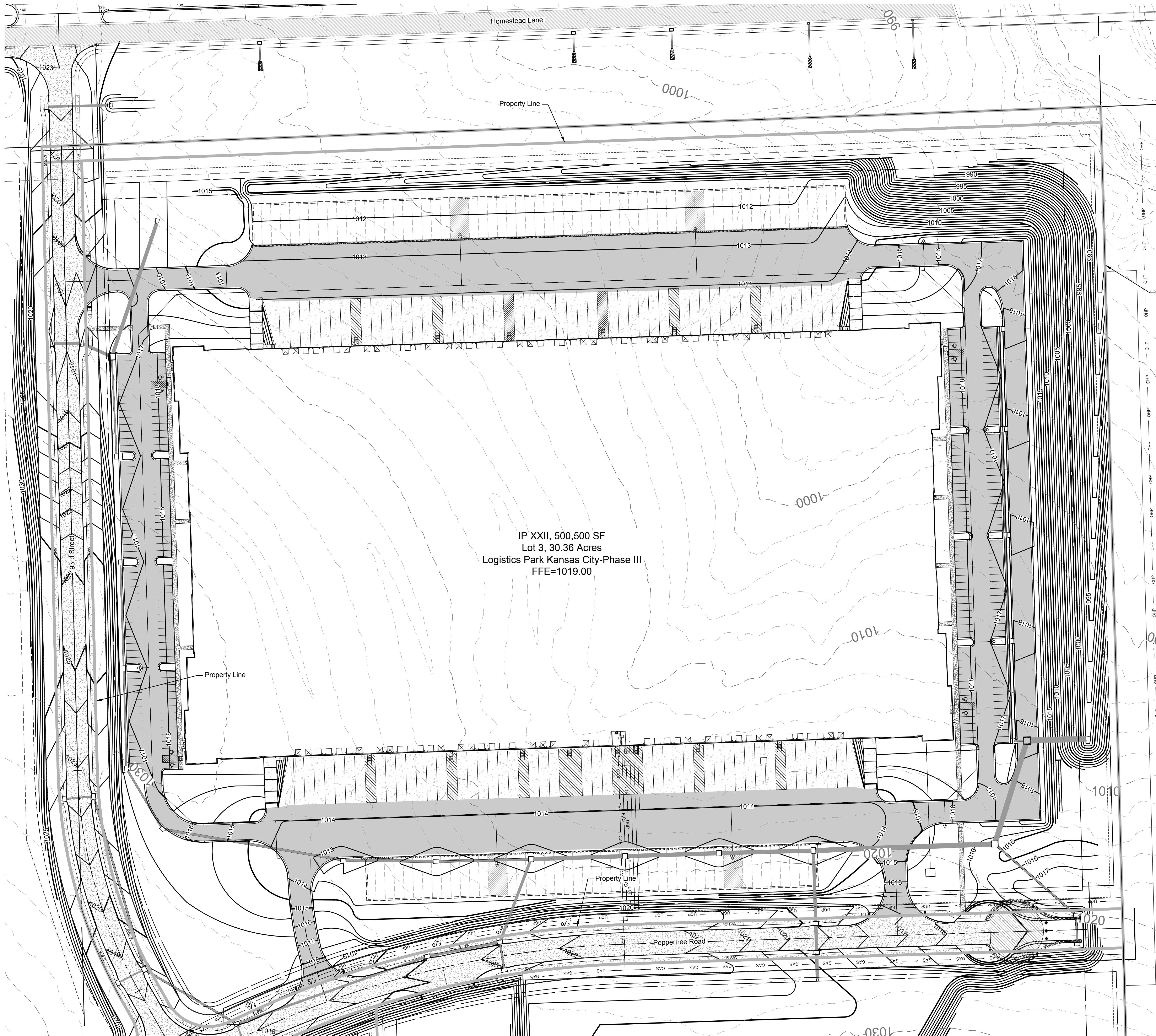
PAVEMENT MARKING AND SIGNAGE NOTES

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



Z:\PROJECTS\2016\16-0120 NORTHPOINT INLAND PORT 22\WORKS\16-0120 FDP\DWG : 11/7/2016 9:10:13 AM : posmaly

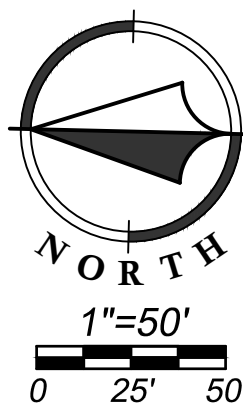
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IP XXII, 500,500 SF
Lot 3, 30.36 Acres
Logistics Park Kansas City-Phase III
FFE=1019.00

GRADING NOTES

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



Inland Port XXII
Homestead Lane
Edgerton, Kansas



Project No.:16057
Date: 10.31.16
Issued For: FINAL DEVELOPMENT

REVISIONS	
No.	Description

REGISTRATION

PRELIMINARY
NOT FOR
CONSTRUCTION

KEY PLAN

CONTRACTOR

PROJECT TEAM
ARCHITECT FINKLE + WILLIAMS
ARCHITECTURE
CIVIL RENAISSANCE
INFRASTRUCTURE
CONSULTING
LANDSCAPE RENAISSANCE
INFRASTRUCTURE
CONSULTING
FOUNDATIONS
STRUCTURAL
PLUMBING
MECHANICAL
ELECTRICAL
FIRE PROTECTION
CONTRACTOR

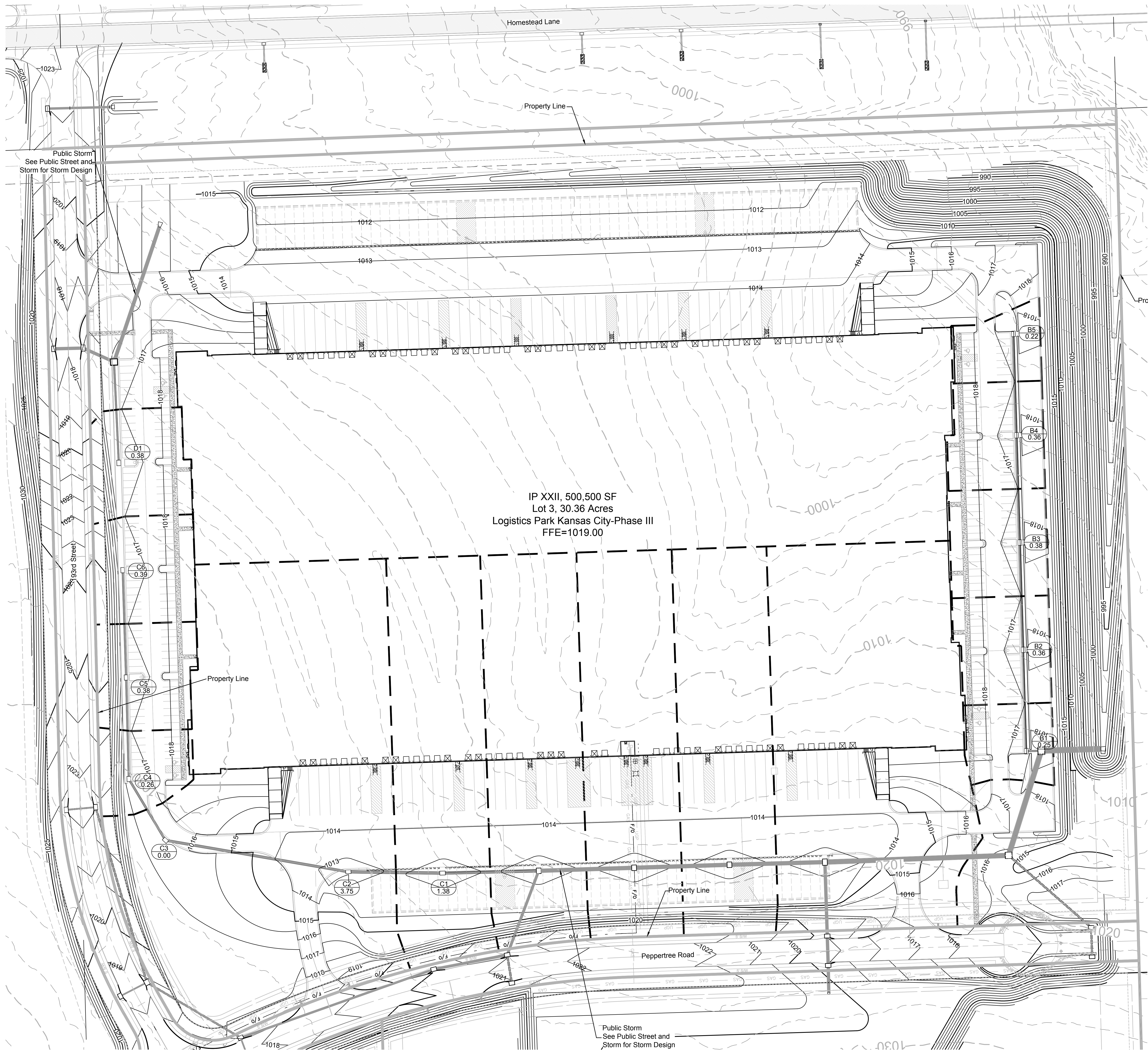
SHEET TITLE

Grading Plan

SHEET NUMBER

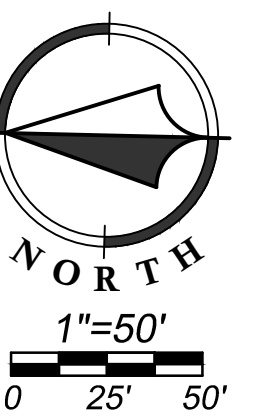
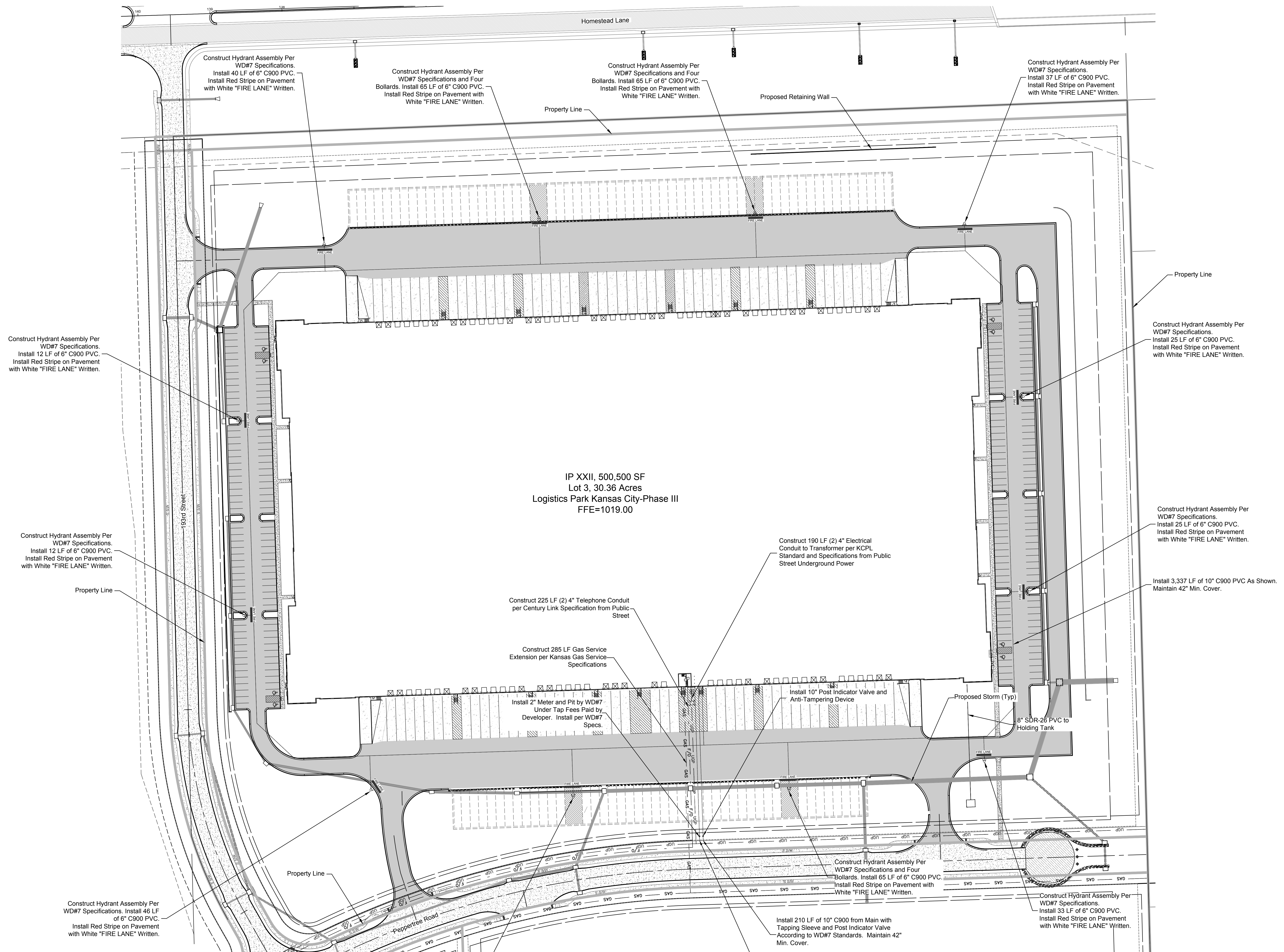
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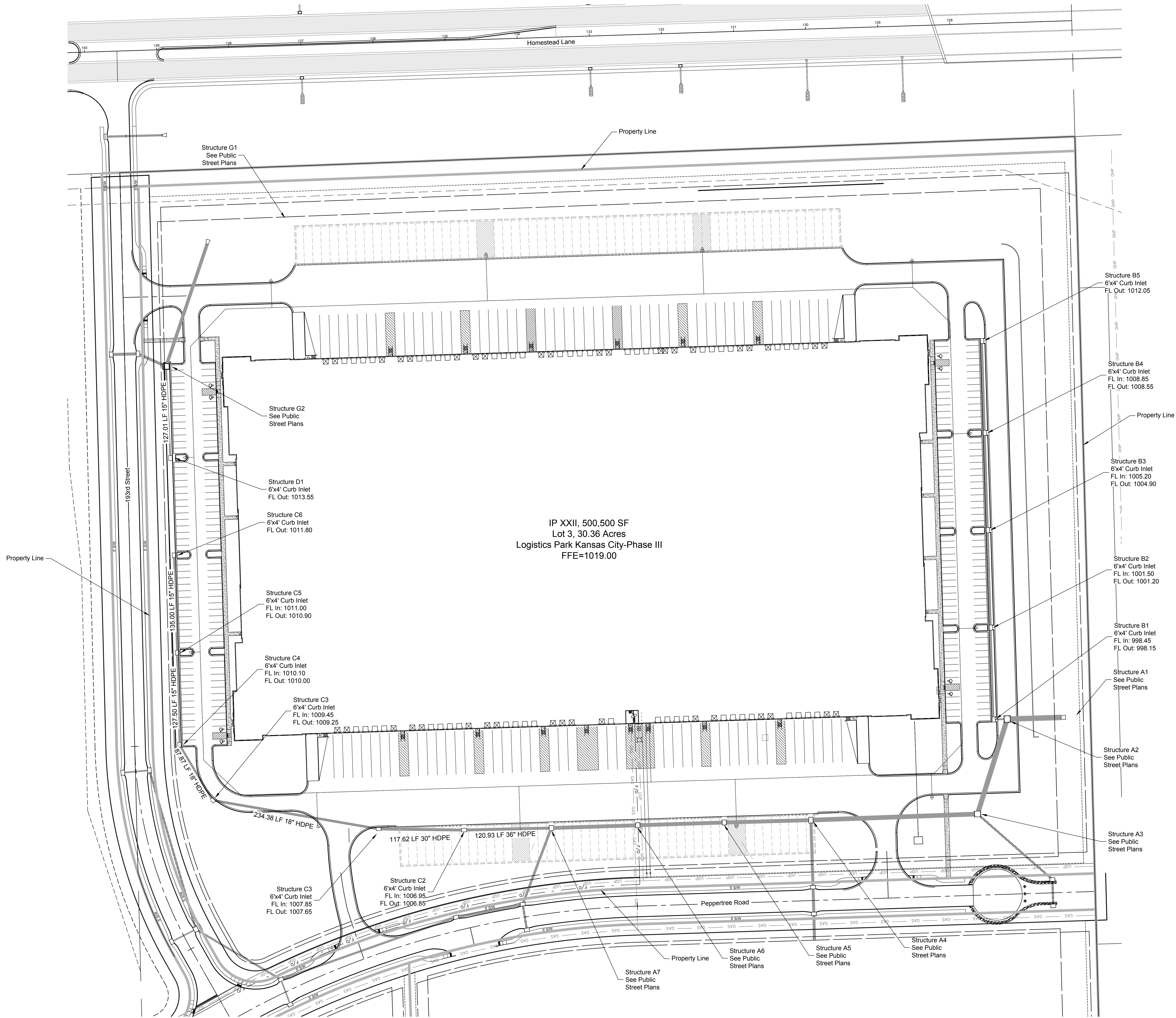


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Overland Flow											System Flow					Pipe Design																		Structure Design							
Line	Point	Trib. Area (Ac.)	"C" Value	Design Storm	"K" Value	Time of Conc. (min.)	Intensity i (in./hr.)	Trib Runoff (cfs)	Bypass flow (cfs)	Total Runoff (cfs)	Total Area (Ac.)	Total (K"A"C)	Time of Conc. (min.)	Intensity i (in./hr.)	System Discharge (cfs)	U/S Node	D/S Node	Pipe Type	Pipe Shape	Pipe Diameter (in.)	Pipe Length (ft.)	Mannings "n" value	Pipe Slope (%)	Design Flow (cfs)	Pipe Capacity (cfs)	Full Flow Velocity (fps)	Design Flow Velocity (fps)	Depth of Flow (in.)	Flow Time (min.)	U/S Invert El.	U/S Crown El.	D/S Invert El.	D/S Crown El.	U/S Depth of Cover (ft.)	D/S Depth of Cover (ft.)	Headwater Inlet Elev. (EGL)	Headwater Outlet Elev. (EGL)	Inlet/Outlet Control	Top Elevation		
B	B5	0.216	0.87	10	1	5.00	7.35	1.38	0.00	1.38	0.216	0.19	5.00	7.35	1.38	B5	B4	HDPE	Round	15	128.00	0.012	2.50	1.38	11.02	8.98	6.00	3.5	0.36	1012.05	1013.30	1008.85	1010.10	3.50	6.70	1012.37	1009.70	I	1016.80		
				100	1.25		10.32	0.00	0.00	0.00		0.22		10.32	2.23																										
	B4	0.362	0.87	10	1	5.00	7.35	2.32	0.00	2.32	0.578	0.50	5.36	7.24	3.64	B4	B3	HDPE	Round	15	135.00	0.012	2.48	3.64	10.98	8.95	7.97	5.9	0.28	1008.55	1009.80	1005.20	1006.45	7.00	10.35	1009.13	1006.67	I	1016.80		
				100	1.25		10.32	0.00	0.00	0.00		0.58		10.18	5.88																										
	B3	0.377	0.87	10	1	5.00	7.35	2.41	0.00	2.41	0.955	0.83	5.64	7.16	5.95	B3	B2	HDPE	Round	15	135.00	0.012	2.52	5.95	11.06	9.01	9.16	7.8	0.25	1004.90	1006.15	1001.50	1002.75	10.65	14.05	1005.70	1003.45	I	1016.80		
				100	1.25		10.32	0.00	0.00	0.00		0.95		10.06	9.61																										
	B2	0.360	0.87	10	1	5.00	7.35	2.30	0.00	2.30	1.314	1.14	5.88	7.09	8.11	B2	B1	HDPE	Round	18	128.01	0.012	2.15	8.11	16.62	9.41	9.33	8.8	0.23	1001.20	1002.70	998.45	999.95	14.10	17.85	1002.04	1000.54	I	1016.80		
				100	1.25		10.32	0.00	0.00	0.00		1.31		9.97	13.10																										
	B1	0.247	0.87	10	1	5.00	7.35	1.58	0.00	1.58	1.562	1.36	6.11	7.02	9.54	B1	XA2	HDPE	Round	18	18.50	0.012	1.08	9.54	11.79	6.67	7.42	12.2	0.04	998.15	999.65	997.95	999.45	17.15	-999.45	999.29	999.83	O	1016.80		
				100	1.25		10.32	0.00	3.63	3.63		1.56		9.88	15.43																										
	XA2																																							1017.80	
C	C6	0.389	0.87	10	1	5.00	7.35	2.49	0.00	2.49	0.389	0.34	5.00	7.35	2.49	C6	C5	HDPE	Round	15	135.00	0.012	0.60	2.49	5.38	4.38	4.27	7.1	0.53	1011.80	1013.05	1011.00	1012.25	3.75	4.55	1012.45	1011.87	I	1016.80		
				100	1.25		10.32	0.00	0.00	0.00		0.39		10.32	4.01																										
	C5	0.376	0.87	10	1	5.00	7.35	2.40	0.00	2.40	0.765	0.67	5.53	7.19	4.79	C5	C4	HDPE	Round	15	127.50	0.012	0.63	4.79	5.52	4.50	5.05	10.7	0.42	1010.90	1012.15	1010.10	1011.35	4.65	5.45	1011.91	1011.38	I	1016.80		
				100	1.25		10.32	0.00	2.21	2.21		0.76		10.11	7.73																										
	C4	0.258	0.87	10	1	5.00	7.35	1.65	0.00	1.65	1.023	0.89	5.95	7.07	6.29	C4	C3	HDPE	Round	18	87.87	0.012	0.63	6.29	8.97	5.08	5.48	11.0	0.27	1010.00	1011.50	1009.45	1010.95	5.30	5.65	1010.99	1010.83	I	1016.80		
				100	1.25		10.32	0.00	1.20	1.20		1.02		9.94	10.17																										
	C3	0.000	0.87	10	1	5.00	7.35	0.00	0.00	0.00	1.023	0.89	6.22	7.00	6.23	C3	C2	HDPE	Round	18	234.38	0.012	0.60	6.23	8.77	4.96	5.38	11.2	0.73	1009.25	1010.75	1007.85	1009.35	5.85	3.65	1010.26	1009.23	I	1016.60		
				100	1.25		10.32	0.00	1.30	1.30		1.02		9.84	10.07																										
	C2	3.764	0.87	10	1	5.00	7.35	24.08	0.00	24.08	4.786	4.16	6.94	6.80	28.31	C2	C1	HDPE	Round	30	117.62	0.012	0.60	28.31	34.23	6.97	7.78	20.7	0.25	1007.65	1010.15	1006.95	1009.45	2.85	3.00	1009.42	1009.62	O	1013.00		
				100	1.25		10.32	0.00	11.59	11.59		4.79		9.57	45.82																										
	C1	1.380	0.87	10	1	5.00	7.35	8.83	0.00	8.83	6.166	5.36	7.19	6.73	36.12	C1	XA8	HDPE	Round	36	120.93	0.012	0.50	36.12	50.85	7.19	7.80	22.3	0.26	1006.85	1009.85	1006.25	1009.25	2.60	3.20	1008.74	1009.05	O	1012.45		
	XA8																																						1012.45		
D	D1	0.375	0.87	10	1	5.00	7.35	2.40	0.00	2.40	0.375	0.33	5.00	7.35	2.40	D1	XG2	HDPE	Round	15	127.01	0.012	0.47	2.40	4.79	3.90	3.90	7.5	0.54	1013.55	1014.80	1012.95	1014.20	2.00	2.60	1014.24	1013.81	I	1016.80		
				100	1.25		10.32	0.00	0.00	0.00		0.37		10.32	3.87																										
	XG2																																						1016.80		



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Inland Port XXII
Homestead Lane
Edgerton, Kansas



Project No.:16057
Date: 10.31.16
Issued For: FINAL DEVELOPMENT

REVISIONS		
No.	Date	Description

REGISTRATION
**PRELIMINARY
NOT FOR
CONSTRUCTION**

KEY PLAN

CONTRACTOR

PROJECT TEAM	
ARCHITECT	FINKLE + WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	

SHEET TITLE
Preliminary
Storm Plan

SHEET NUMBER
C08

LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

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

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

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

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

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

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

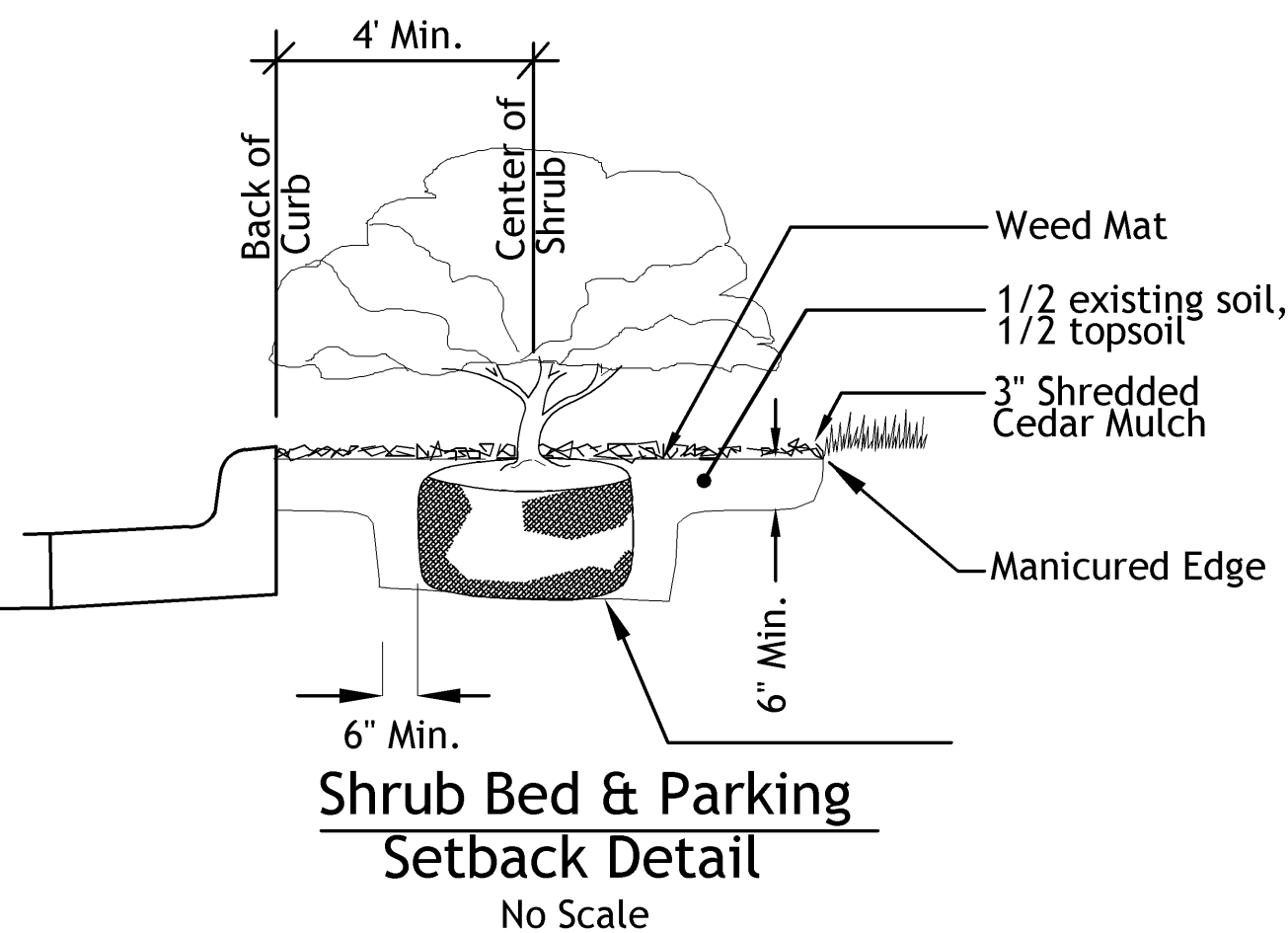
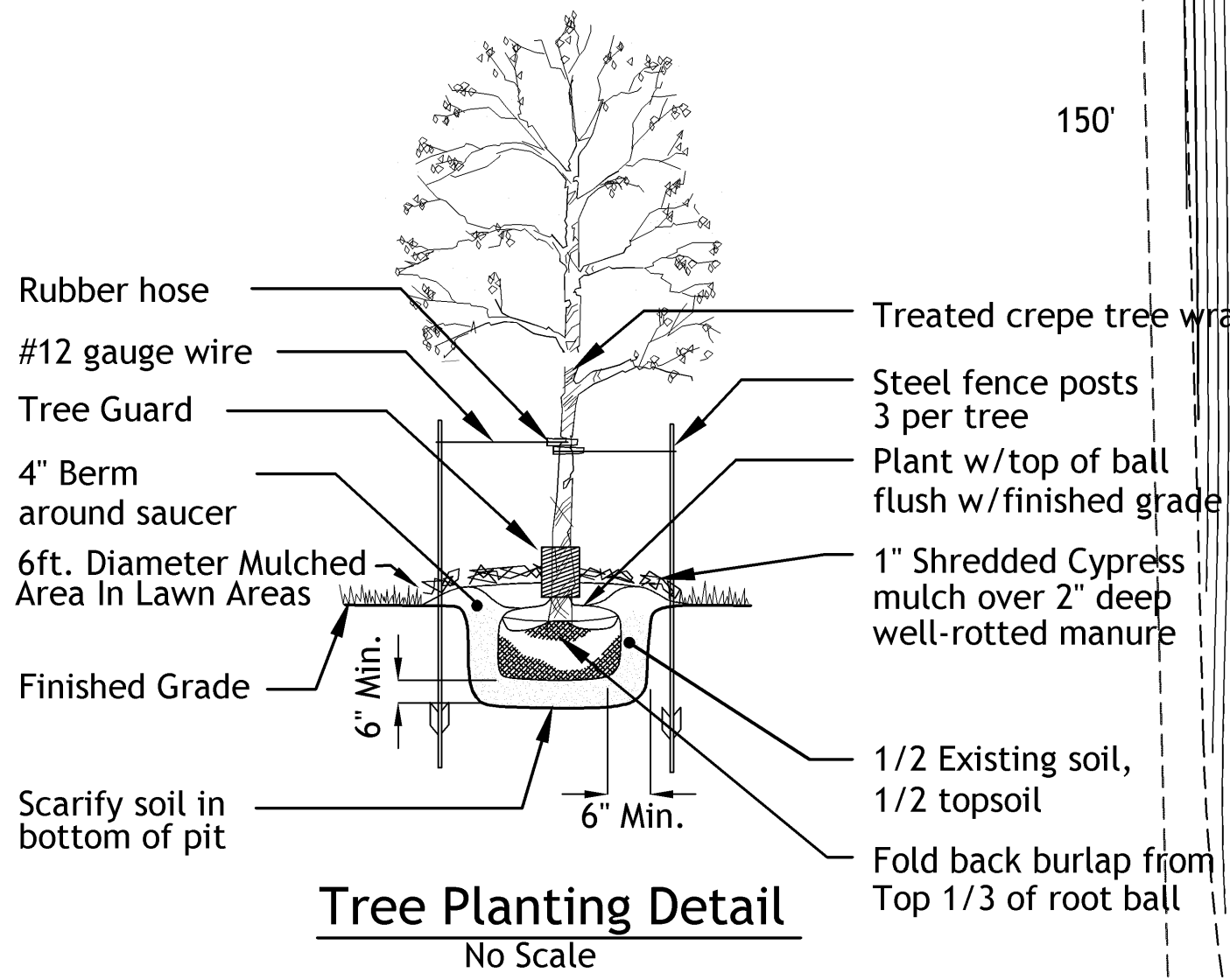
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

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

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

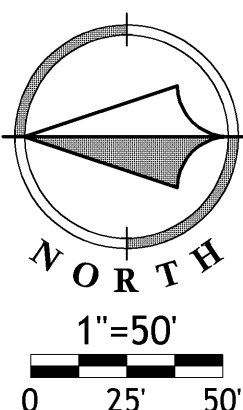
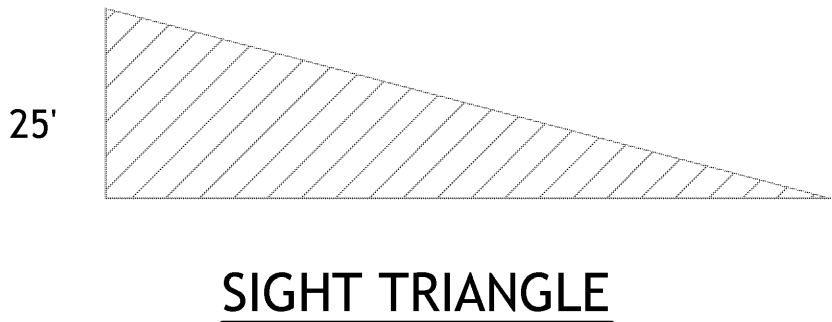
All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

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



Tree List

Symbol	QUANTITY	Common Name	Botanical Name	Size	Condition	Spacing
	29	Red Sunset Maple	Acer fremanii	2" cal	BB	As Shown
	25	Callery Pear "Blooming"	Pyrus calleryana 'Chanticleer'	2" cal	BB	As Shown
	27	Red Oak	Quercus Rubra	2" cal	BB	As Shown
	12	Blue Spruce	Picea Pungens	6' hgt	BB	As Shown
	12	Eastern Red Cedar	Juniperus virginiana	6' hgt	BB	As Shown
	8	Regal Prince Columnar English Oak	Quercus x warei 'Long'	1 1/2" cal	BB	As Shown
	8	Eastern Redbud	Cercis canadensis	1 1/2" cal	BB	As Shown



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KEY PLAN

CONTRACTOR

PROJECT TEAM

ARCHITECT FINKLE + WILLIAMS ARCHITECTURE
CIVIL RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE RENAISSANCE INFRASTRUCTURE CONSULTING

FOUNDATIONS

STRUCTURAL

PLUMBING

MECHANICAL

ELECTRICAL

FIRE PROTECTION

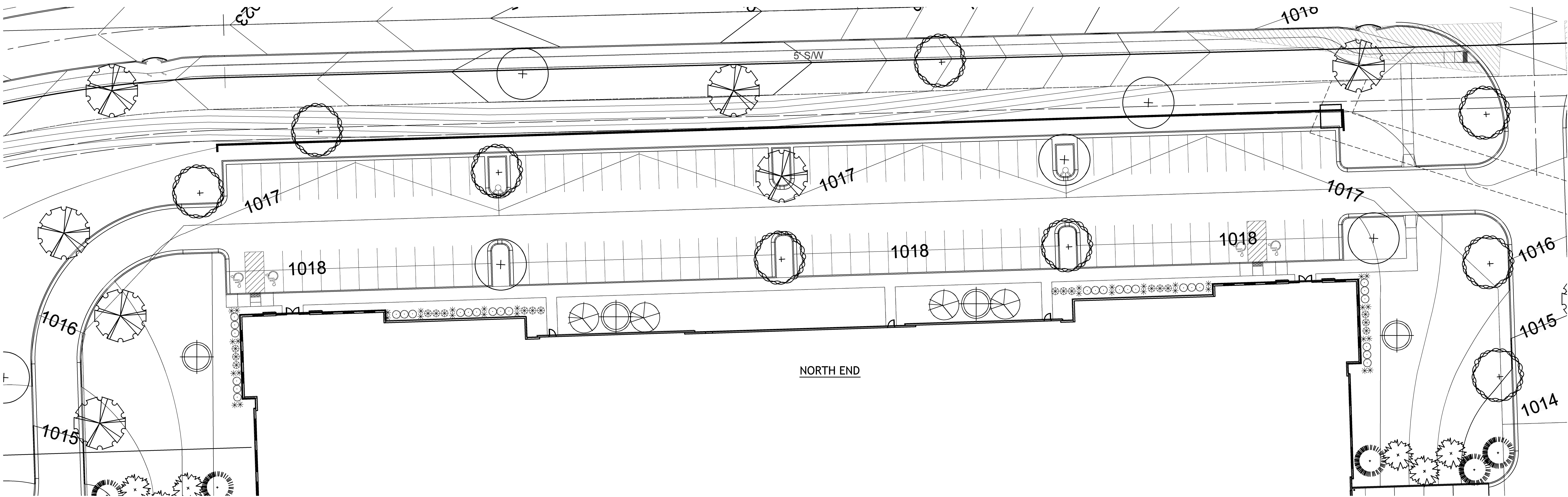
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SHEET TITLE

Landscape Plan
Building Ends

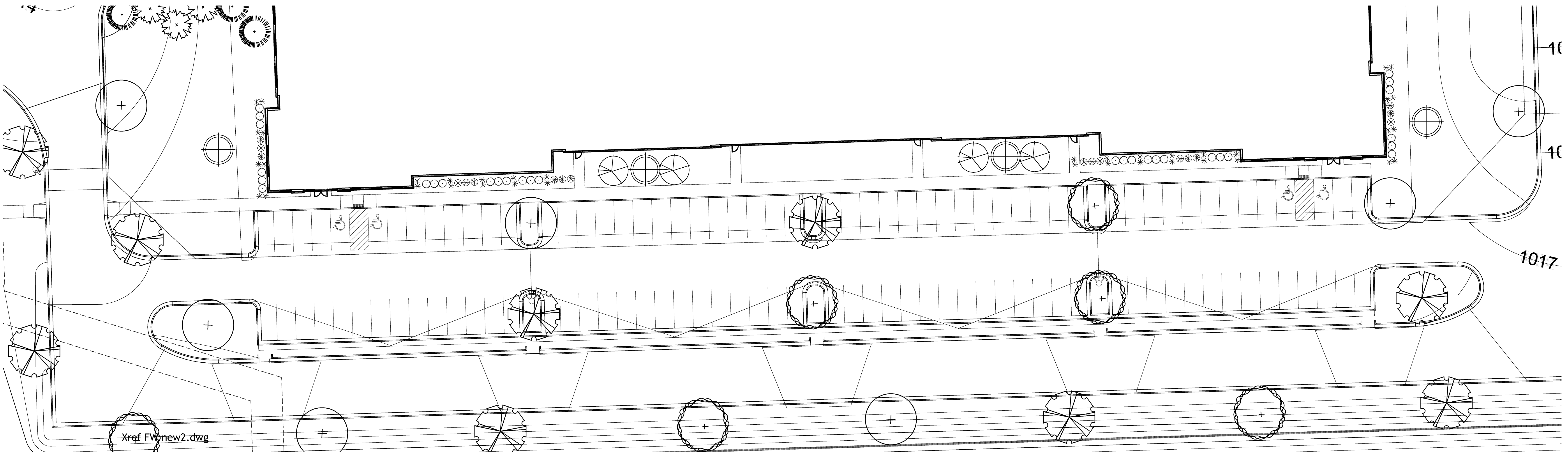
SHEET NUMBER

L2



Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	36	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	3 gal.	Cont.	4'o.c.
	58	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	3 gal.	Cont.	4'o.c.
	72	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	4'o.c.



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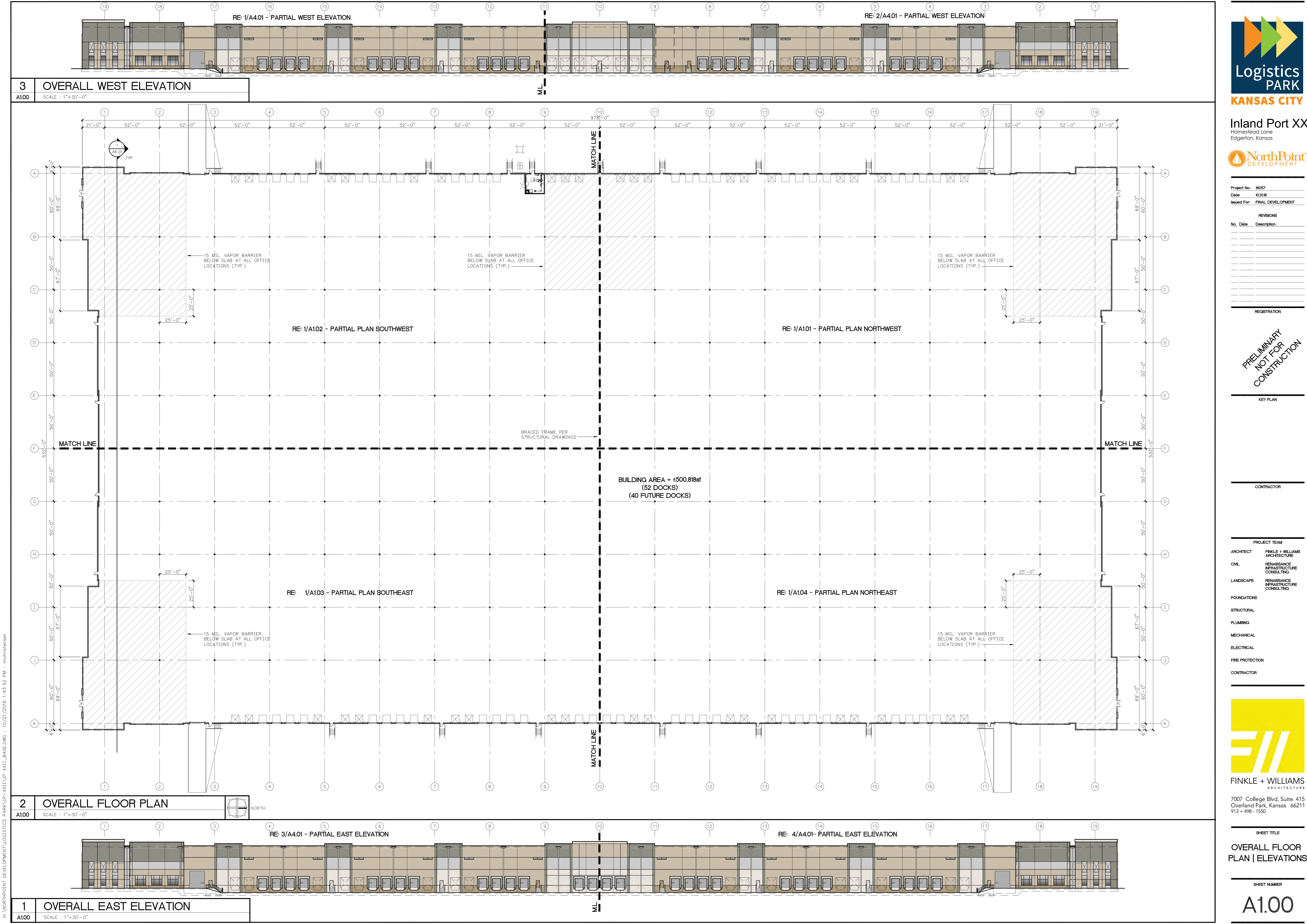
KEY PLAN

CONTRACTOR

PROJECT TEAM	
ARCHITECT	FINKLE + WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	

SHEET TITLE
Landscape Plan
Building Ends

SHEET NUMBER
L2



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Inland Port XXII
Homestead Lane
Edgerton, Kansas



Project No: 16057
Date: 10/31/16
Issued For: FINAL DEVELOPMENT

REVISIONS		
No.	Date	Description

REGISTRATION

PRELIMINARY
NOT FOR
CONSTRUCTION

KEY PLAN

CONTRACTOR

PROJECT TEAM	
ARCHITECT	FINCKLE + WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	



7007 College Blvd, Suite 415
Overland Park, Kansas 66211
913 + 498 - 1550

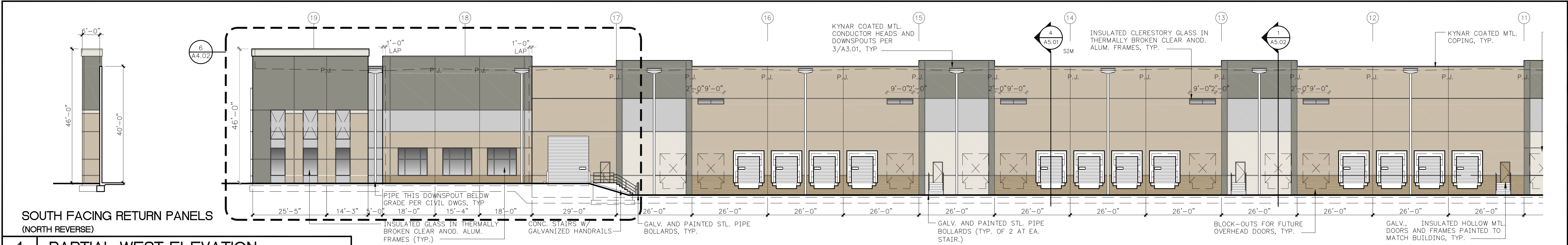
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OVERALL FLOOR
PLAN | ELEVATIONS

SHEET NUMBER

A1.00

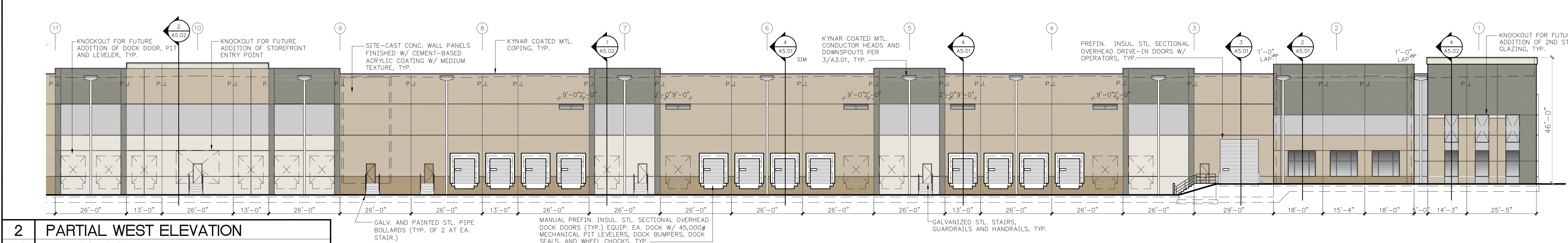
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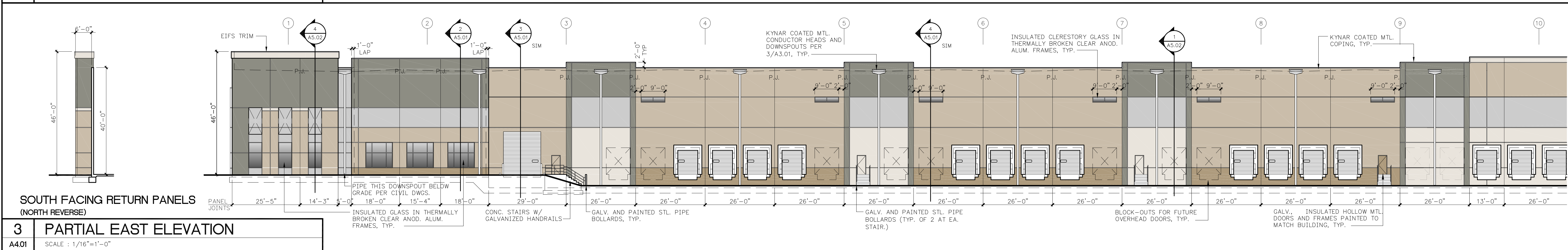
COLOR COATING LEGEND

- SHERWIN WILLIAMS: SW7674 "PEPPERCORN"
- SHERWIN WILLIAMS: SW7046 "ANONYMOUS"
- SHERWIN WILLIAMS: SW7038 "TONY TAUPE"
- SHERWIN WILLIAMS: SW7043 "WORLDLY GRAY"
- SHERWIN WILLIAMS: SW7672 "KNITTING NEEDLES"

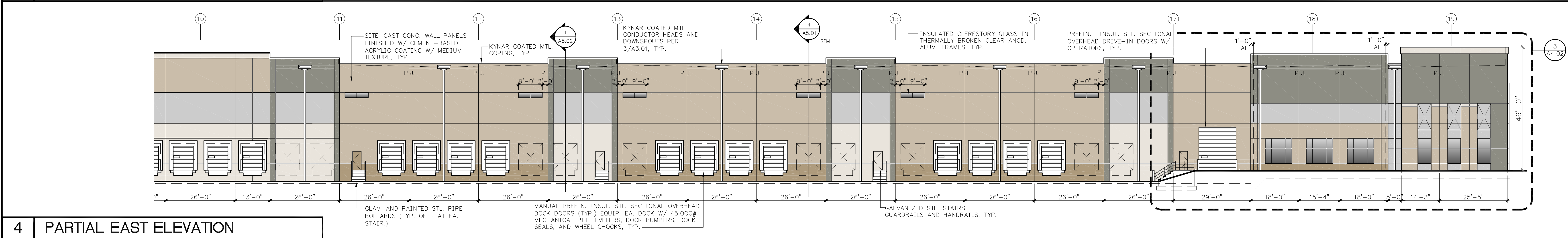
1 PARTIAL WEST ELEVATION
A4.01 SCALE : 1/16" = 1'-0"



2 PARTIAL WEST ELEVATION
A4.01 SCALE : 1/16" = 1'-0"



3 PARTIAL EAST ELEVATION
A4.01 SCALE : 1/16" = 1'-0"



4 PARTIAL EAST ELEVATION
A4.01 SCALE : 1/16" = 1'-0"



Inland Port XXII
Homestead Lane
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CONTRACTOR

PROJECT TEAM	
ARCHITECT	FINKLE + WILLIAMS ARCHITECTURE
CIVIL	REHABESANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	REHABESANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	
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ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	



FINKLE + WILLIAMS
ARCHITECTURE

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Overland Park, Kansas 66211
913 + 498 - 1550

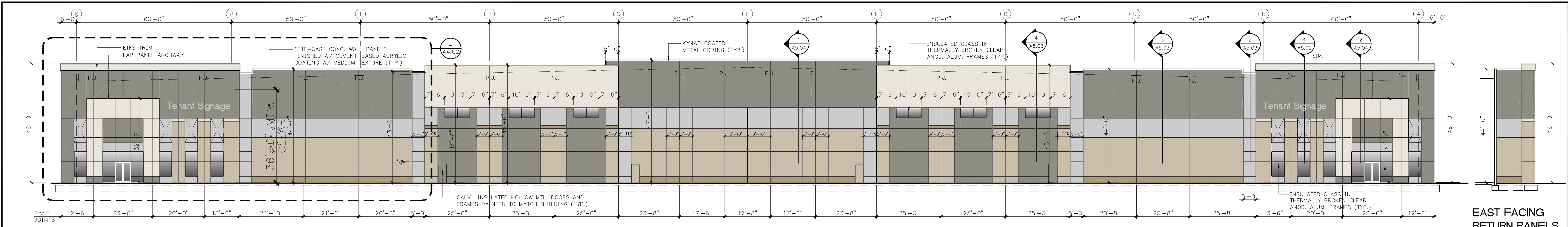
SHEET TITLE

**BUILDING
ELEVATIONS**

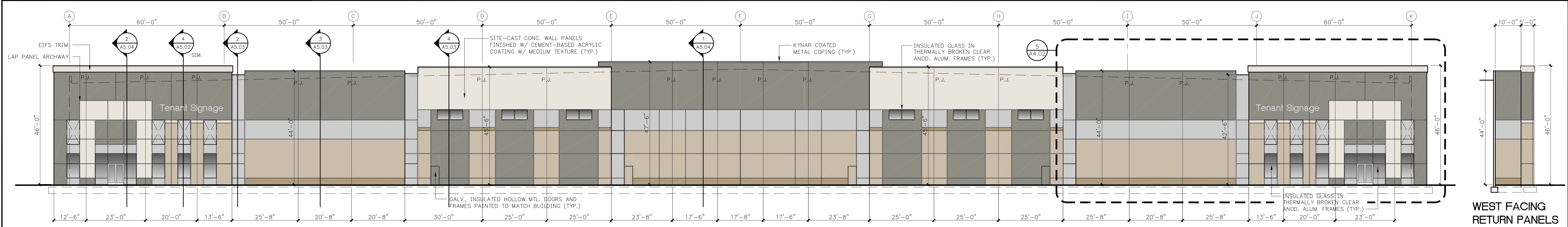
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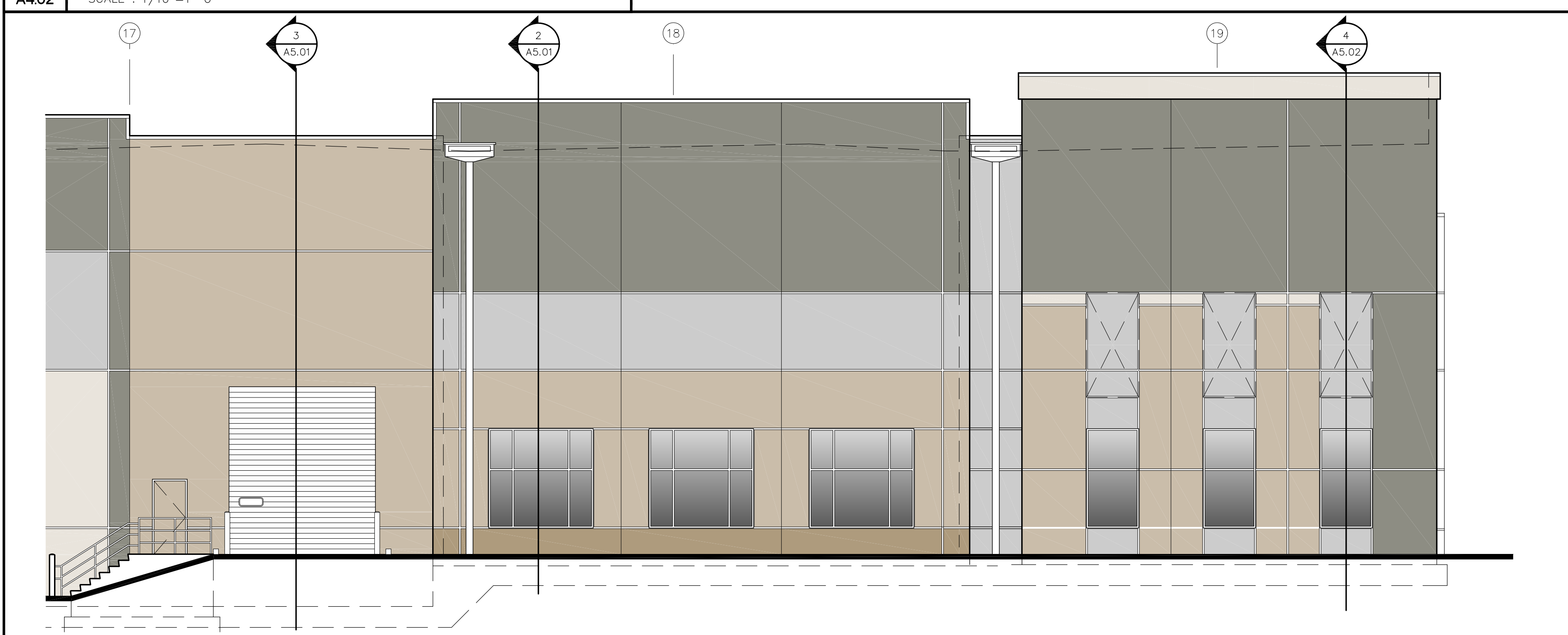
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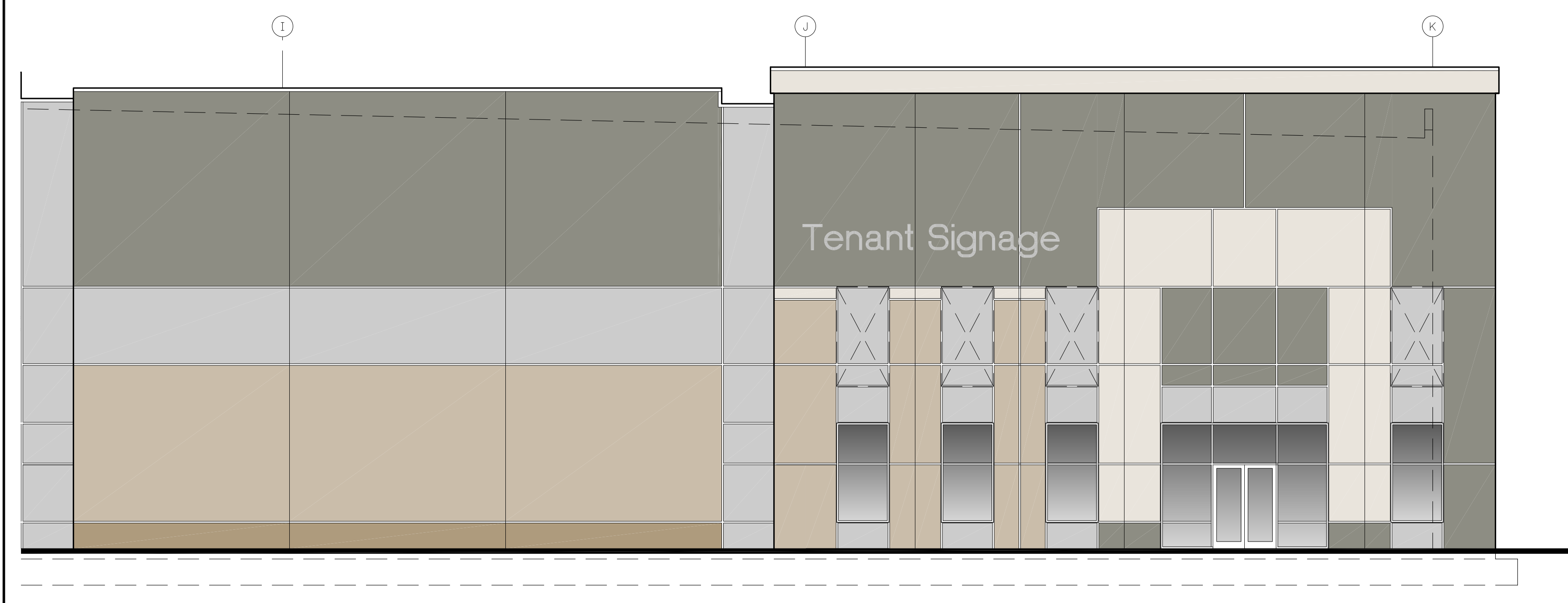
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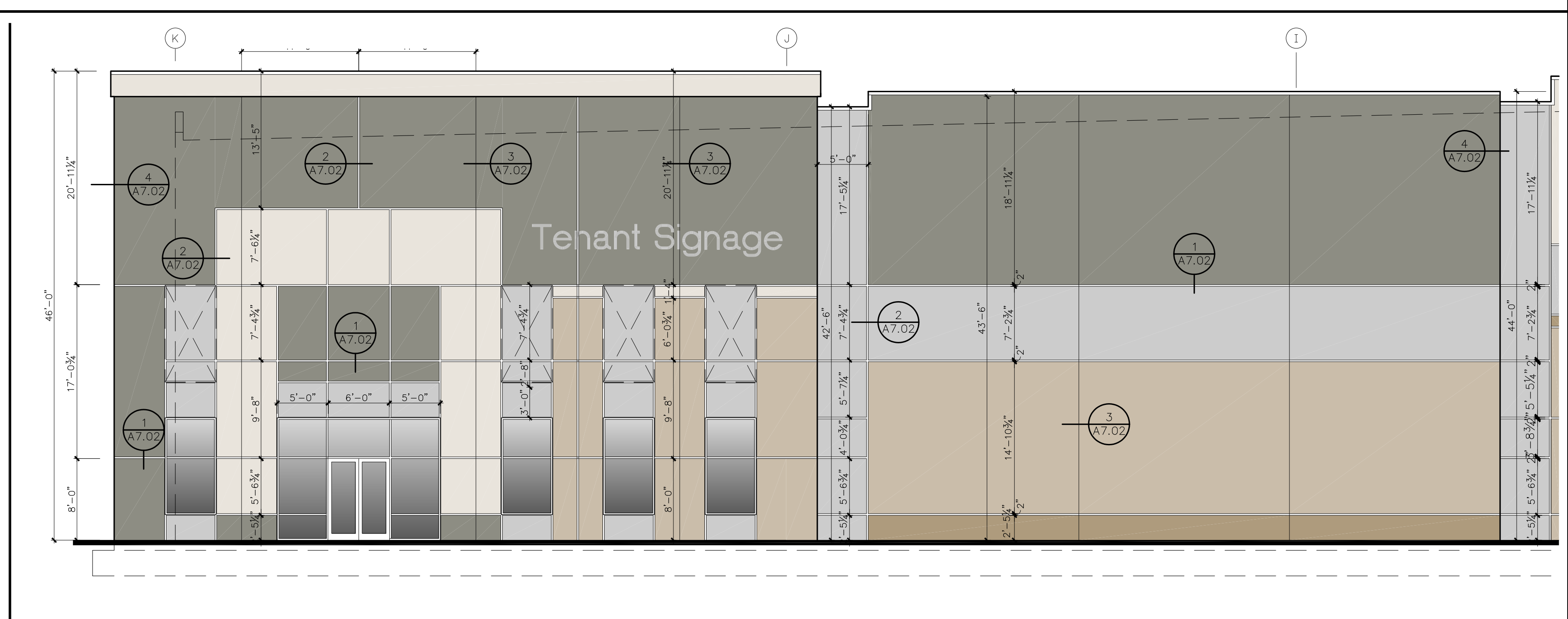
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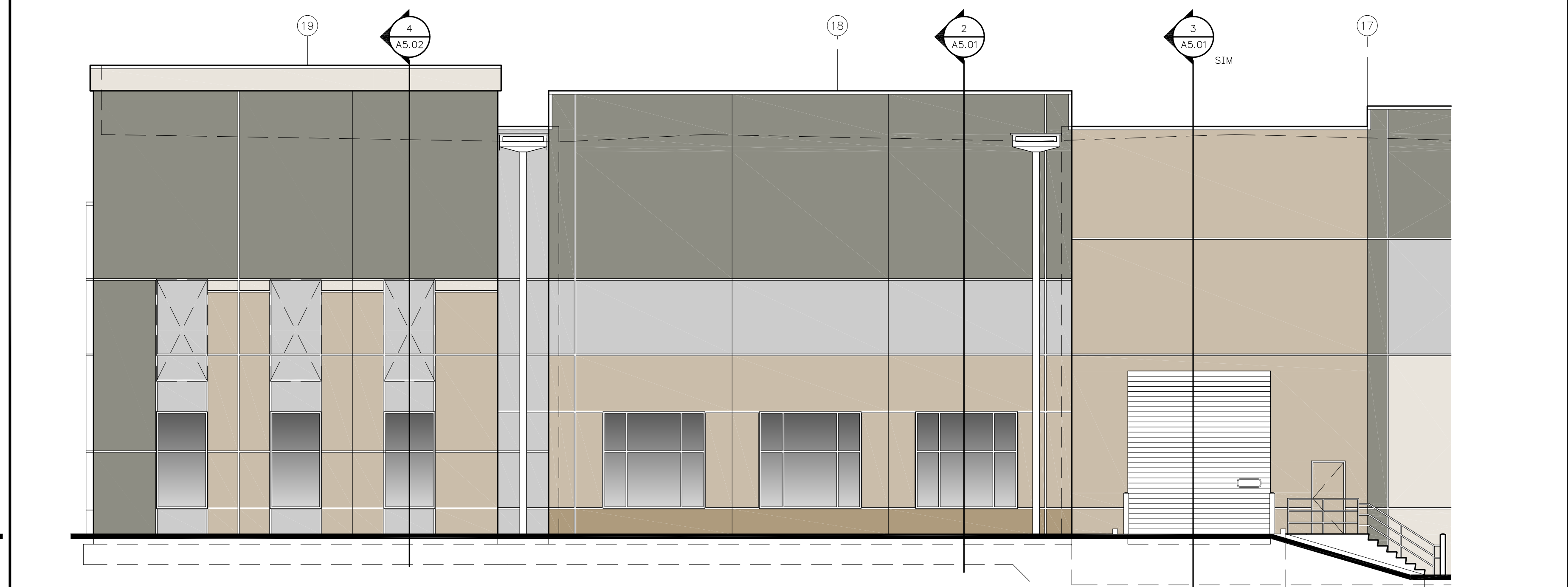
3 ENLARGED ELEVATION - EAST
A4.02 SCALE : 1/8"=1'-0"



5 ENLARGED ENTRANCE ELEVATION - SOUTH
A4.02 SCALE : 1/8"=1'-0"



4 ENLARGED ENTRANCE ELEVATION - NORTH
A4.02 SCALE : 1/8"=1'-0"



6 ENLARGED ELEVATION - WEST
A4.02 SCALE : 1/8"=1'-0"

Logistics PARK
KANSAS CITY

Inland Port XXII
Homestead Lane
Edgerton, Kansas

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CONTRACTOR

PROJECT TEAM

ARCHITECT: FINKLE + WILLIAMS ARCHITECTURE
CIVIL: RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE: RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS:
STRUCTURAL:
PLUMBING:
MECHANICAL:
ELECTRICAL:
FIRE PROTECTION:
CONTRACTOR:

FINKLE + WILLIAMS
ARCHITECTURE

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Overland Park, Kansas 66211
913 + 498 - 1550

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A4.02

STAFF MEMO

November 10, 2016

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: L-P District Regulation Update

Regulation Update

As Staff has continued to review plans that have been submitted for project at the L-P District and through the reviewing of the L-P District regulations, it has been know that a number of updates are needed to correct existing conflicts in the regulations or that allow for the regulations to match the type of development that has been occurring within the L-P district without the need for the consideration of exceptions to the normal standards. One of the primary items that staff has determined needs a substantial update is in regards to the Sign regulations for the L-P District. This has come to our attention as a number of the business located at LPKC have designed to install monument signs at their location and the requirements of the existing code would appear to create a product that staff anticipates will not match the businesses or the City's desire. Staff has worked on rewriting this portion of the L-P District in its entirety and is still performing research on some of the specific size requirements that might be suggested.

In additional to L-P District sign regulation updates, staff has also included proposed changes and comments for the rest of the Industrial Districts. Staff hopes that the Planning Commission can have discussions on these items in regards to any changes that are felt as being needed so that the development proposals that are submitted will match the desires of the Planning Commission and will also hopefully require consideration of fewer exceptions to the typical standards.

Article 5

Industrial Zoning Districts

Section 5.1	B-P Business Park District
Section 5.2	L-P Logistics Park District
Section 5.3	I-G General Industrial District
Section 5.4	I-H Heavy Industrial District

5.1 B-P Business Park District

A. Purpose. This district is created to allow a mix of office, research, wholesaling, light industrial and limited ancillary retail and service uses in a designed business park setting. This district is designed to provide for high quality and master planned development with increased site amenities and open space. The district is intended for areas designated business park or industrial in the comprehensive plan, which is primarily located along the I-35 corridor, and provided adequate public infrastructure and services are available.

B. ~~Reserved For Future Use. Use Restrictions. In District B-P, no building, structure, land or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for those listed as permitted or conditional and contained below.~~

C. Permitted Uses.

1. Auditoriums, convention centers, and conference facilities.
2. Building and construction contractor offices, including display areas.
3. Business and trade schools.
4. Colleges and universities.
5. Commercial pick-up and delivery services.
6. Display or catalog showrooms.
7. Laboratories and research facilities.
8. Manufacturing, processing, fabrication or assembly of commodity - limited.
9. Motion picture production stations.
10. Photographic processing facilities.
11. Printing and publishing.
12. Public or private golf courses, tennis or other courts, and swimming pools.
13. Public parks and recreation facilities.
14. Radio and television broadcasting stations.
15. Research establishments of industrial, medical or scientific nature.
16. Restaurants, not including drive-up or drive-thru services.
17. Warehousing.
18. Mailing, packaging, parcel service and storage.
19. Printing, communications, mail orders.
20. Sales outlets.
21. Retail sales in conjunction with a manufacturing or fabrication use.
22. Health and hospital supplies; office supplies.
23. Copy, printing and duplication services.
24. Internet service providers.
25. Sale, servicing, and repair of electrical and other electronic devices.

Comment [KC1]: This section restates similar wording of the UDC from Section 1.6B.1. This item should be deleted and changed to reserved for future use.

26. Government facilities.
27. Retail and wholesale of furniture and home furnishings, carpet, paint and wallpaper, and plumbing and lighting fixtures.
28. Sales and installation of cellular phones, stereos, radios and similar electronic equipment for vehicles.
29. Veterinary hospitals and clinics.
30. Accessory uses.

- D. Uses Permitted by Condition (Conditional Uses). The following uses may be permitted with a conditional use permit obtained pursuant to the provisions of Article 7.
1. Communication transmission towers over sixty (60) feet, subject to the provisions in Article 7.

E. Setback, Yard and Area Regulations.

Comment [KC2]: Match formatting with other districts

Table of Site Development Standards			
Use	Minimum District Size	Minimum Open Space	Maximum Building Height
Principal Buildings	10 acres	25%	45'

1. All buildings or structures shall be set back a minimum of 50 feet from any public right-of-way forming the peripheral property line of the business park.
2. All buildings or structures shall be set back a minimum of 30 feet from any internal street right-of-way.
3. All buildings or structures shall be set back a minimum of 45 feet from the property line of any residentially zoned property, where such property is already developed for residential use or is designated for residential on the comprehensive plan.
4. All buildings or structures shall be set back a minimum of 20 feet from any peripheral property line other than a street right-of-way line or residentially zoned property.
5. All buildings, structures or parking areas shall be set back a minimum of 15 feet from the lot line of any lot within the business park where such lot line does not abut a street right-of-way or the property line of another property other than the business park property.

F. District Regulations.

1. All buildings with a metal exterior shall provide a facia material composed or brick, stone, wood, or a combination of these materials that extends to three walls of the building unless modified by the Planning Commission.
2. All operations, other than limited storage of motorized machinery and equipment, materials, products or equipment, shall be conducted within a fully enclosed building.
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.

G. Design Guidelines.

1. When more than one (1) building is planned for business park district property, the development plan shall demonstrate integration and coordination of the architectural design for buildings, structures, and landscaping and open space.
2. Buildings should be oriented so that the front or side of the building faces the public street frontage of the property. The Planning Commission will consider an exception to orient a rear elevation towards a public street for unique situations due to the configuration of the lot.
3. The Planning Commission may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing.
4. The Planning Commission may require a solid or semi-solid fence, or wall at least six feet (6'), but not more than eight feet (8') high, and having a density of not less than eighty percent (80%) per square foot be provided adjacent to an adjoining residential district unless the adjacent residential district and the office development are separated by a street right-of-way. The wall shall incorporate architectural elements similar to what the primary buildings are constructed with, such as stone or masonry. The fence design should vary in order to break up long expanses of single material in a straight line. For example, brick or rock walls may be varied in pattern or location, including offsets; wooded privacy fences may be varied through use of brick, rock, or wrought iron details. The owner or owners of the property in the B-P District shall maintain the fence or wall in good condition.
5. When development is proposed adjacent to any existing residential development, site plan approval, including building elevations, landscaping, and screening shall be approved by the Planning Commission.
6. Pedestrian access within a development and adjacent public and private property shall be considered as a component to the design of an employment center.

H. Parking and Loading.

1. Each establishment shall provide sufficient off-street parking spaces for all employees, customers, visitors and others who may spend time at the establishment during working hours. Such parking space shall be at least nine (9) feet by twenty (20) feet.
2. One (1) off-street parking space shall be provided for each 1,000 square feet storage area in warehousing
3. One (1) off-street parking space shall be provided for each two-hundred-fifty (250) square feet of service floor area in office and research buildings.
4. All parking areas shall be set back a minimum of thirty feet (30~~ft~~^{ft}) from any street right-of-way.
5. All parking areas shall be setback a minimum of 30 feet from the property line of any residentially owned property, where such property is already developed for residential use or is designated for residential on the Comprehensive Plan.
6. All parking areas shall be setback a minimum of 30 feet from the right-of-way of a public street.

7. All parking areas shall be set back a minimum of 10 feet from any peripheral property line other than a street right-of-way line or residentially zoned property line.
8. Each establishment shall provide adequate loading space within a building or in a side or rear yard, in such a way that all storage, standing and maneuvering of trucks shall be off the public right-of-way.
9. No portion of a parking or loading space, including maneuvering areas, except the necessary drives, shall be located closer than 30 feet from a public street right-of-way.
10. All parking shall be on a surface prepared from concrete or asphalt.
11. All commercial buildings shall provide a designated off-street space for the loading and unloading of goods and merchandise.
12. See Article 10 for additional parking requirements.

5.2 L-P Logistics Park District

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

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

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

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

- B. ~~Reserved For Future Use. Compliance with Code Required.~~** ~~All development of land within the boundaries of the L-P District herein shall conform to the requirements of the L-P District Code, and no person may use, occupy, sell or develop land, buildings or~~

~~other structures, or authorize or permit the use, occupancy, sale or development of land, buildings or other structures under his/her control, except in accordance with all applicable provisions of this Code.~~

Comment [KC3]: This section restates the wording of the UDC from Section 1.6B.1. This item should be deleted and changed to reserved for future use.

C. Diagrams and Drawings. The L-P District contains diagrams and drawings. When diagrams and drawings appear in this Code, they are presented for explanation purposes only unless otherwise specified in the text of this Code. The text governs over any diagram or drawing when any discrepancy exists. The provisions of this Section do not extend to concept plans or site plans which are required and approved under this Code.

Comment [KC4]: This item should be moved to Section 1.5 and be changed to apply to the entire regulations.

D. ~~Reserved For Future Use. Use Restrictions.~~ ~~In L-P District, no building, structure, land or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for those listed as permitted or conditional and contained below.~~

Comment [KC5]: This section restates the wording of the UDC from Section 1.6B.1. This item should be deleted and changed to reserved for future use.

E. Permitted Uses.

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

Comment [KC6]: What does limited mean?

Comment [KC7]: Should this be listed as a separate use or defined more broadly as including other types of 'supplies.'

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- 32-34. Building materials yard and lumber yard.
- 33-35. Mini-Warehouse and self-storage.
- 34-36. Recycling collection center.
- 35-37. Similar uses.

F. Uses Permitted by Condition (Conditional Uses). The following uses may be permitted with a conditional use permit obtained pursuant to the provisions of Article 7.

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

G. Setback, Yard and Area Regulations.

Table of Site Development Standards

Table of Site Development Standards			
Use	Minimum District Size	Minimum Open Space	Maximum Building Height
Principal Buildings	No minimum lot area, depth, or width	50% lot coverage by structures and parking garages over one story	110'

Comment [KC8]: Match formatting with other districts. Staff is looking at other ways to format this entire section that could also be used in other District Regulations.

1. **Lot Dimensions.** There shall be no minimum lot area, lot width or lot depth for the LP Sub-district.
2. **Floor Area Ratio (FAR).** The maximum FAR, ~~as defined by the City of Edgerton,~~ shall be 3:1.
3. **Building Coverage.** The maximum building coverage shall be 50%. Parking structures under one story shall be excluded from building coverage calculations.
4. **Setbacks**
 - a. **Front.** The minimum front building setback shall be fifty (50) feet with an allowed reduction to twenty-five (25) feet only adjacent to two-lane collectors or thoroughfares.
 - b. **Side (Typical).** The minimum side setback shall be twenty-five (25) feet. The minimum side building setback for buildings adjacent to any single-family residential use shall be fifty (50) feet for buildings in excess of twenty (20) feet in height; one hundred (100) feet for buildings in excess of forty-five (45) feet in height. Setback distances are measured from the finished grade. There shall be no minimum side setback requirement for buildings adjacent to a rail line or a rail spur.
 - c. **Side at Street (Typical).** The minimum side building setback adjacent to a roadway shall be fifty (50) feet, with an allowed reduction to twenty-five (25) feet

only adjacent to two-lane collectors or thoroughfares any internal street right-of-way.

- d. **Rear.** The minimum rear setback shall be twenty-five (25) feet. The minimum rear setback for buildings adjacent to any single-family residential use shall be fifty (50) feet for buildings in excess of twenty (20) feet in height; one hundred (100) feet for buildings in excess of forty-five (45) feet in height. Setback distances are measured from the finished grade. There shall be no minimum rear setback requirement for buildings adjacent to a rail or a rail spur.

5. **Maximum Building Height.** The maximum height of any building within the L-P Sub-District shall be one hundred ten (110) feet, ~~as measured from the average elevation of the finished grade along the front of the building to the highest point of the roof of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.~~

- a. **Height Exceptions.** The following structures shall be exempt from the height limitations set forth in this Section.

- Container cranes;
- Church spires, religious domes, and religious ornamentation attached to a place of worship;
- Water towers;
- Ornamental towers and spires;
- Chimneys;
- Elevator bulkheads;
- Smoke stacks;
- Conveyors;
- Flag poles;
- Aircraft control towers;
- Aircraft navigation aids;
- Accessory radio towers;
- Amateur Radio and Television Antennas;
- Communication Towers; and
- Parapet screening of mechanical equipment.

6. **Building Separation.** A minimum building separation of twenty (20) feet shall be provided between structures, or as required by fire code, if greater.

7. **Architectural Design Guidelines.** All provisions pertaining to Architectural Design Guidelines are contained in Section 5.2J, Design Guidelines for ~~the~~ Logistics Park Special District ~~Section I, below, Design Guidelines.~~

8. **-Accessory Building and Structure Regulations.** Accessory uses shall only be permitted in accordance with the Use Regulations set forth in ~~Exhibit 1, Use Matrix, for the L-P Sub-district.~~ Any accessory building shall have a façade similar in character with the façade of the main building, including the utilization of similar fenestration and materials. In no case shall the façade of an accessory building consist of metal where the accessory building directly faces a public street, residential use or public open space.

H. District Regulations.

Comment [KC9]: 110 feet seems to be excessive especially as this 110 feet could be built at the setback line (25 or 50 feet from ROW). Staff would suggest that a maximum height be specified at a lower value with an allowance for increased height if additional setback is provided. Suggested wording:

Maximum height of any building within the L-P District shall be sixty (60) feet. The maximum height can be increased for any building, or portion thereof, by two feet for each foot of additional setback as measured from all setback lines, up to a maximum height of one hundred ten (110) feet.

Comment [KC10]: Should this be different from the standard definition of Building Height. The regular building height appears to be measured from curb level or middle of street.

Comment [KC11]: This should be listed as exemptions for the entire regulations and not just the L-P district. This should either be moved to Section 1.6B.5 and/or to the definitions section.

Comment [KC12]: This section should possibly be deleted and reserved for future use unless we adopt separate Architectural Design Guidelines. We may want to leave this section now and have more discussions in the future with how we are dealing with Design/architectural/landscaping and other site plan issues and design standards.

Comment [KC13]: Cannot find Exhibit 1. Should refer to the L-P District.

1. All buildings with a metal exterior shall provide a façade material composed of brick, glass, stone, wood, or a combination of these materials that extends to three walls of the building unless modified by the Planning Commission~~City~~.
2. All operations, other than limited storage of motorized machinery and equipment, materials, products or equipment, shall be conducted within a fully enclosed building (refer to Section 5.2M.6 for outdoor storage of cargo containers, operational trailers and tractors).
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 (refer to Section 5.2M.6 for outdoor storage of cargo containers, operational trailers and tractors).

Comment [KC14]: Should this item be deleted as Section 5.1J.3 discusses building materials.

Comment [KC15]: What does limited mean?

I. Design Guidelines.

1. **Introduction.** The purpose of these guidelines is to encourage development that will contribute to the overall aesthetics of the L-P District as a unique place by enhancing the built environment. These guidelines are intended to ensure that new development and redevelopment will be compatible and will enhance the overall appearance of the L-P District.
2. **Exemptions.** Government or public Facility Buildings shall not be required to conform to the requirements set forth in this Section.
3. **General**
 - a. When more than one (1) building is planned for L-P district property, the development-site plan shall demonstrate integration and coordination of the architectural design for buildings, structures, and landscaping and open space.
 - b. Buildings should be oriented so that the front or side of the building faces the public street frontage of the property. ~~The Planning Commission~~~~The City~~ will consider an exception to orient a rear elevation towards a public street for unique situations due to the configuration of the lot.
 - c. The Planning Commission~~City~~ may require ~~that additional screening be provided where~~ loading and service areas are ~~screened-visible~~ from public ~~view~~right-of-way with landscaping, berming, facade walls, and/or fencing.
 - d. The Planning Commission~~City~~ may require a solid or semi-solid fence, or wall at least six feet (6'), but not more than eight feet (8') high, and having a density of not less than eighty percent (80%) per square foot be provided adjacent to an adjoining residential district unless the adjacent residential district and the ~~office development~~property in the L-P District are separated by a street right-of-way. The wall shall incorporate architectural elements similar to what the primary buildings are constructed with, such as stone or masonry. The fence design should vary in order to break up long expanses of single material in a straight line. For example, brick or rock walls may be varied in pattern or location, including offsets; wooded privacy fences may be varied through use of brick, rock, or wrought iron details. The owner or owners of the property in the L-P District shall maintain the fence or wall in good condition.

Comment [KC16]: Staff suggests that Design Guidelines, Architectural Design Standards, Façade Guidelines should maybe be combined into one section for Industrial Uses or should all be combined into Article 10 – Site Plans & Design Standards. This may occur as part of a future update.

- e. When development is proposed adjacent to any existing residential development, site plan approval, including building elevations, landscaping, and screening shall be approved by the Planning Commission.
- f. Pedestrian access within a development and adjacent public and private property shall be considered as a component to the design of an employment center.

Comment [KC17]: The UDC requires site plan approval for all development in industrial districts. This item should be deleted and reserved for future use.

J. 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.
2. **Large Expanses.** 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); and
 - e. Change of wall plane (see Horizontal Articulation section).

Comment [KC18]: Define

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.

Comment [KC19]: Different portions of the regulations refer to properties that are zoned, used or designated by the comprehensive plan as residential. Should references like this always include all of these or are we mostly concerned with properties that are already being used or which are zoned for residential use. What about agricultural properties with a dwelling on it?

The use of other cementitious products (e.g. stucco, Hardy Plank, or other similar materials) shall be limited to fifty percent (50%) of the buildings' exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first eight feet (8') above grade on a façade visible from a public right-of-way or a public area.

Exceptions to this requirement may be allowed on a case by case basis by the Planning Commission upon submission and approval of elevation drawings of the subject structure, and material samples as part of the Site Plan.

Comment [KC20]: What about walls that do not face a street, but that is visible from a public street? Should this be required of all exterior surface with the Planning Commission being able to grant exceptions as part of the site plan?

4. Façade Guidelines

- a. **Horizontal Articulation.** Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum required off-set 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 Planning Commission may allow exceptions to this requirement upon review and approval of a typical façade elevation.

Comment [KC21]: Need to be updated to match what has currently been permitted or provide alternatives to the standard requirement.

Comment [KC22]: Should this be the maximum that could be required. What if someone wants to have an articulation that is greater? This should be worded that in no case shall an off-set greater than 5 feet be required.

Walls not facing a public right-of-way or a residentially zoned property and loading dock doors are exempt from the horizontal articulation requirement.

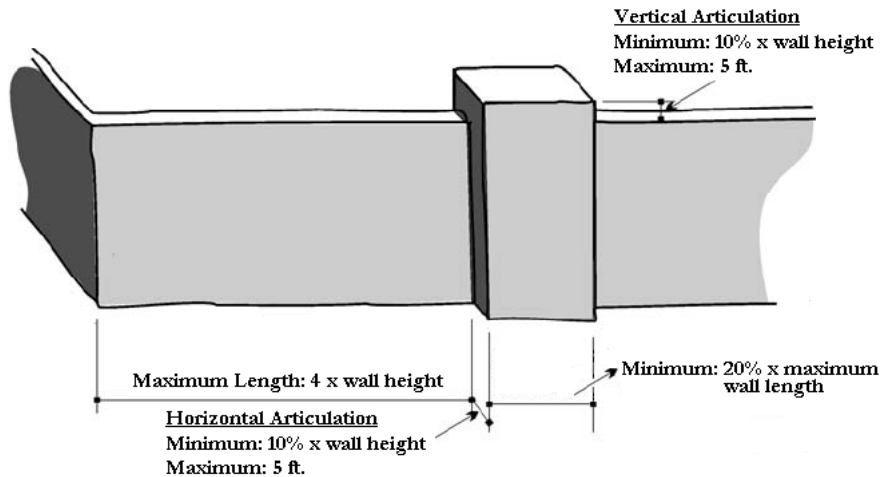
- b. **Vertical Articulation.** Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum required vertical articulation of five (5) feet). The Planning Commission~~The City~~ may allow exceptions to this requirement upon review and approval of a typical façade elevation.

Comment [KC23]: Need to be updated to match what has currently been permitted or provide alternatives to the standard requirement.

Comment [KC24]: Should this be the maximum that could be required? This should be worded that in no case shall an off-set greater than 5 feet be required.

Walls not facing a public right-of-way or residentially zoned properties are exempt from the vertical articulation requirement.

Figure 3. Horizontal and Vertical Articulation



- 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. Ground and street level view shall mean from a height of six (6) feet above final grade at all points on the property or the adjacent street right-of-way but not extending beyond the extension of the side or rear property line. The Planning Commission may allow exceptions to this requirement due to unique topography. Alternative materials may be approved that match or blend into the architectural design of the structure.
- 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.

Accent colors should be applied using the following guidelines:

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

*Percentage calculations shall utilize the entire façade area of each elevation.

K. **Parking and Loading.**

1. **General.** The purpose of this Section is to ensure the provision of functionally adequate, aesthetically pleasing and safe off-street parking, on-site circulation, driveways, loading, and access.
2. **Specific Requirements.**
 - a. Each establishment shall provide sufficient off-street parking spaces for all employees, customers, visitors and others who may spend time at the establishment during working hours. Such parking space shall be at least nine (9) feet by twenty (20) feet.
 - b. One (1) off-street parking space shall be provided for each 1,000 square feet storage area in non-warehousing uses.
 - c. One (1) off-street parking space shall be provided for each two-hundred-fifty (250) square feet of service floor area in office and research buildings.
 - d. All parking areas shall be set back a minimum of thirty feet (30') from any street right-of-way.
 - e. All parking areas shall be set back a minimum of 30 feet from the property line of any residentially zoned property, where such property is already developed for residential use or is designated for residential on the Comprehensive Plan.
 - f. All parking areas shall be set back a minimum of 10 feet from any peripheral property line other than a street right-of-way line or residentially zoned property line.
 - g. Each establishment shall provide adequate loading space within a building or in a side or rear yard, in such a way that all storage, standing and maneuvering of trucks shall be off the public right-of-way.
 - h. No portion of a parking or loading space, including maneuvering areas, except the necessary drives, shall be located closer than 30 feet from a public street right-of-way.
 - i. All parking shall be on a surface prepared from concrete or asphalt.
 - j. All commercial buildings shall provide a designated off-street space for the loading and unloading of goods and merchandise.
 - k. See Article 10 for additional parking requirements.
3. **Exception for Warehouse/Distribution Center and Large Building Parking Space Requirements.** 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 Planning Commission~~the City~~ for approval.

Comment [KC25]: This Section is followed by separate sections on "Off-Street Parking Standards" and "Off-Street Loading Standards." The requirements in these sections should be consolidated and should also be review with Section 10.1

Comment [KC26]: Section 10.1F specifies that "all new parking spaces shall be located within the building envelope." This district allows setbacks of: 50' or 25' (Front); or 25', 50' or 100' (Side & Rear). These requirements appear to conflict with each other. Also see comment to subsection 'h' below.

Comment [KC27]: This section also conflicts with Section 10.1F

Comment [KC28]: This appears to only restate item d. above and should be deleted.

Comment [KC29]: What is required as part of an independent parking study? By an engineer? Is there a better parking requirement that could be used? Can an alternative plan be submitted showing that parking can be placed on other portions of the site if needed?

L. **Off-Street Parking Standards.**

1. **Maneuvering**
 - a. All maneuvering of vehicles shall take place on site or within a mutual access easement. No public right-of-way shall be used for backing or maneuvering into or from a parking space, or for circulation within the parking lot.
 - b. When off-street parking facilities are located adjacent to a public alley, the width

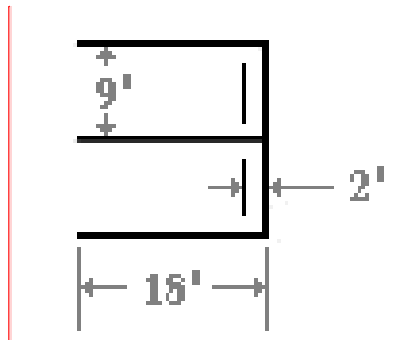
of said alley may be assumed to be a portion of the maneuvering space requirement.

2. **Parking Spaces and Aisle Surfaces.** All parking spaces, aisles and maneuvering areas shall have an all-weather surface, whether enclosed or unenclosed, and shall be connected by an all-weather surfaced driveway to a street or alley.
3. **Parking Space and Aisle Dimensions.** All parking spaces and aisle dimensions shall conform to Article 10.2, Parking and Loading Standards, unless specifically approved by the [Planning Commission](#)~~City~~.
4. **Wheel Stops.** All passenger vehicle parking spaces on private property shall have a vehicle stopping device installed so as to prevent parking of motor vehicles in any required landscaped areas and to prevent any parked vehicle from overhanging a public right-of-way line or ~~public sidewalk~~. The requirement shall apply only where spaces are adjacent to walks, rights-of-way, and required landscaping. Wheel stops shall be installed a minimum of two (2) feet from the end of the parking space.
Wheel stops shall not be required where non-mountable curbs are provided

Comment [KC30]: Should it be stated that wheel stops are not required where there is a curb?

Comment [KC31]: Should bumper guards/wheel stops be required adjacent to all sidewalks/pedestrian areas?

Figure 5. Typical Parking Stall with Wheel Stop



Comment [KC32]: Overall dimension should be 20' according to 5.2K.2.a. Is this only where there is no curb or would this also include where a curb is located but a sidewalk is directly adjacent to the end of the parking space?

5. Typical Off-Street Parking Modules

Figure 6. 60° Layout with One-Way Traffic

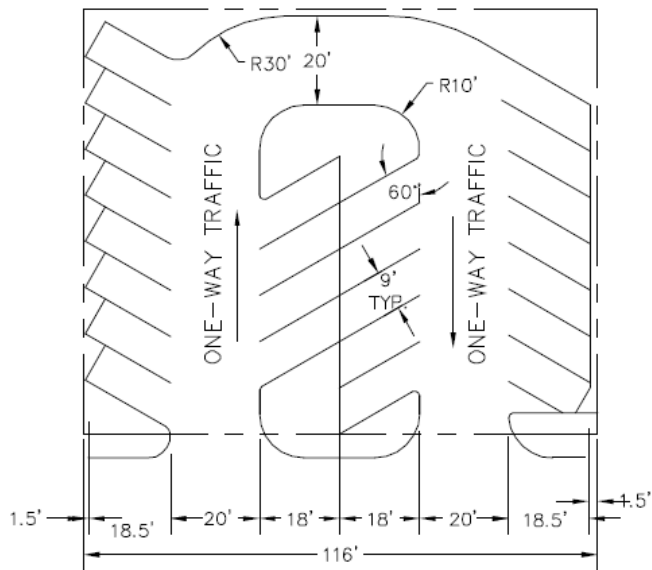
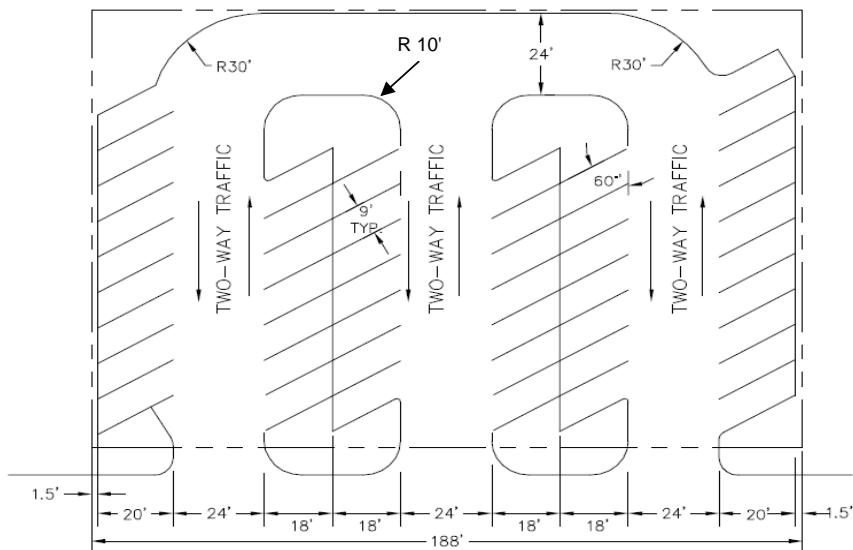
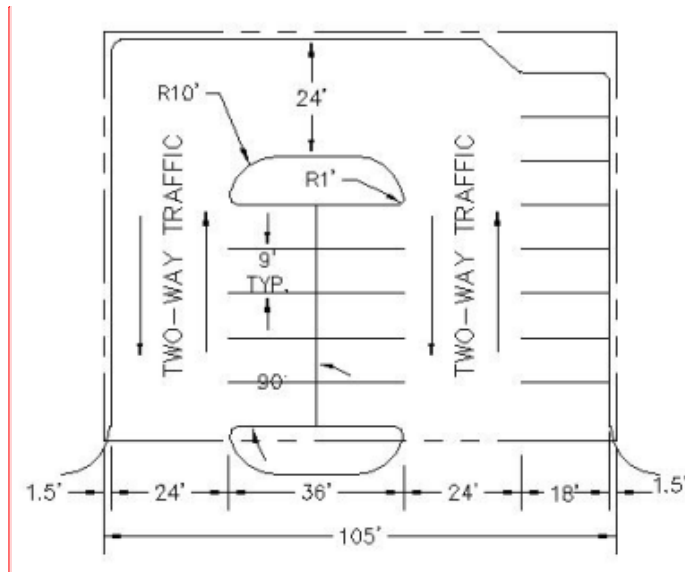


Figure 7. 60° Layout with Two-Way Traffic



Comment [KC33]: Check these two figures. The exterior parking spaces should match the same on either as both are for 60° layout. One requires $18.5 + 1.5$ and the other $20 + 1.5$.

Figure 8. 90° Layout with Two-Way Traffic



Comment [KC34]: Layout is showing 18 foot parking stalls with only 1.5 foot overhands.

M. Off-Street Loading Standards

1. **Applicability.** Loading standards shall apply to all uses within the L-P District ~~that contain a gross floor area of 10,000 square feet or more~~. Each such use shall provide and maintain off-street loading facilities adjacent to the building being served and shall be located on the same lot.

The requirement for loading spaces shall not be construed to include office uses.

2. Definitions:

- a. **Loading Space.** A loading space shall be defined as a location adjacent to a building where a vehicle is temporarily parked to perform loading and unloading operations. Loading doors are typically at grade in a standard loading space.
- b. **Loading Dock.** A loading dock shall be defined as any location where three (3) or more loading spaces are adjacent to one another and oriented perpendicular to the building being serviced such as the case in a typical warehousing/distribution use. Loading doors are typically elevated from finished grade (or finished grade is depressed below) in a standard loading dock. Please refer to Figure 2, Typical Loading Dock, for an example.

Comment [KC35]: Should this be deleted. Uses such as cargo container storage and some other uses might include less than 10,000 SF and would not be required to comply with this section.

Figure 2. Typical Loading Dock



3. Specific Requirements.

- a. **Access.** Off-street loading facilities shall be located adjacent to a public access-way or private service drive, in accordance with the following requirements:
 1. Any loading dock or loading space must provide a maneuvering area located entirely on private property, shall not utilize any public right-of-way, and shall not block any drive, aisle or fire lane.
 2. Loading docks that are within three-hundred (300) feet of any residential use shall be screened from those residential lots.
- b. **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) feet in height except as may otherwise be approved by the Planning Commission.
- c. **Use of Loading Spaces.** Off-street loading 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.
- d. **Number of Loading Spaces Required.** Any use that receives or distributes material, supplies or merchandise by motor vehicle shall provide off-street loading in accordance with Table 4, Off-Street Loading Requirements, unless otherwise approved by the Planning Commission based on the anticipated size and type of use.

Comment [KC36]: This should not be located under subsection #2 as it is not a definition. It should be switched to subsection #3.

Table 4. Off-Street Loading Requirements

Gross Floor Area (square feet)	Minimum Loading Spaces Required
0 – 9,999	None
10,000 - 50,000	1
50,001 - 100,000	2
100,001 +	1 additional space per 100,000 sq ft

- e. **Temporary Outdoor Storage Regulations for Cargo Containers, Operational Trailers, and Tractors.** The temporary storage of cargo containers, operational trailers and tractors shall be allowed in the L-P District for a period of up to 30 days. Outdoor parking or storage spaces for cargo containers, operational trailers and tractors shall 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, berms or a combination of these. Such screening should be in addition to landscaping normally required and should be designed to have a density of not less than 70-80% to a height of eight (8) feet. The height of the screening shall 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 shall be provided on the exterior face of the wall. These spaces shall be clearly demarcated solely for tractor and trailer storage. The storage or display of boats, trailers, campers, motor vehicles or other goods, materials or products for sale is prohibited in these spaces.

Comment [KC37]: What percent is appropriate and to what height? Should there be an increased standard specified along certain roads? 191st street, Homestead and 199th would appear to be streets that should have the most screening, followed by Four Corners and Waverly and then the least important roads such as Kill Creek and Montrose which more directly serve the warehouses.

N. 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 ~~Special~~ District. All lighting facilities shall provide proper site lighting as well as being designed with cutoff illumination to reflect the illumination away from any adjacent property. Additional design provisions and considerations are presented below.
2. **Submittal Process and Review.** Photometric plans shall graphically depict illumination layout and foot candle values within area being lighted as well as along all adjacent property lines. In lieu of the requirements set forth in this Section, an alternative photometric plan may be submitted to the Planning Commission for its approval. An alternative photometric plan shall include innovative design techniques in response to the unique characteristics of a particular site.
3. **Types of Lighting Systems**
 - a. Street Lighting. Lighting designed in accordance with IESNA Standards to provide illumination of that portion of the street used by vehicular traffic.
 - b. Pedestrian Lighting. Lower level lighting intended to illuminate the pedestrian walkway that generally runs parallel to that portion of the street parallel to vehicular traffic or traverses a parking lot along a clearly demarcated walkway.
 - c. Parking Lot. Lighting designed in accordance with IESNA Standards to provide illumination for both vehicular parking areas and vehicular access tracts.
 - d. Loading Space/Loading Dock. Lighting designed to provide illumination for loading operations typically associated with warehouse/distribution operations.
 - e. Industrial Uses. Lighting designed in accordance with IESNA Standards to provide illumination for industrial uses/operations.
 - f. Commercial Uses. Lighting designed in accordance with IESNA Standards to provide illumination for commercial uses/operations.
 - g. Security. Lighting designed to provide ~~to~~ illumination one for portions of a site at minimum levels to aid in surveillance during non-operational business hours.

Comment [KC38]: This section does not work with how warehousing facilities have been developed. Existing site plans have required exceptions to this requirement as it is impossible to screen the entire trailer parking areas. Staff is suggesting that this requirement should be adjusted based upon they type of road is adjacent to the facility.

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- h. **Signage.** Lighting designed solely to illuminate signage.
 - i. **Street Lighting.** Street Lighting shall conform at a minimum to the Kansas Department of Transportation Highway Illumination Manual in addition to requirements set forth by the City.
 - j. **Parking Lot Lighting Facilities.** Parking Lot lighting facilities shall provide illumination within parking areas not to exceed a maintained average of one and one half (1.5) foot candles at ground level, and shall not distribute more than one half (0.5) foot candles of light at the property line and two tenths of one (0.2) foot candle of light upon any adjacent single family residential property. For uses with 24 hour operations or uses that operate during the evening and night, a maximum maintained average of two and one half (2.5) foot candles at ground level shall be allowed; such uses shall distribute not more than one half (0.5) foot candles of light at the property line and two tenths of one (0.2) foot candle of light upon any adjacent single family residential property. A minimum average of the greater of either one (1) foot candle (maintained) or that required by applicable IESNA practice shall be required to be maintained.
4. **Sign Lighting.** All sign lighting shall be designed to minimize uplight. The use of floodlights to illuminate signage shall be done in a manner that eliminates glare along adjacent roadways and properties.
5. **Maximum Height of Lighting Facilities.** The maximum height of lighting facilities shall be 180 feet measured from ground level to the top of the structure.
6. **Light Trespass Control Measures**
- a. **Luminaire Design and Location.** Any luminaire whose distance from a lot line is less than three (3) times its height shall be shielded so that all direct light cast in the direction of streets or abutting residential lots is cut off at an angle no more than seventy (70) degrees measured from a vertical line directly below the luminaire. This requirement shall apply to all sides of the luminaire that emit light toward a lot line that is less than three (3) times the height away from the luminaire. The cut-off may be accomplished either by the luminaire photometric properties or by a supplementary external shield.
 - b. **Lighting Shield Design.** Additional shields that are installed to control light trespass and glare as required herein shall be designed so that the parts of the shields that are exposed to the direct light of the luminaire and visible from streets or abutting residential lots shall have a flat-black, low reflectivity finish.
 - c. **Electrical Design.** All electrical systems shall be designed in accordance with the National Electrical Code (NEC).

Comment [KC39]: Should this remain City or be changed to Planning Commission?

Comment [KC40]: Is this required for the L-P District or just at the BNSF's site? Look at this number being reduced as BNSF is not located in this district.

O. Landscape Standards.

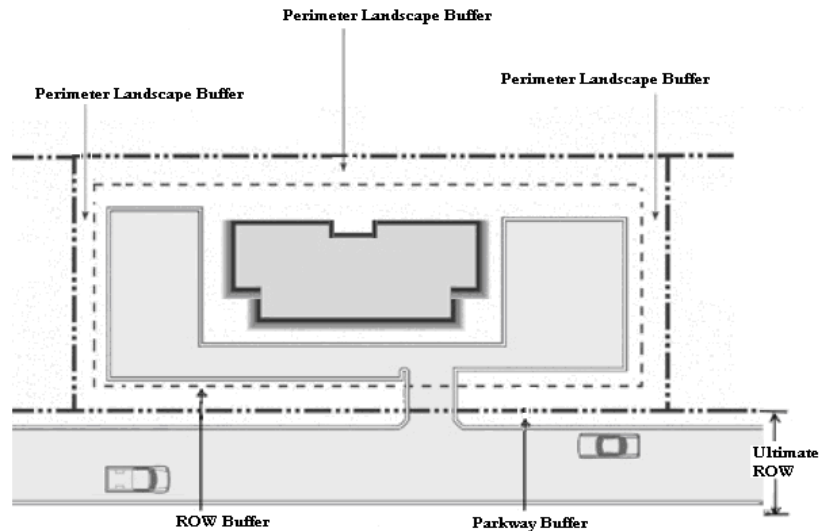
1. Definitions

- a. **Parkway Buffer.** A continuous area of land that is generally defined as that portion of the right-of way spanning from the property line adjacent to the right-of-way to the back of the curb adjacent to the road pavement. There shall be no minimum width requirement for a parkway buffer.
- b. **Perimeter Buffer.** A landscape buffer that is wholly contained within private property, is adjacent to internal property lines, and does not abut a public right-of-way.
- c. **Right-of-Way Buffer.** A landscape buffer that is wholly contained within private

property with the purpose of providing a buffer between a land use and the adjacent street or thoroughfare and is adjacent to public Right-of-Way.

Comment [KC41]: This location can cause conflict with utilities as we have required utility easements along the front of some properties.

Figure 1. Landscape Buffer Types



2. **Maintenance.** All landscaping shall be planted and perpetually maintained by the property owner, except where maintained by another entity such as a Property Owner's Association (POA).
3. **Parkway Buffer Planting Requirements.** Planting other than sod or another equivalent groundcover shall not be required within the parkway buffer.
4. **Right-of-Way Buffer Width Requirements.** The total width of the right-of-way buffer shall depend on the width of the adjacent right-of-way, as indicated in Table 1, Right-of-Way Buffer Requirements. Additionally, required trees within the Right-of-Way buffer shall be provided in accordance with the guidelines in Table 1, Right-of-Way Buffer Requirements. (See Table 3, Buffer Planting Standards, for minimum planting requirements.)

Comment [KC42]: Remove from table and place in its own section.

Table 1. Right-of-Way Buffer Requirements

Street Type	Buffer Width	No. of Trees Required 1
2 Lane / 4 Lane Undivided	10 feet	1 tree per 50 LF of ROW frontage
4 Lane Divided	15 feet	Minimum Spacing: 12 feet
6 Lane Divided	20 feet	Maximum Spacing 50 feet

The clustering of trees shall be allowed and encouraged to create a more natural appearing environment.

Comment [KC43]: The current requirement does not really allow for the clustering of trees unless the applicant decided to provide more trees than the minimum. If we want to encourage clustering the number of trees should be increased to 1 tree per 25 feet or some similar requirement and leaving the max spacing at 50 feet. The excess trees used for clustering could then be set so they are not directly in line with the other street trees (maybe even slightly outside of the buffer).

5. **Perimeter Landscape Buffer Requirements.** Perimeter landscape buffers shall be determined based upon adjacent land uses. Table 2, Perimeter Landscape Buffer Requirements, defines the required buffer to be provided. (See Table 3, Buffer

Planting Standards, for minimum planting requirements.)

Comment [KC44]: Remove from table and place in its own section.

Table 2. Perimeter Landscape Buffer Requirements

Adjacent Use	Required Buffer ^{a1}	Width	Minimum Screen Height ^{a2}
Industrial	Type 1	5 feet	3 feet
Utilities/Transportation	Type 1	5 feet	3 feet
Agricultural	Type 2	10 feet	3 feet
Public/Civic	Type 3	15 feet	4 feet
Commercial/Retail	Type 3	15 feet	4 feet
Residential	Type 4	20 feet	6 feet

Comment [KC45]: Update the formatting below as this appears to be referring to the following item 'a'

Comment [KC46]: Update the formatting below as this appears to be referring to the following item 'b'

^{a1}. Type 1 and Type 2 Buffers shall not be required along rear property lines or along interior side (not abutting public right-of-way) property lines behind the front face of the building.

^{b2}. In cases where landscape material is used to provide screening, the material used must provide a continuous opaque screen within one (1) growing season. Minimum screen height may be achieved solely through planting material or a combination of berming and plant material. (and/or decorative fencing and walls comprised of stone and painted metals).

Comment [KC47]: Should this be increased or modified in another way such as to 3 growing seasons? Maybe this requirement should be placed when screening is from a residential property. In other cases a slightly longer period of time may be acceptable. Also should opaque be switched to a percentage or as specified in other portions of the regulations.

- 6. Buffer Composition Requirements.** Required plant material within each type of landscape buffer shall be in accordance with the provisions set forth in Table 3, Buffer Planting Standards.

Table 3. Buffer Planting Standards

Buffer Type	Plant Type	Maximum Spacing at Installation	Minimum Height/Caliper Inches at Installation	Minimum Percentage of Landscaping within Buffer Area	Minimum Height at Maturity ^a
Type 1 Perimeter Buffer	Canopy Tree Evergreen	50 feet	12 feet/ 2.5" caliper	100%	25 feet
	Hedge/Shrub Evergreen	48 inches	24 inches	25%	36 inches
Type 2 Perimeter Buffer	Canopy Tree Evergreen	50 feet	12 feet/ 2.5" caliper	100%	25 feet
	Hedge/Shrub Evergreen	48 inches	24 inches	35%	36 inches
Type 3 Perimeter Buffer	Canopy Tree Evergreen	50 feet	12 feet/ 2.5" caliper	100%	25 feet
	Hedge/Shrub Evergreen	48 inches	24 inches	75%	36 inches
Type 4 Perimeter Buffer	Canopy Tree Evergreen	50 feet	12 feet/ 2.5" caliper	100%	25 feet
	Hedge/Shrub Evergreen	48 inches	24 inches	100%	36 inches

Comment [KC48]: Update the formatting below as this appears to be referring to the following item 'a'

ROW Buffer	Canopy Tree Evergreen	50 feet	12 feet/ 2.5" caliper	100%	25 feet
	Hedge/Shrub Evergreen	48 inches	24 inches	25%	36 inches

- a. Hedges/Shrubs must achieve their minimum height within three (3) growing seasons.
- b. No single species of tree or plant material shall comprise more than 30% of the cumulative total of plantings on a site. This shall be calculated separately for trees and hedge/shrubs.
- c. The clustering of trees and shrubs shall be allowed and encouraged to create a more natural appearing environment.

Comment [KC49]: The clustering of trees does not work when the maximum spacing is 50'.

7. **Screening from Residential Uses.** Property adjacent to or across from residential uses shall be landscaped in accordance with the standards set forth in this Section.
8. **Dumpster and Compactor Screening.** All dumpsters and compactors visible from public right-of-way and/or abutting residential, commercial, public, or civic property shall be screened with a consistent six (6) foot opaque screening wall with a solid metal gate. Chain link fences or wooden fences are not acceptable. Dumpsters shall be set back a minimum of twenty-five (25)thirty (30) feet from adjacent residential uses.

Comment [KC50]: Should we have additional standards for the design of such screening and the types of materials used.

9. **Fencing.** All fencing visible from a public right-of-way shall be either masonry 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. Fencing containing barbed wire, razor wire, or an equivalent shall be prohibited where adjacent to a residential use or visible from a public right-of-way. No fencing visible from a public right-of-way shall be located within a Parkway Buffer or a Right-of-Way Buffer as described in this Section.

Comment [KC51]: Parking areas are required to be a minimum of 30' from a residential use. Staff suggests that these requirements should match.

Comment [KC52]: Should this be removed due to CTPAT requirements.

10. **Alternative Landscape Plan.** In lieu of the requirements set forth in Section 4.15.20., 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.

Comment [KC53]: Wrong reference – Section 5.20

- ~~11. **Xeriscaping Credit.** Landscape Plans developed with sound xeriscaping principles as outlined in Kansas Smartscape® or other published materials shall be eligible for a reduction of landscaping up to 20% of the overall requirements. Applicants wishing to request credit must prepare an ALP, clearly outlining the xeriscaping principles being utilized. The final determination of credit granted shall be discretionary and based upon the final determination made by the Planning Commission/City Administrator or designee.~~

Comment [KC54]: There does not appear to be an thing such as Kansas Smartscape.

Comment [KC55]: Should this be changed to CDD/Zoning Administrator?

P. Signs

1. **Purpose and Findings.** This section regulates and controls all exterior signs in the L-P District placed for observation in order to preserve, protect and promote the public health, safety, and general welfare of the residents of the City of Edgerton. General standards and permitting requirements for signs can be found in Article 12. This section:

- encourages the reasonable, orderly and effective display of signs;
- enhances the physical appearance of the City;
- reduces visual clutter;

- prevents blighting influences;
- protects property values;
- provides minimum standards to safeguard life, health, and property by regulating and controlling the size, height, design, quality of materials, construction, location, electrification and maintenance of all signs and sign structures; and
- authorizes the use of signs that are compatible with their surroundings.

2. **Applicability and Definitions.** This section applies to Signs. Signs, sign types, and other terms and phrases used in this section are defined as follows:

"A" Frame Sign. A freestanding sign which is ordinarily in the shape of an "A" or some variation thereof, which is readily moveable, and is not permanently attached to the ground or any structure. Non-durable materials, glass, paper, laminated paper, vinyl, plastic, PVC pipe frames, or illumination are prohibited materials for the construction of an "A" Frame sign.

Abandoned Sign. A sign which no longer advertises or identifies a business, lessor, owner, product, activity, message or location.

Attention-Attracting Device. Any device intended to attract the attention of the public to an establishment, location, product or service, except signs as permitted by this Section.

Awning Sign. (Non-illuminated.) A sign which is mounted, painted or printed on, or attached to an awning, or canopy. Awnings shall be made of canvas, glass, or metal and open-ended; barrel-type awnings and standard residential type aluminum awnings are not permitted.

Billboard. A freestanding outdoor advertising structure, on or off-site which advertises a product or service, or relays a message to the public, with a per face area greater than two hundred (200) square feet.

Building canopy. A roof-like structure attached to a building covering the entrance, exit, walkway or loading dock, not including the building roof line extension. For the purposes of this ordinance, when the pitch of a building canopy is 1:4 or less (twenty-five [25] degrees or less from vertical), the face of the canopy is considered part of the wall.

Canopy. See "Building Canopy" and "Freestanding Canopy."

Changeable Copy Sign. A permanent sign with a manually changeable face or message. This includes letters that can manually be replaced to change the message of the sign. It does not include electronic message boards or directly illuminated signs of any kind.

Community Information sign. A sign, located within a Master Planned Community, that serves to direct people to a residential subdivision, public building, or community facility such as, but not limited to, a recreational area, nature trail, golf course, lake marina, information area, etc.

Complex. A group of freestanding buildings, or buildings constructed in such a way as to give an appearance of being interrelated because of architectural similarity and/or interconnected drives and parking areas; or a building divided into two (2) or more separate offices, businesses or apartments provided that the building is not part of a large complex. A complex is limited to apartment, office or business complexes, shopping centers and/or industrial parks.

Copy Area. (See Sign Face.)

Directly Illuminated Sign. A sign where the source of illumination is located on the sign face. The source of illumination may include, but not be limited to neon tubes, incandescent bulbs, and fluorescent tubes.

Electronic Message Board. A sign which displays information through a digital display. Typically, electronic message boards use a bank of lights that can be individually lit to form copy such as words, letters, logos, figures, symbols, illustrations, or patterns to form a message that may change or move without altering the sign face. This includes video screens, LED (light emitting diode boards), or similar technology.

Comment [KC56]: Items highlighted in purple should possibly be deleted.

Erected. This term means attached, altered, built, constructed, reconstructed, and shall include the painting of wall signs, but does not include copy changes on any legal conforming sign.

Freestanding canopy. A self-supported, detached roof-like structure normally covering gas islands.

Governmental Sign. A sign for the control of traffic and other regulatory purposes, street signs, construction signs, danger signs, railroad crossing signs, and signs of public service companies indicating danger and aids to service or safety which are erected by or on the order of any public official in the performance of his/her public duty.

Indirectly Illuminated Sign. A sign which is illuminated by a shielded light source.

Internally Illuminated Sign. A sign illuminated by an internal light source diffused through a translucent material.

Projecting Sign. A sign extending from the face of the building to which it is attached, not including wall signs. Also known as blade signs.

Public Notices and Signs. Official notices or signs for a public purpose as required by any law, statute or ordinance or as permitted by the Governing Body, and includes signs of public service companies indicating danger and aids to service or safety.

Marquee. A permanent roof-like structure or canopy of rigid materials supported by and extending from the facade of a building frequently used to display signage.

Master Planned Community. A mixed-use development consisting of six hundred forty (640) or more contiguous acres under one (1) ownership, for which a comprehensive master plan has been approved by the City Planning Commission.

Menu Board, Freestanding. A permanent, non-portable sign that faces and is adjacent to a drive-through lane. Preview boards are freestanding.

Menu Board, Wall. A sign that is located in a permanently mounted display box on the surface of the building. This type of sign customarily incorporates a menu containing a list of products and prices offered by a restaurant. Menu Boards do not include preview boards.

Monument Sign. A freestanding sign having a solid appearance and a low profile, normally consisting of a face and base. The sign may be constructed with stone, concrete, metal, routed wood planks or beams, brick or other materials consistent with the building the sign is representing.

Off-Site Sign. A sign that pertains or directs attention to a business, product, service, activity, person, organization, institution, event, place, object, or location not located, manufactured, conducted, sold, or offered on the premises on which the sign is located.

Parapet or parapet wall. That portion of a building wall that rises above the roofline.

Permanent Sign. Any wall, monument, or other sign that is fixed, lasting, stable, enduring, not subject to change, and intended to remain for an indefinite period of time.

Person. An individual, corporation, association, firm or partnership.

Portable Sign. A sign which is not permanently affixed to the ground, building or other structure, which may be mounted on wheels, worn or carried by an individual, and can easily be transported from place to place, but does not include permitted temporary signs.

Preview Board. A permanent, non-portable sign used in conjunction with a menu board that faces and is adjacent to a drive-through lane. Preview boards are freestanding, and are not attached to menu boards. Electronic preview boards with programmable messages are not permitted.

Real Estate Sign. An on-site or off-site sign which advertises the sale, rental or lease of property, or special program signs, such as, open house, energy conservation, warranty, builder, etc.

Roof. The primary cover of a building used to shed weather, including all supporting materials.

Roof Sign. A sign erected, constructed or maintained partially or wholly upon or over the

roof of a building.

Sign. Any identification, description, illustration, message, symbol, logo or device which directs attention to a product, service, place, activity, person, institution, business or solicitation, including any permanent or temporary display of merchandise, emblems, corporate flags, pennants or placards, designed to advertise, identify, or convey information, including all supporting structures.

Sign Area. See "Sign Face."

Sign Base. That portion of a sign attached to the ground and supports the sign face or sign copy area, but excluding the sign footing.

Sign Face. That area used to measure the sign area (see subsection 5.2P.4). See subsection 5.2P.5 for sign face rules for monument signs and wall signs.

Sign Alteration. The replacement, enlargement, rewording, reduction, reshaping, or repainting using different colors, of a sign to serve an establishment or business.

Sign Maintenance. See Subsection 12.6.

Sign Structure. The base, supports, uprights, braces, framework and face of a sign.

Snipe Sign. A sign constructed of any kind of material that is attached to a utility pole, tree, fence or similar object located or situated on public or private property.

Subdivision Entry Marker. A monument sign located at the entry of a platted subdivision.

Temporary Sign. A sign constructed of cloth, canvas, cardboard, plywood or other similar material, which is readily moveable and not permanently attached to the ground or any structure thereof, that does not constitute a structure, and which is intended to be displayed for a short period of time. Examples include garage sale signs, grand opening signs, and election signs.

Traffic Control Sign. A sign for the control of traffic and other regulatory purposes, street signs, construction signs, danger signs, railroad crossing signs, erected by or on the order of any public officer in the performance of his/her public duty, as well as signs erected on private property designed to facilitate traffic safety or traffic circulation on the site.

Under Canopy Sign. A sign that is placed under the canopy at right angles to the wall of the building. Its sole purpose is for communicating to pedestrian traffic the name of the tenant.

V-Shaped Sign. The two (2) permitted faces of a standard double-faced yard or monument sign placed in a v-shaped configuration where the two (2) faces or their supporting structures are connected at the point of the "V". The angle between the two (2) faces shall not exceed sixty (60) degrees.

Vehicular Sign. Any name, insignia, logo, or sign displayed, mounted, painted or otherwise placed on a trailer, truck, automobile, or other vehicle that is parked, placed, or stored so that the vehicular sign is visible from a public street or right-of way, or that is parked, placed, or stored for the purpose of displaying advertising signage.

Wall. A vertical structure which is solid and encloses a building, and supports the roof.

Wall Sign. A sign that is parallel to, and attached to, the surface of a wall, including illuminated awning signs. If a sign is placed on a canopy that has a roof slope of 1:4 or less (twenty-five [25] degrees or less from vertical), the face of the sign may be perpendicular to the ground. Such sign may not extend more than twelve (12) inches from the wall surface upon which it is attached and may not extend above the roof line or roof façade, and must be at least eight (8) feet above grade.

Comment [KC57]: Definition needs to be worked more.

Window Sign. A sign that is placed on or behind a windowpane and intended to be viewed from outside the building. Window signs shall be painted, posted, or etched on an interior translucent or transparent surface, including windows or doors. This sign may contain text, graphic logos, or images combined with color.

Yard Sign. A sign supported by one or more uprights, posts, or bases placed upon or affixed in the ground and not attached to any part of a building.

3. **Applicability and Effect.** A sign may be erected, placed, established, painted, created or maintained in the L-P District only in conformance with the standards, procedures, exemptions and other requirements of this ordinance. These regulations apply to all signs and their effect is:

Comment [KC58]: Section may not be needed.

- a. To establish a permit system to allow a variety of types of signs subject to the standards and the permit procedures of the code; and
- b. To prohibit all signs not expressly permitted by these regulations, except as approved through the appeals process established by these regulations.

4. **Measurements of Signs.**

- a. In determining the area of a sign, the entire sign face is included.
 - 1) The sign face includes the advertising surface and any framing, trim, molding, cabinet, panel or any visually or architecturally distinct area enclosing the copy, logo and any other graphic component of the sign.
 - 2) Where individual letters or graphics are used, and no distinct enclosed area is present, the sign face is the rectangle, box, circle or other regular geometric shape, or combinations thereof, enclosing the letters, logo or other graphic elements.
 - 3) For a V-Shaped sign, the sign face is the area within a line including all outer extremities, framework, or background of the cabinet or structure on which the letters, text, or symbols are mounted, but not including the sign base. For the determination of sign area square footage, the two (2) faces of the "V" configuration shall be considered together for an overall square footage
- b. If the sign structure or supports become part of the sign due to the design of the structure or supports in relation to the sign, the structure or supports are included in the determination of copy area.
- c. If a sign is composed of letters only, with no connection by the advertising structure between the letters, the copy area shall be determined by measuring the distance from the outside edges of the outside letters and from the top of the largest letter to the bottom of the lowest letter. If one (1) letter is unequally large or small in comparison to the other letters composing the sign, the unequal letter shall be squared off, the remaining letters shall be measured from the outside edges, and the two (2) added for a total copy area determination.
- d. Unless determined by the zoning district regulations, the allowable copy area of a sign shall be based on one (1) side of the sign. Double-faced copy area is allowed if both sides of the sign are parallel to one another and comply with the applicable area requirements of this Section, or the sign is a V-shaped sign.

5. **Standards by Sign Type.**

- a. Monument Signs
 - 1) One (1) monument sign is permitted for each property.
 - 2) On property of more than twenty (20) acres in size and with more than one (1) street frontage, a second monument sign is permitted on the additional street frontage.
 - 3) On property of more than twenty (20) acres in size, one (1) of the two (2) monument signs may be increased to a maximum height of fifteen (15) feet and a maximum face area size of ninety-five (95) square feet. On a site more than twenty (20) acres, both of the two (2) monument signs permitted may be increased to a maximum height of thirty (30) feet and a maximum face area size of one hundred fifty (150) square feet. The increased monument signs shall be set back at least ten (10) feet from all property lines and outside of sight distance triangles and easements
 - 4) For a monument sign, the sign face is the area within a line including all outer

Comment [KC59]: Do we want to include signs for convenience stores, freestanding canopy signs & Awning signs?

Comment [KC60]: Additional work needs to be done on the specific requirements.

extremities, framework, or background of the cabinet or structure on which the letters, text, or symbols are mounted, but not including the sign base.

- 5) Monument signs must be built on a solid base.
 - 6) Monument signs may be single or double-faced.
 - 7) Monument signs may be non-illuminated, indirectly illuminated or internally illuminated.
 - 8) The sign face and base shall not exceed six (6) feet in overall height above the natural or average grade.
 - 9) The actual sign face shall not exceed twenty-five (25) square feet in area per face if set back the minimum of ten (10) feet from a property line. For each additional five (5) feet of setback, the overall sign height may be increased two (2) feet and the sign face may be increased ten (10) square feet to a maximum of fifteen (15) feet in overall sign height and sixty-five (65) square feet per sign face.
 - 10) When a single business or complex is located on a site more than five (5) acres, one (1) of the two (2) monument signs permitted in the commercial and industrial districts may be increased to a maximum height of twenty-one (21) feet and a maximum face area size of ninety-five (95) square feet, and shall be set back at least ten (10) feet from all property lines and outside of sight distance triangles and easements.
 - 11) The sign base area shall not exceed the actual sign face area by more than ten (10) percent. The sign face shall not exceed the width of the base by more than twenty-five (25) percent.
 - 12) Landscaping, such as flower beds, shrubs and bushes, shall be provided in an area of at least 2½ feet around the base of the sign. The applicant shall designate the area and type of plantings in the sign permit application.
- b. Wall Signs
- 1) Each freestanding industrial establishment or building is permitted not more than three (3) wall signs. The signs shall be limited to one (1) per wall and shall not exceed ten (10) percent of the total area of the wall upon which it is placed or two hundred (200) square feet, whichever is less.
 - 2) If a business is part of a multitenant complex, each tenant shall be allowed one (1) wall sign no greater than ten (10) percent of the tenant wall area upon which the sign is placed. Corner tenant spaces will be allowed one (1) additional wall sign no greater than ten (10) percent of the wall area upon which it is placed. Signs facing the rear of the building are prohibited except as defined in subsection 7.G below.
 - 3) For a Wall Sign, the sign face is the area within a line including the outer extremities of all individual mounted letters, text, or symbols attached to a wall or retaining wall. For any sign located on a wall or retaining wall that has a cabinet or background attached to the wall, then the sign face includes all outer extremities, framework or background of the cabinet or structure.
 - 4) Wall signs may be non-illuminated, internally illuminated or indirectly illuminated.
 - 5) When a wall sign is placed on a canopy and is perpendicular to the ground, all supports, braces and brackets shall not be visible.
 - 6) The top of the sign when placed on a parapet or a canopy shall not extend more than five (5) feet above the actual roofline.
 - 7) Wall signs shall not extend more than twelve (12) inches above the top of the wall, parapet or canopy.
 - 8) Tenant spaces that are part of a multitenant building and face an internal parking lot with no direct wall area to a street frontage from the tenant space, are allowed a wall sign to face the street frontage.

Comment [KC61]: Need minimum requirements for sign base

Comment [KC62]: Additional work needs to be done on the specific requirements.

c. Temporary Signs

Findings: The City of Edgerton finds that temporary signs provide an important medium through which individuals may convey a variety of noncommercial and commercial messages. In the case of certain noncommercial messages, temporary signs may provide the only effective and economically viable avenue of communication. However, if left completely unregulated, the proliferation of temporary signs constructed of non-durable materials could become a threat to public safety as a traffic hazard and a detriment to property values and the City's overall public welfare as an aesthetic nuisance. In order to accommodate legitimate needs of residents and landowners for temporary signs without compromising the City's interest in traffic safety, aesthetics and preservation of property values, temporary signs may be posted on property in the City, subject to the following requirements and those applicable provisions stated elsewhere in this chapter.

- 1) No temporary sign shall obstruct or impair access to a public sidewalk, public or private street or driveway, traffic control sign, bus stop, fire hydrant, or any other type of street furniture, or otherwise create a hazard, including a tripping hazard. In all cases such signs shall be placed outside the sight distance triangle.
- 2) Temporary signs shall be designed, constructed or mounted so as to be reasonably stable under all weather conditions, including high winds.
- 3) No temporary sign shall be illuminated or painted with light-reflecting paint.
- 4) Temporary signs shall only be posted with the consent of the property owner or occupant.
- 5) Temporary signs shall be removed no later than five (5) days after the events to which the sign is related. Examples of the end of an event include the sale or occupancy of a property, or the conclusion of the sale or event.
- 6) No temporary sign shall advertise or promote any commercial enterprise or event not conducted on the same building lot.
- 7) One (1) sign per street frontage or building.
- 8) For a wall-mounted temporary banner, the maximum size shall be no larger than that permitted for permanent wall signs.
- 9) Temporary signs are permitted to be displayed a maximum of four (4), thirty (30) day periods per calendar year. In no case shall a thirty (30) day period be carried over from month-to-month consequently.
- 10) Temporary freestanding signs shall be set back a minimum of ten (10) feet from any property line and shall not exceed four (4) feet in height, measured at grade, with a sign face no greater than thirty-two (32) square feet. No temporary freestanding sign shall be placed in a sight distance triangle as determined through AASHTO standards.
- 11) Inflatable devices, Searchlights, Balloons, Streamers and other types of temporary signs not specifically listed are prohibited.
- 12) The Planning Official may immediately remove temporary signs posted on public property or rights-of-way in violation of this chapter.

6. **Permits Not Required For Certain Signs.**

The following signs are permitted within the L-P District and do not require a sign permit, unless otherwise noted. The signs must conform to all other regulations and ordinances of the City.

- a. Governmental Signs: Traffic Control Signs and Public Notices, including changeable copy signs for government offices and facilities.
- b. Traffic Control Signs on private property: Such signs shall be in conformance with the requirements of the Manual on Uniform Traffic Control Devices.
- c. Signs mounted on interior building surfaces. Signs incorporated on the inside of a

Comment [KC63]: What about signs directing people to LCC or for other special events.

- building/lease space on a window that are not readable from public rights-of-way.
- d. Signs located internally on a property that are not readable from public rights-of-way. Such signs shall not exceed 4 square feet per face with 2 faces permitted. The sign shall not exceed 4 feet in height if freestanding.
- e. Temporary Signs not exceeding 3 square feet per face with 2 faces permitted.

Comment [KC64]: Or not
"intended to be read"

- f. Signs During Construction Activities. In addition to any other permitted sign, a temporary freestanding, non-illuminated sign is allowed.
- 1) The sign must be located on the site of the development. If the development involves a subdivision plat for a single-family or duplex subdivision, signs during construction activities may also be located within 1,000 feet of the subdivision if the total number of on- and off-site signs does not exceed the amount prescribed in subsection 5), below.
 - 2) The sign shall not exceed eight (8) feet in height or thirty-two (32) square feet in area per face.
 - 3) The sign may have two (2) faces.
 - 4) The minimum setback from any property line is thirty (30) feet. For each additional setback of ten (10) feet the face area may be increased ten (10) square feet and the height may be increased one (1) foot. The maximum face area shall not exceed one hundred (100) square feet, and the maximum height shall not exceed fifteen (15) feet, except as provided below.
 - 5) One (1) sign during construction activities is permitted for every one thousand (1,000) feet of street frontage. If a development has more than one (1) street frontage, then a separate on-site development sign is permitted on each frontage. A maximum of three (3) on-site development signs is permitted for a development.
 - 6) When a tract of property held under one (1) ownership is being developed as one (1) project and is more than one hundred (100) acres in size, one (1) of the permitted signs during construction activities may be increased in size to two hundred (200) square feet per face in area. When the development is larger than two hundred (200) acres, the sign face area of the sign during construction activities may be increased one (1) additional square foot for every five (5) acres over two hundred (200) acres. This sign shall maintain a one hundred (100) foot setback from all property lines.
 - 7) For purposes of applying the rules for removing temporary signs (see subsection P, below), the events to which the sign is related are considered complete when a certificate of occupancy is issued for the last building or phase.
 - 8) A sign permit is required.

g. Signs on Land For Sale.

- 1) Signs shall not exceed thirty-two (32) square feet in area per face with two (2) faces permitted. The sign shall not exceed eight (8) feet in height. A maximum of two (2) signs is permitted for each parcel. In addition, one (1) sign, not exceeding six (6) square feet per face, with a maximum of two (2) faces permitted, and a maximum height of six (6) feet is permitted. For signs attached to the wall of a building, the sign shall not exceed ten (10) percent of the wall area on which it is attached.
- 2) Signs on Undeveloped Land for Sale. In lieu of the signs permitted in paragraph 1) above, undeveloped and unplatted land over ten (10) acres in size are permitted two (2) signs not to exceed thirty-two (32) square feet in area per face, with two (2) faces permitted. The signs shall not exceed eight (8) feet in height.

7. Prohibited Signs and Devices.

It is a violation of these zoning regulations to erect, install, place or maintain the

following signs:

- a. Any signs or advertising structures which are not specifically permitted under the sign subsection in the schedule of district regulations or otherwise specifically permitted under these zoning regulations.
 - b. Any sign or advertising structure which constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, content, coloring, or method of illumination, or by obstructing the vision of drivers, or signs that obstruct or detract from the visibility of traffic control devices or emergency vehicles. The use of flashing lights or revolving lights is prohibited in any sign as constituting a hazard to traffic. Any sign which by glare or method of illumination constitutes a hazard to traffic is prohibited. Electronic/video screen signs shall not be permitted. Exterior neon lighting, illuminated banding or other types of lighting that creates a glow is prohibited unless it is approved by the Planning Commission as part of an overall theme for the development area.
 - c. Erect or alter any sign as defined in the Unified Development Ordinance, or make use of a living sign displaying a commercial message, without first obtaining a sign permit in accordance with the requirements of, and procedures set forth in, the Unified Development Ordinance.
 - d. Any sign or advertising structure with words, scenes or graphics which are obscene, indecent and prurient, within the meaning of K.S.A. 21-4301, as amended.
 - e. Any sign or advertising structure (other than those erected by a governmental agency or required to be erected by a governmental agency for a public purpose) erected, installed or placed on a public utility easement, the right-of-way of any street, road or public way, or signs overhanging or infringing upon the right-of-way of any street, road or public way, except as specifically permitted by these regulations.
 - f. Any sign or advertising structure erected on City of Edgerton property or other governmental property other than signs erected by said governmental entity for public purposes.
 - g. Any sign or advertising structure which is erected, installed or maintained that obstructs any fire escape, required exit, window or door opening intended as a means of ingress or egress.
 - h. "A" Frame Sign (except in the D (Downtown) District).
 - i. Attention-attracting devices.
 - j. Abandoned signs.
 - k. Off-site signs (except billboards or where specifically allowed by this Chapter).
 - l. Portable sign, excluding real estate signs.**
 - m. Roof signs.
 - n. Snipe signs, except warning signs posted by public utility companies.
 - o. Temporary signs, except as permitted by **subsection h.**
 - p. Vehicular signs, except that sign copy painted on a motor vehicle or semi-trailer normally in motion during use shall not be considered a vehicular sign when moved at least one (1) time during a seventy-two (72) hour period.
 - q. Yard signs, except as permitted temporary signs.
 - r. Directly illuminated signs.
 - s. Any sign not specifically, or by reasonable implication, permitted in this Section.
- 8. Noncommercial Messages.**
Any commercial sign permitted under this chapter is allowed to contain noncommercial speech in lieu of any commercial speech, subject to all applicable restrictions and performance standards.

Q. Diesel Emission Requirements The following diesel emission requirements shall apply to warehouse/distribution, manufacturing including heavy duty diesel trucking and courier services, warehousing and storage, and motor freight transportation terminals, truck stops, and maintenance facilities located within the L-P (Logistics Park Zoning) District:

1. Except for loading/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/unloading operations, idling shall be restricted to no more than 30 minutes in any 60 minute period. The following exceptions shall apply to this section:
 - a. Emergency vehicles performing their emergency duties;
 - b. Vehicles that must idle to operate auxiliary equipment to accomplish the intended use of the vehicles such as mixing, refrigerating, or operating a hydraulic lift. The exemption does not apply when the vehicle idling is solely for cabin comfort or to operate non-essential equipment such as air conditioning, heating, microwave ovens, or televisions except in the case of a safety or health emergency;
 - c. Vehicles in extreme hot or cold weather;
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. Where feasible, on-site services should 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. Where feasible, any motorized equipment used within the proposed development should utilize clean technology propulsion and/or alternative fuels such as electricity or propane.
9. Where feasible and, if fuel dispensing facilities are provided on-site, alternative clean fuels should be provided at these dispensing facilities. (Ord. 888, 2010)

5.3 I-G General Industrial District

- A. Purpose. This district is intended primarily for basic industry; warehousing, distributing, processing, and assembly of goods and products. The activities found in this district are typically conducted so that noise, odor, dust, and glare are confined within the district. The size and volume of the materials, finished products, and freight generated by the uses of this district are such that they can be located adjacent to non-industrial uses.
- B. Use Restrictions. In ~~District~~the I-G District, no building, structure, land or premises shall be used, and no building or structure shall be erected, constructed, reconstructed, moved, or altered, except for uses listed as permitted, conditional, or special.
- C. Permitted Uses. The following uses shall be permitted within I-G-General Industrial District.
 1. Automotive repair and service.
 2. Auction yards and auction houses.
 3. Bottling works; food and beverage packaging.
 4. Bus storage buildings or lots.
 5. Building construction trades.
 6. Fabrication and assembly, building materials.
 7. Distribution center; freight.
 8. Manufacturing, limited.
 9. Warehouse and processing, limited.
 10. Laundry, cleaning and dyeing works.
 11. Sign shops and service.
 12. Printing and publishing; paper products.
 13. Research facility.
 14. Any other industries or businesses that are in keeping with the intent of the district and are compatible with the permitted uses.
 15. Accessory Uses
- D. Uses Permitted by Condition (Conditional Uses). The following uses may be permitted with a conditional use permit obtained pursuant to the provisions of Article 7.
 1. Communication towers greater than 60 feet in height (exclusive of antenna).
 2. Transportation storage and trucking yards
 3. Recycling center
 4. Construction equipment storage

5. Chemical and allied products – manufacturing and storage
6. Solid waste transfer stations.
7. Mining or quarrying
8. Oil and gas extraction.
9. Salvage yards.

- E. **Property Development Regulations.** The following regulations shall apply to each site in the I-G, General industrial District.

Comment [KC66]: Match formatting with other districts

Table of Setbacks, Yards, and Area for I-G District					
Use	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Building Height	Minimum Open Space
Principal Buildings	30 feet.	No side yard shall be less than 10', except when adjacent to a residential district then 20' shall be required.	No rear yard shall be less than 15', except when adjacent to a residential district then 20' shall be required.	35 feet.	25%

Comment [KC65]: What about accessory structures

- F. **Appearance Codes.** All new industrial uses established after the effective date of this ordinance shall comply with the following requirements:

1. Scrap materials, non-operative motor vehicles or machinery, dis-assembled machinery, debris, solid waste containers, construction materials or equipment, and used machinery parts must be stored within a defined area behind a screening fence. At a minimum, the screen must be a solid six-foot wood or slat filled metal fence; the Zoning Administrator is authorized to substitute shrubbery, trees, or earth-berms, or a combination of these methods. The Board of Zoning Appeals is authorized to grant waivers when unusual conditions prevent storage and screening.
2. All parking, drives, and entrances shall be surfaced with asphalt, or concrete except that parking lots located in the rear yard of the principal building used exclusively for the storage of vehicles, or for remote, reserve parking may use recycled asphalt or gravel on compacted earth.
3. Reserved for future change.
4. All entrances to the public right-of-way shall maintain a clear vision triangle calculated 45° either direction measured twenty (20) feet from the point of intersection to the delineated stop line.
5. All outdoor lighting must be shielded and focused to direct light onto the premises and away from adjoining residential properties.
6. Multiple businesses in one structure are permitted provided that adequate parking and circulation are maintained.

Comment [KC67]: Verify how this is measured. Add a figure. Should this be a general requirement for all industrial or commercial uses and placed in Article 10.

- G. **Parking and Loading.**

1. Each establishment shall provide sufficient off-street parking spaces for all employees, customers, visitors, and others who may spend time at the establishment during working hours. Such parking spaces shall be at least nine (9) feet by twenty (20) feet.
2. Light manufacturing shall provide one parking stall per one hundred (100) sq. ft.; general manufacturing shall provide one parking stall per one hundred fifty (150) sq. ft.; and, heavy manufacturing shall provide one parking stall per 200 sq. ft.
4. Minimum parking standards may be adjusted to greater or lesser capacities to account for location, expected circulation flows, and conversion probabilities by the Planning Commission or Zoning Administrator. Each establishment shall provide adequate loading space within a building or in a side or rear yard, in such a way that all storage, standing and maneuvering of trucks shall be off the public right-of-way.
5. No portion of a parking or loading space, including maneuvering areas, except the necessary drives, shall be located closer than 30 feet from a public street right-of-way.
6. All parking shall be on a surface prepared from concrete or asphalt.
7. All commercial buildings shall provide a designated off-street space for the loading and unloading of goods and merchandise.
8. See Article 10 for additional parking requirements.

5.4 I-H Heavy Industry District.

- A. Purpose and Intent. This district is designed to accommodate heavy industrial uses not otherwise provided for in the I-G General Industrial district. The intensity of uses permitted in this district requires separation from residential and commercial uses.
- B. Uses Permitted. The following uses shall be permitted in the I-H, Heavy Industrial District:
 1. Agricultural storage and processing facilities, including elevators and dehydrators.
 2. Sale and bulk storage of agricultural fuels, feed, fertilizers, and pesticides.
 3. Asphalt, cement plants.
 4. Heavy construction trades.
 5. Manufacture and processing of chemicals.
 6. Pottery and porcelain products (bulk manufacturing).
 7. Public safety services.
 8. Public utilities or facilities.
 9. Scrap metal storage yard.
 10. Stone products.
 11. Transfer station, solid waste.
 12. Wire rope and cable.
 13. Any manufacture, processing, or fabrication activity that involves substantial heat, light, and glare from welding, pressing, stamping, food preparation, assembly lines, or excessive noise from moving, machinery, or assembly.
 14. Any other use similar in character to the above as approved by the Planning Commission.

Comment [KC68]: Manufacturing?

Comment [KC69]: Manufacturing?

Comment [KC70]: How does this occur. I have worked with other regulations that specify that the Planning Board and Governing body may approve other uses as Special or Conditional uses but have not seen this for permitted uses.

Comment [KC71]: Should Accessory Uses be included

C. Uses Permitted by Condition (Conditional Use). The following uses may be permitted with a conditional use permit obtained pursuant to the provisions of Article 7.

1. Acid manufacture or reclamation.
2. Pesticide or herbicide manufacture.
3. Explosives manufacture or storage.
4. Slaughtering, rendering, packing operations
5. Fertilizer manufacture.
6. Petroleum refinery.
7. Smelting of base metals.
8. Adhesive manufacture.
9. Incineration.
10. Stockyards.
11. Wholesale/storage (bulk) of gasoline and other petroleum products.

D. Setback, Yard and Area Regulations.

Comment [KC73]: Match formatting with other districts

Table of Setbacks, Yards, and Area for I-H District				
Use	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Building Height
Principal Buildings	35'	20 feet, except that a 40-foot setback shall be established on all parcels adjacent to a residential zone or use.	25-feet setback shall be established for structures with access or service from the rear. Within this setback an alley, service court or drive is allowed.	40'

Comment [KC72]: What about accessory structures

E. Special Regulations. The use of all property and buildings in the I-H district shall be conducted in a manner such that all operations, display or storage of material shall be screened by ornamental fences, walls and/or permanent tree plantings in accordance with Section 6-9.

Comment [KC74]: Appears to be incorrect reference

F. Parking and Loading.

1. Each establishment shall provide sufficient off-street parking spaces for all employees, customers, visitors, and others who may spend time at the establishment during working hours. Such parking spaces shall be at least nine (9) feet by twenty (20) feet.
2. Light manufacturing shall provide one parking stall per one hundred (100) sq. ft.; general manufacturing shall provide one parking stall per one hundred fifty (150) sq. ft.; and, heavy manufacturing shall provide one parking stall per 200 sq. ft.
3. Minimum parking standards may be adjusted to greater or lesser capacities to account for location, expected circulation flows, and conversion probabilities by the Planning Commission or Zoning Administrator. Each establishment shall provide adequate loading space within a building or in a side or rear yard, in such a way that all storage, standing and maneuvering of trucks shall be off the public right-of-way.

4. No portion of a parking or loading space, including maneuvering areas, except the necessary drives, shall be located closer than 30 feet from a public street right-of-way.
5. All parking shall be on a surface prepared from concrete or asphalt.
6. All commercial buildings shall provide a designated off-street space for the loading and unloading of goods and merchandise.
7. See Article 10 for additional parking requirements.

Comment [KC75]: Should a loading & unloading space be defined with a standard size?