

EDGERTON PLANNING COMMISSION AGENDA
SESSION
Edgerton City Hall
December 13, 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 Special Session Minutes of November 13, 2016
5. Guests Present
6. Communications from Staff
 - A. Status of J. B. Hunt facility
 - B. Planning Commissioner Training
7. New Business

**FINAL SITE PLAN – IP XIII (LOT 3, LOGISTICS PARK KANSAS CITY
SOUTHEAST, FOURTH PLAT) – FS2016-009**

- A. Consideration of Final Site Plan application, FS2016-009, requesting approval of a final site plan for Lot 3, Logistics Park Kansas City Southeast, Fourth Plat (Inland Port XIII) located east of Montrose, south of 191st Street, containing one (1) lot within northwest quarter of Section 2, Township 15 South, Range 22 and part of Lot 2, Logistics Park Kansas City – Southeast, First Plat, consisting of approximately 25.24 acres, more or less, was considered. Owner/Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

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

**PRELIMINARY PLAT, PP2015-02 (EDGERTON LOGISTICS PARK) – EXTENSION
REQUEST**

- B. Consideration of a request to extend Preliminary Plat, PP2015-02, 32180 W. 191st Street, consisting of one (1) lot containing 31.14 acres more or less located on a portion of land located in the Southwest Quarter of Section 34, Township 14 South, Range 22 East as said tract is show and described in the 1892 Re-Survey of said Section and Range (originally approved by Planning Commission on January 12,

2016), was considered. Applicant: Aaron Schlagel.

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

8. Old Business

PUBLIC HEARING –Cont’d - UNIFIED DEVELOPMENT CODE AMENDMENT

- A. Consideration of re-opening 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.

PUBLIC HEARING- Cont’d - UNIFIED DEVELOPMENT CODE AMENDMENT

- B. 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

- C. 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.

A scheduled public hearing for this meeting was to consider a rezoning request (ZA2016-03) in the northeast corner of 183rd and Waverly Road. Due to errors in publication, it is changed to January 10, 2017.

9. Future Meeting – January 10, 2017

10. Adjournment

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
Special Session
November 15, 2016
Minutes

Prior to the meeting, Erik Erazo and Joshua Lewis, were sworn in as Planning Commissioners.

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

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were: Commissioners Chuck Davis, Ron Conus, Maria O'Neill, Bob O'Neill, Juliann Hunter, Erik Erazo and Joshua Lewis. Absent were: Commissioners Leslie Hardin and Desiree' Goans. Also present were Community Development Director Kenneth Cook and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

MINUTES

Meeting Minutes of October 18, 2016 were considered.

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

GUESTS

Guests noted included John Thomas, North Point Development, and Mayor Donald Roberts.

COMMUNICATIONS

The Community Development Director informed the Commissioners of the two newest appointed Commissioners.

Both Mr. Erazo and Mr. Lewis introduced themselves and provided a brief background. They were welcomed to the Commission.

Kenneth Cook, Community Development Director, provided an update in regards to the 8th Street sidewalk project. He overviewed the easement acquisition and actions from Council.

Mr. Conus asked Mr. Cook if the compliance letters were sent to TSL and Arrowhead. Mr. Cook noted they had been and overviewed the last known status. He noted TSL is mostly complete. It was stated that Arrowhead has most of the landscaping complete with additional trees. He stated they are working on the last steps toward pavement, adding he back is not paved, but will have all the operations on a hard surface.

Mr. Davis inquired into the status of the J.B. Hunt building. Mr. Cook indicated he would need to check on the final documents for the issuance of the building permit; he noted the fire lane extension is still needed and that they are working with Rural Water 7.

FINAL SITE PLAN – FS2016-008

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, 32901 W 193rd) containing one (1) lot within the northeast quarter of Section 4, Township 15 South, Range 22 East, consisting of approximately 30.36 acres, more or less, was considered. Owner/Applicant: Edgerton Land Holding Company, LLC Engineer: Renaissance Infrastructure Consulting

The Community Development Director overviewed the existing tree lines, right-of-way, setback and screening.

John Thomas, Edgerton Land Holding Company, LLC, distributed pictures of views with existing trees. Mr. Thomas' discussion centered on screening, trees, and excess trailer parking stalls facing Homestead Lane and the limits of grading, adding there is a 50-foot buffer from back of the trailer stalls to tree-line. He noted there is a slight void in the tree line due to the creek, with a grade shift. He indicated additional evergreen trees can be planted. Staff noted an alternative landscape plan could be considered which will provide for a higher standard regarding adequate screening for both rights-of-way, with higher standard applied to additional landscaping along Homestead Lane.

Mr. Thomas addressed the regulations along Homestead and Waverly and talked about the tree staggering spread of 50 feet. He noted that dead trees are a concern and stated those would definitely be replaced if a gap occurs. Discussion regarding maintenance of right-of-way and replacement of dead/damaged trees ensued.

Staff addressed the traffic study for the 193rd and Homestead vicinity. He noted the traffic study to be submitted will include traffic patterns, turns, and access restrictions.

Mr. Thomas noted the traffic study will look at all properties within the area, and not just one piece, which all will have impacts to 193rd and Homestead.

Mr. Cook stated that staff's recommendation is to allow staff to work with the City Engineer and applicant to go forward with the project to obtain a preferred option.

Mr. Cook also noted the current plan shows the one street on the plan as "Peppertree Lane." He informed the Commissioners that Johnson County Emergency Management requests the name be changed to Essex Street to avoid confusion.

Mr. Cook also spoke about sidewalks within the area and the bridge on Homestead Lane with a 12-foot pedestrian passageway. He stated staff recommends an on-going

discussion of trail designs within the area with this as a standard, or should it remain with minimum five-foot wide sidewalks.

Mr. Thomas stated his company is willing to build the five-foot sidewalk which is shown on the master plan, adding this is the preferred method. He questioned an obligation to build a different type of conveyance for an unknown future park trail.

Discussion between Commissioners did not support requiring the construction of a park trail until more information or a plan is known.

Motion by B. O'Neill, seconded by M. O'Neill, to approve final site plan, FS2016-008, with the following stipulations: 1.) All Site Plan requirements of the City shall be met as noted, particularly including: a.) Submittal of a photometric lighting plan for Inland Port XXII 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; 5.) Landscaping shall be maintained and existing treeline along Homestead right-of-way will be replaced when needed with additional plant material placed on the applicant property; 6.) Staff will continue to work with traffic engineer to determine the preferred option for the traffic plan; 7.) Developer to provide a five-foot (5') wide sidewalk along Homestead; and 8.) Change name of Peppertree Lane to Essex. Motion was approved, 7-0.

John Thomas distributed updated Logistics Park depictions and briefly overviewed the park.

Mr. Conus left the meeting at 8:40 p.m.

Mr. Conus returned to the meeting at 8:41 p.m.

Mr. Thomas told the Commissioners he still desires to provide a tour within various facilities within the Park.

PUBLIC HEARING UNIFIED DEVELOPMENT CODE AMENDMENT UDCA2016-02

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 was considered. Applicant: City of Edgerton.

Mr. Davis opened the hearing.

Mr. Cook stated he would not cover the L-P district in order, but would focus on the sign regulations. He informed the Commissioners that most of the draft language was taken from the City of Olathe, which reflects more of the current rulings from recent court cases. He noted several sections are recommended for deletion, which eventually should be re-incorporated into the full sign code under the Uniform Development Code, not specifically within the L-P District.

Ms. Hunter left at the meeting at 8:58 p.m.

Ms. Hunter returned to the meeting at 9:00 p.m.

Discussion of signage within the L-P District, included illumination methods, scale, ratio, materials, quality of brick/stone bases or material complimentary to the building materials, natural landscaping with signage, consistency/uniformity, number of signs allowed, size of signage – calculated at ratio of building size (if on the side of the building, monument signage along frontage, but with minimum/maximum.) They talked about allowances of content on the signage – but it was noted, under the First Amendment, the content cannot be regulated. It was indicated exemptions can allow items within certain size parameters, limited to number or spacing allowed.

Mayor Roberts stated he sees the need to decide on height, width, materials, and ratio of text for each building.

The discussion between members focused on consistency of monument signs per building; such as one wall sign per tenant or monument per entrance. Also noted was the preference for a 24" base, with the sign face at a percentage reflecting the design of the building on the top or side. It was suggested looking at the regulations at Liberty, Missouri, noting there are some nice monument signs in front of buildings. Staff will research and present examples/options at upcoming meeting.

Pictures of trash/compactor screening were displayed and reviewed. It was questioned if this should be required with walls or screening, either permanent or movable. Discussion also centered on whether or not compactors should be exempted. The consensus was that screening is acceptable with higher quality materials, but does not need to be permanent. They also agreed that a percentage of opaqueness is acceptable provided items behind the screen are not visible from the public right-of-way. Recycling/pallots/equipment were briefly discussed.

Motion by M. O'Neill, seconded by Conus, to table the hearing until December 13, 2016 at Edgerton City Hall at 7:00 p.m. Motion was approved, 7-0.

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

Re-opening of the 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.

Chair Davis opened the hearing.

Motion by Hunter, seconded by Erazo, to table the public hearing until December 13, 2016 at 7:00 p.m. at City Hall. Motion was approved, 7-0.

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

Re-opening of the 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.

Chair Davis opened the hearing.

Motion by Hunter, seconded by Erazo, to table the public hearing until December 13, 2016 at 7:00 p.m. at City Hall. Motion was approved, 7-0.

FUTURE MEETING

The next meeting scheduled is December 13, 2016.

COMMISSIONERS COMMENTS

Mr. Conus asked if the new house being built includes a safe room. Mr. Cook indicated yes, but added it is not FEMA compliant.

Mr. Conus asked if the KPERS retirement is defined benefit or defined contribution.

Mr. Conus also asked about training for the Commissioners.

ADJOURNMENT

Motion by Erazo, seconded by B. O'Neill, to adjourn. The motion was approved, 7-0.

The meeting adjourned at 10:35 p.m.

Edgerton Planning Commission

November 15, 2016

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Submitted by:

Debra S. Gragg
Recording Officer

STAFF REPORT

December 9, 2016

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: Application FS2016-09 for Final Site Plan for Inland Port XIII, located south of 191st Street one-quarter mile east of Waverly Road.

APPLICATION INFORMATION

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

Requested Action: Final Site Plan – Inland Port III, Logistics Park Kansas City - Southeast, Fourth Plat, Lot 3.

Legal Description: NW ¼ of Section 2, Township 15, Range 22.

Site Address/Location: 30700 West 193rd Street.

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

Existing Improvements: None

Site Size: Approximately 25 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 II. The Preliminary Site Plan was approved August 12, 2014 and originally showed three warehouses being proposed as part of this phase. As this property has been developed, the size and number of proposed warehouses has changed. On April 14, 2015 the Planning Commission approved an amended Preliminary Plat, which expanded the size of the development and provided for four properties located in a slightly modified orientation from the original Preliminary Plat and Preliminary Site Plan. The applicant also provided an updated map that provides a better representation of how this area is being developed. The Planning Commission also considered and approved an Alternative Landscaped Plan (ALP) for this phase on May 12, 2015. This ALP allows for the landscaping for the entire phase to be considered together rather than requiring the Planning Commission to consider each property individually.

The Final Site Plan for this request shows one (1) warehouse building on a 25.24 acre lot, with the building containing 543,309 square feet with associated parking, stormwater detention facilities, and landscaping. The building is being developed with two different sections. The South 391,451 square feet are being proposed for a build-to-suit for a

manufacturing/processing facility. The North 151,858 square feet is being developed as speculative space. The landscaping plan for the subject property is the ALP that the Planning Commission approved at the May 12, 2015 meeting. A copy of this plan is being attached for reference. A more detailed landscape plan has also been submitted as part of this request in order to deal with minor changes proposed as part of this request.

STAFF ANALYSIS

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

Section 10.1 of Article 10 for Site Plan requirements

1. Front or cover sheet.
 - a) A scale vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features. *The location map should be update as the lines shown do not match existing lot lines of the adjacent properties and should also show Montrose Street* **Update Final Site Plan.**
 - b) A project title, zoning designation and project sponsor. A street, lot or tract address of the project. **Final Site Plan Complies.**
 - c) An index to contents, and a data table which, at a minimum, includes: Acreage of the site and number of units per acre (if applicable); gross square feet of the building(s) area; the proposed use of each building; number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load and, the total number of parking places. **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. **Final Site Plan Complies.**
 - *Two landscape plans have been submitted, second sheet is labeled a L02.*
 - *The proposed building orientation places dock doors facing west toward another building and east toward undeveloped ground. There is no proposed trailer storage areas in the parking lots. Therefore no additional landscaping and screening will need to be provided as design guidelines contained in 5.2 L-P Logistics Park District of Article 5 of the Unified Development Ordinances are not applicable.*
 - *Please indicate right-of-way for 193rd Street 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.*
 - 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.*
- *Please verify quantities on both landscaping plans as the quantities listed do 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 notes ½ bars are to be set. Final Site Plan Complies.***
 - 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 and Sheet C-03 Site Dimension Plan. The extension of the sidewalk at the Northwest corner of the site needs to include the construction of a ramp on the East and West sides of the drive located on Lot 2. Comments that were included on the Staff Report of IP XV included the need for a sidewalk to be developed along the private drive. This sidewalk should be developed at this time in order to provide a pedestrian connection to the office use proposed at the Southwest portion of this site. Concrete driveway aprons are required and need to be called out. Please revise. **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 provided by 193rd Street and a cross access easement, both are depicted on a final plat for the lots currently under review. Please identify the cross access easement and add a note to the Sheet 03 Site Dimension Plan. **Update Final Site Plan.***
 - vii) The location of easements. *Please label the 15" drainage easement shown on Sheet C-03 Site Dimension Plan to correspond with the submitted final plat. **Update Final Site Plan.***
 - viii) Connection point for utilities. *All required/needed utilities are depicted as being extended from 191st Street. The city is currently working with Northpoint on the approval of a master sewer plan and that will ultimately serve this lot and building. **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). ***Final Site Plan Complies.***

4. Sheet #4

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

Section 5.2 Logistics Park (L-P) District regulations

SETBACK, YARD, AND AREA REGULATIONS:

1. Building Coverage: The maximum building coverage in the L-P District is 50%. With a current lot size being shown of 25.24 acres or 1,099,571 square feet and a building foot print of 543,309 square feet, building coverage is calculated as 49.41%. *Final Site Plan Complies.*
2. Setbacks from the street right-of-way or property line: Please use same line type when labeling property line. 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 northern property line is difficult to discern.*
 - b. Side (Typical). A minimum 25 feet is required from side property lines. *Add appropriate line to depict eastern property line and revise leaders and text.*
 - c. Side at Street (Typical). A 50-foot minimum setback is required with an allowable reduction to 25-feet when adjacent to two-lane collectors.
 - d. Rear. A 25 foot minimum setback is required. *Add appropriate line to depict southern property line and revise leaders and text.*
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 lot 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 depicts 14 stainless steel outdoor storage tanks located along the southern wall adjacent to the building. Initially, 6 of the tanks are to be constructed with the remaining 8 to follow at a later date. The 6 tanks are approximately 50' tall and would be partially screened by the enclosed tank filling building that has 33' walls. The 6 tanks would extend approximately 7' above the walls of the principle structure. The 8 tanks that would be constructed at a later date would have no screening. While all of the stainless steel tanks are not located with a fully enclosed structure, they do receive some screening due to their location next to the buildings south wall. Six of the tanks are screened on their south side by the filling building. While 8 of the tanks would have no screening, they are constructed out of food grade stainless steel, a material that could be seen as meeting architectural guidelines for the zoning district. The tanks will also not be visible from 191st Street as they are located at the rear of the building. Additional tanks may be visible from 193rd Street, but this is a private drive and not a public street. **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 proposed storage tanks consist of an area that is approximately 4,200 square feet. This constitutes approximately .8% of the total building area (544,876 square feet), and approximately 1.1% of the applicant's portion of building area of 391,451 square feet. While the storage tanks are not within an enclosed structure they are screened by the building, and would be afforded significant screening by the surrounding buildings and trees located near the site. **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 lot and "front" of the building are orientated toward 193rd Street. The orientation of the speculative space located in the Northern portion of the building will be towards 191st Street. Loading docks, parking spaces and tank area are not directly adjacent to a public street/ROW or they are orientated toward the rear of the property. The topography of this lot does not appear to be a factor dictating building orientation. **Final Site Plan Complies.***
3. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. *The location and orientation of the tank area was done to minimize their exposure in an effort to meet the intent of city regulations. They will not be visible from public road right-of-ways (191st Street and*

*Interstate 35). The Planning Commission has authority to allow the placement of these items properly screened. Staff recommends, if the Planning Commission desires, the applicant work with staff to develop an acceptable solution whether thorough additional screening walls, building expansion, Alternative Landscape Plan or a combination of these items to address the screening issues. **The Planning Commission previously approved an Alternative Landscape Plan for this phase of the development and the submitted Landscape Plan complies with the Alternative Landscape Plan and also proposes additional landscaping to deal with some of the unique conditions of the proposed development.***

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 elevation of the building faces 191st Street, (public road right-of-way). 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. Façade Guidelines

- a. Horizontal Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a minimum of twenty percent (20%) of the maximum length of the first plane. The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. Walls not facing a public right-of-way or a residentially zoned property and walls with loading dock doors are exempt from the horizontal articulation requirement.

The middle of the North elevation (wall) measures 155 feet. With the height of the wall ranging between 42'-6" and 47'-0" the maximum length of this wall without additional horizontal articulation should be 188 feet. The required horizontal offset along this wall is 4.25 and 4.7 feet respectively. The off-sets that are provided are 7 and 10 feet respectively. The proposed building does meet the horizontal articulation requirement for this wall.

*The East, West and South elevations (walls) do not face public rights-of-way nor does city regulations require horizontal articulation for elevations (walls) that with loading docks. **Building Elevations for Final Site Plan Comply.***

- b. Vertical Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. *Like the horizontal articulation requirement, walls not facing a public right-of-way or a residentially zoned property are exempt from this requirement. However, walls with loading dock doors are still required to meet this standard. Full dimensions have only been provided for the North and South elevations. Officially, the East, West and South elevations do not face public ROW or residential property and are not required to comply with this standard. The minimum height change required is between 4.25 & 4.7 feet. The maximum change in height shown on the south elevation (across the entire length of the building) is 4.5 feet (42'-6" to 47'-0"). The articulation between the top of the lowest and tallest walls just barely miss the full 4.7 foot articulation that is required. While the overall articulation does not comply as the 10% change in height is required to occur within each 188 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 149 regular car parking spaces of which 6 are ADA compliant.*
 - 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. *74 truck/dock spaces with associated docks are shown. The plan also*
 - 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 543,309 square feet which would calculate to a minimum of 271.65 (272) spaces. The Final Site Plan shows 149 regular car parking spaces of which 6 are ADA compliant. The site is short by 123 parking spaces. 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. *The parking stalls appear to measure appropriately. Please dimension one stall in each parking lot and label typical.* ***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 and public sidewalks.*
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. *It appears to scale 24 feet, but please dimension the northern parking lot drive isle.* ***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 space shown on the site plan are dimensioned as 12 feet wide by 60 feet long. These spaces all front onto a 67 foot wide driveway area. Staff understands that the normal minimum design turning radius for semi-trucks is 45 feet. Please dimension one space and label typical.* ***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 6 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 does not depict or identify any areas for the outdoor storage of cargo containers, trailers or tractors.* ***Final Site Plan Complies.***

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 – Sheets L-01 and L-02.

1. Definitions. *The northern property line for the site abuts the right-of-way for 191st Street which is identified as a 4 lane undivided roadway.*
2. Maintenance. *The applicant/property owner will be responsible for perpetual maintenance of all landscaping.*
3. Parkway Buffer Requirements. *Identify the right-of-way for 191st Street on the landscape plans.*
4. Right-of-Way Buffer Width Requirements. *The buffer requirement is 10 feet. Identify the right-of-way for 191st Street on the landscape plans so the buffer width can be calculated.*
5. Perimeter Landscape Buffer Requirements. *Not applicable.*
6. Buffer Composition Requirements. *The landscaping plans meet the requirements.*
7. Screening from Residential Uses. *There are no residential uses abutting the site.*
8. Dumpster and Compactor Screening. *Trash enclosures or screening for them is not shown.*
9. Fencing. *No fencing is shown.*
10. Alternative Landscape Plan. *Not applicable.*
11. Xeriscaping Credit. *Not applicable*

*In general, the applicant has prepared a landscape plan that meets city regulations and similar to the landscaping that has been provided in other projects. The Plan also complies with the previously approved Alternative Landscape Plan and provides some additional landscaping to deal with some of the unique issues of the specific use building proposed. **Landscaping Sheets and Final Site Plan Complies.***

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. Application for final platting of the property is currently under review.
2. A portion of the building is speculative. The north end, or approximately 151,858 square feet of the building will be divided off and offered to the real estate market. The remaining 391,451 square feet will be utilized by a food processing facility.
3. Sheets C-02 General Layout and C-04 Site Dimension Plan depict offices proposed by the food processing company. The architect has not yet submitted the required floor plans depicting this information.

RECOMMENDATION

City staff recommends **approval** of FS2016-09 for the Final Site Plan Logistics Park Kansas City – Southeast Fourth Plat, Lot 3 (Inland Port XIII) 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 XIII in conformance with UDC especially with regard to maximum foot-candles at property line.
 - b. Submittal of architectural plans depicting the proposed office spaces.
 - 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.
 - e. The construction of a sidewalk along 193rd Street that will provide pedestrian access to this site from Montrose Street.
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.

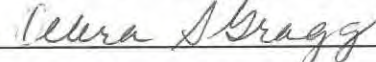
ATTACHMENT

Final Site Plan Application No. FS2016-09

Final Site Plans Logistics Park Kansas City, Southeast, Fourth plat, Lot 3. Inland Port XIII

☐ PRELIMINARY SITE PLAN ☒ FINAL SITE PLANNAME OF PROPOSED SUBDIVISION: Lot 3, Logistics Park Kansas City Southeast, Fourth Plat / Inland Port XIIILOCATION OR ADDRESS OF SUBJECT PROPERTY: One Lot Adjacent East of 30801 W 191st StLEGAL DESCRIPTION: See attached for legal descriptionCURRENT ZONING ON SUBJECT PROPERTY: LP CURRENT LAND USE: Vacant, Previously Mass GradedTOTAL AREA: 25.24 Acres NUMBER OF LOTS: One AVG. LOT SIZE: 1099454.4 Sq. Ft.DEVELOPER'S NAME(S): Aaron Burks PHONE: 816-888-7380COMPANY: ELHC, LLC FAX: _____MAILING ADDRESS: 4825 NW 41st Street, Suite 500 Riverside Mo 64150
Street City State ZipPROPERTY OWNER'S NAME(S): ELHC, LLC PHONE: _____

COMPANY: _____ FAX: _____

MAILING ADDRESS: _____
Street City State ZipENGINEER'S NAME(S): Patrick Cassity PHONE: 816-800-0950COMPANY: Renaissance Infrastructure Consulting FAX: _____MAILING ADDRESS: 5015 NW Canal St., Suite 100 Riverside Mo 64150
Street City State ZipSIGNATURE OF OWNER OR AGENT: 
If not signed by owner, authorization of agent must accompany this application.**NOTE:** Ten (10) copies of the proposed preliminary plat must accompany this application for staff review. One (1) reduced copy (8 1/2 x 11) must also be submitted with the application.**FOR OFFICE USE ONLY**Case No.: FS-2016-009 Amount of Fee Paid: \$ 452.40 Date Fee Paid: 11-29-16Received By:  Date of Hearing: _____**SITE PLAN INSTRUCTIONS****SUBMITTAL DEADLINE:** The applicant shall submit an application at least thirty (30) working days prior to a scheduled meeting.**NOTICE REQUIREMENTS:** The City shall publish notice of the public hearing at least twenty (20) days prior to the hearing in the Official City newspaper. The City shall make one copy available for public inspection at least fourteen (14) days in advance of the Public hearing.

vs. 9-9-11

LEGAL DESCRIPTION:

A tract of land over the East One-Half of the Northwest Quarter of Section 2, Township 15 South, Range 22 East and a part of Lot 2, LOGISTICS PARK KANSAS CITY – SOUTHEAST, FIRST PLAT, a subdivision now in the City of Edgerton, Johnson County, Kansas being more particularly described as follows:

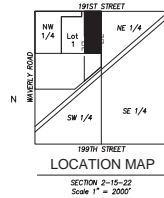
Commencing at the Northeast corner of said Northwest Quarter of Section 2; thence South 02°16'24" East, along the East line of said Northwest Quarter, a distance of 60.01 feet to the Point of Beginning; thence continuing South 02°16'24" East, along said East line, a distance of 1609.48 feet; thence departing said East line, South 88°38'48" West, along the South line and its Easterly extension of said Lot 2, LOGISTICS PARK KANSAS CITY – SOUTHEAST, FIRST PLAT, a distance of 725.95 feet; thence departing said South line, North 01°21'12" West, a distance of 482.49 feet to a point of curvature; thence Northerly, along a curve to the right, having a radius of 245.00 feet and a central angle of 25°12'15", an arc distance of 107.77 feet to a point of tangency; thence North 23°51'03" East, a distance of 12.55 feet to a point of curvature; thence Northerly, along a curve to the left, having a radius of 190.00 feet and a central angle of 25°12'15", an arc distance of 83.58 feet to the East line of Lot 2, said LOGISTICS PARK KANSAS CITY – SOUTHEAST, FIRST PLAT; thence North 01°21'12" West, along said East line, a distance of 930.18 feet to the Northeast corner of said Lot 2; thence North 88°38'48" East, along a line 60 feet South of and parallel with the North line of the Northwest Quarter of said Section 2, a distance of 653.35 feet to the Point of Beginning. Containing 1,099,571 square feet or 25.24 acres, more or less.

Inland Port XIII Final Development Plan Logistics Park Kansas City - Southeast, Fourth Plat, Lot 3

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

Legal

All of Lot 3, Logistics Park Kansas City - Southeast, Fourth Plat, City of Edgerton, Johnson County, Kansas.



LOCATION MAP

SECTION 2-15-22
Scale 1" = 200'

PROJECT BENCHMARKS

JVCN BMT181
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

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."

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 Plan
C06	Storm Drainage Calculations
C07	Storm Line D Plan and Profile (1)
C08	Storm Line D Plan and Profile (2)
C09	Storm Line E Plan and Profile (1)
C10	Storm Line E Plan and Profile (2)
C11	Utility Plan
L01	Landscaping Plan

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 69th Street	
Overland Park, Kansas	TELEPHONE
Phone: 913.599.8981	Century Link
	Phone: 800.788.3500
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	

CERTIFICATE:

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

_____, (Zoning Administrator).

Kenneth Cook

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

_____, (Chair of Planning Commission).

Chuck Davis

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 _____

Aaron Burks, Project Manager
NorthPoint Development

DEVELOPER/APPLICANT:

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

SITE DATA TABLE

Site Acreage:	25.24 Acres
Building Area:	543,309 SF
Proposed Building Use:	Industrial
Total Number of Stalls:	223 Stalls
Truck Parking:	74 Stalls
Employee:	143 Stalls
Total Number ADA Stalls:	6 Stalls
Number of Employees:	150
BOCA Building Code:	7.24



800-ONE CALL
1-800-DIG-SAFE
(1-800-343-7233)

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

First, call where the underground utility may be buried before you dig. Anyone digging in Kansas must call before digging. The person who is doing the work is responsible for calling KOC. If the owner contracts with a professional excavator to do the excavation then the professional excavator is responsible for calling KOC.

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

CALL BEFORE YOU DIG
IT'S THE LAW.

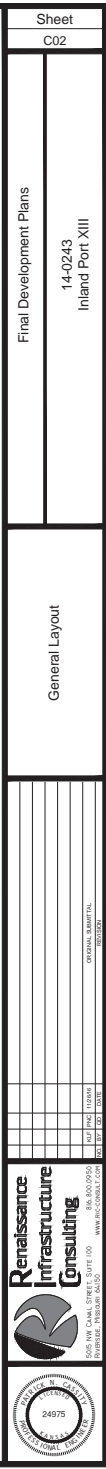
Sheet
C01

Final Development Plans
14-0243
Inland Port XIII

Title Sheet

Renaissance Infrastructure Consulting
500 NW Canal Street, Suite 500
Riverside, MO 64150
816.800.9952
www.rii-consulting.com

AARON BURKS
No. 24975
STATE OF MISSOURI
MECHANICAL ENGINEERING



1	All construction shall conform to the City of Edmonton's minimum design standards.
2	Contractor shall keep a full set of KCP-AKPA Standard Details onsite at all times.
3	The contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.
4	The contractor shall verify the exact location of all existing utilities, take care to protect utilities that are to remain, and repair contractor damaged damage according to current local standards and at the contractor's expense.
5	The contractor shall comply with all local codes, obtain all permits, and pay all fees prior to beginning work.
6	Prior to installing, constructing, or performing any work in the public right of way or on the public storm sewer or on any concrete pavement, the contractor shall obtain drainage systems to the storm sewer, the contact City of Edmonton Public Works at 913.93.6901 for inspection of the work. Contact must be made at least 24 hours prior to start of work.
7	Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Adjust all utilities prior to installation of pavement.
8	The contractor shall protect all trees to remain, in accordance with the specifications. Do not operate or store heavy equipment, nor handle, nor store materials within the driplines of trees or outside the limit of grade.
9	Concrete curbs 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 codes. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete.
10	All damage to existing asphalt pavement to remain which results from new construction shall be replaced with the materials at contractor's expense.
11	Dimensions are to the back of curb and sidewalk unless otherwise noted.
12	Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
13	Parking stripes shall be 4-inch wide pavement paint.
14	Remove and replace any existing concrete that has more than 30% recycled material in the base course and no recycled material in the surface course.

1. Parking stall marking stripes shall be four inch (4") wide white stripes. Handicap stall marking shall be furnished at locations shown on plans.
2. Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices."
3. Traffic control and pavement markings shall be painted with a white Sherwin Williams S-W traffic marking Series B-292d 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.

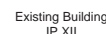
8" Portland Concrete Pavement

7" Asphaltic Concrete Pavement

5" Asphaltic Concrete Pavement

▲ ½"x24" Iron Bar To Be Set



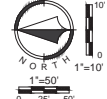
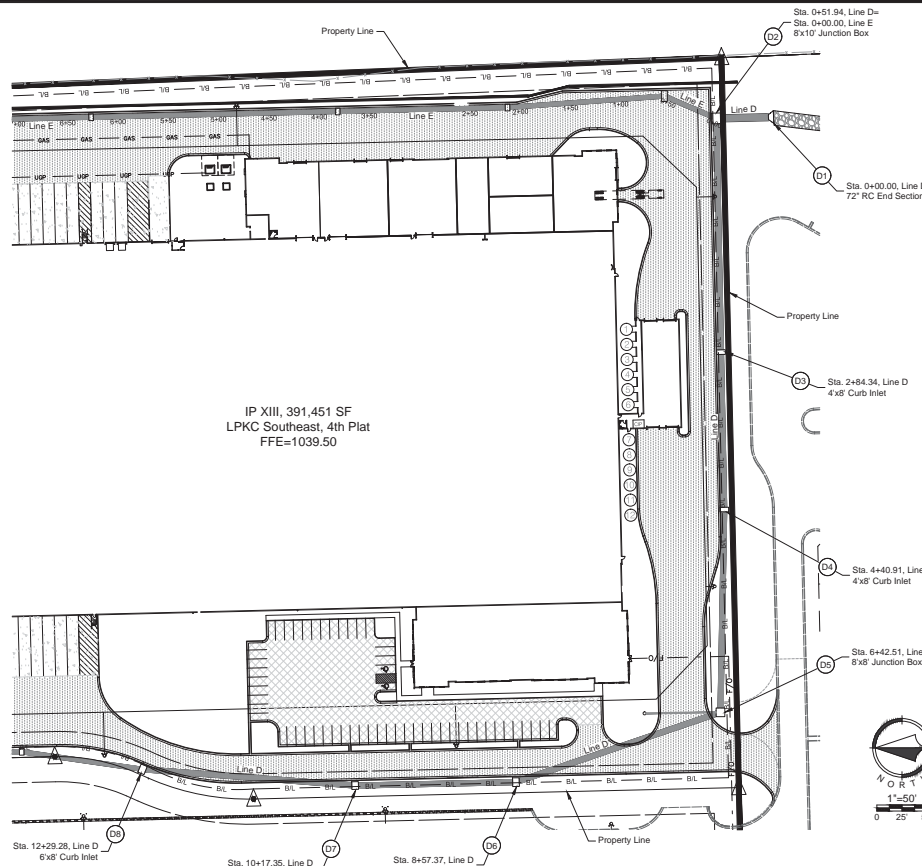
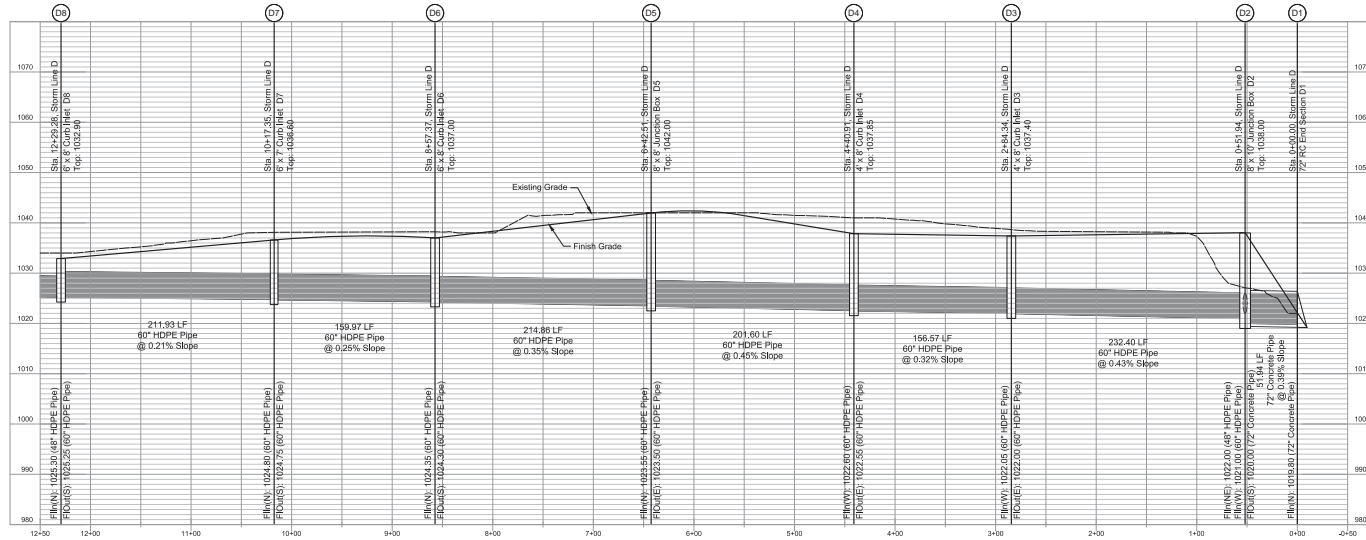


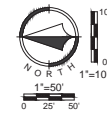
1. All construction shall conform to the City of Everett's minimum design standards.
2. Spot Grades shown herein shall govern over finished grades.
3. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
4. The contractor is responsible for obtaining all necessary permits, easements and section corners. All property corners and/or section corners disturbed or damaged by construction activities shall be replaced 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, sidewalks, street lighting, traffic signals, traffic signs, traffic signal poles, traffic signal pole 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 the installation of drainage 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 also be responsible for the installation of traffic right-of-way underline otherwise noted on the plans or if specifically 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 City of Everett Department of Public Works.
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 operations, and on the inside side of curb and gutter.
11. All National Pollution Discharge Elimination Statement (NPDES) standards shall be met.
12. Public and Private utility facilities shall be moved or adjusted as necessary by the owners to the new construction unless otherwise noted on the plans. The Contractor is responsible for the cost of utility relocation otherwise noted on the plans.

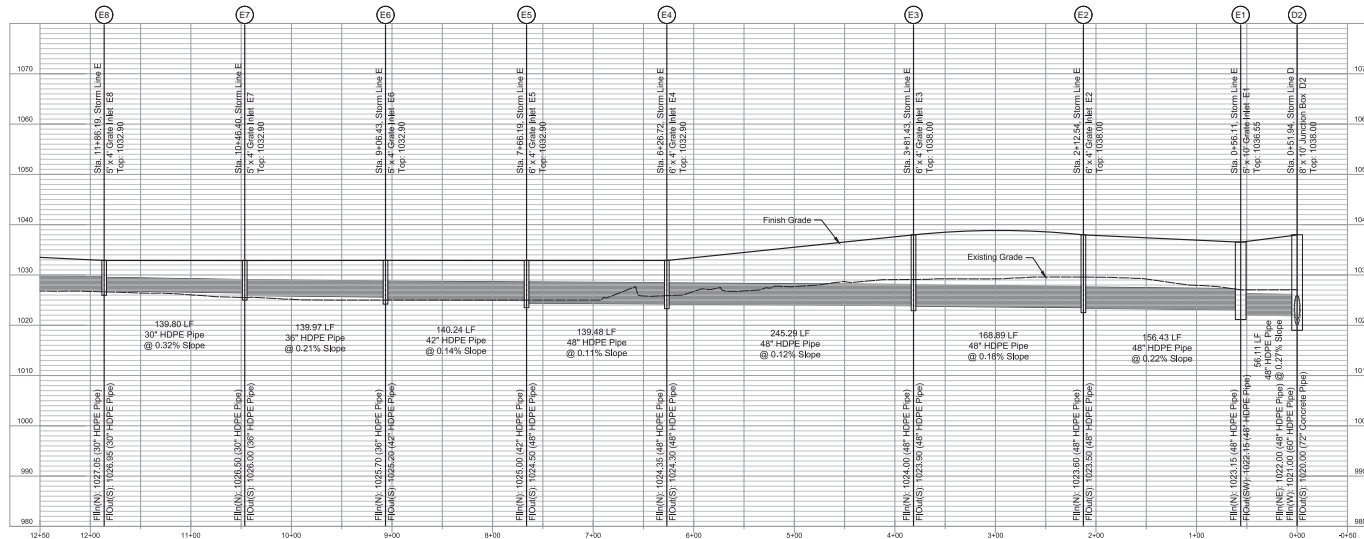
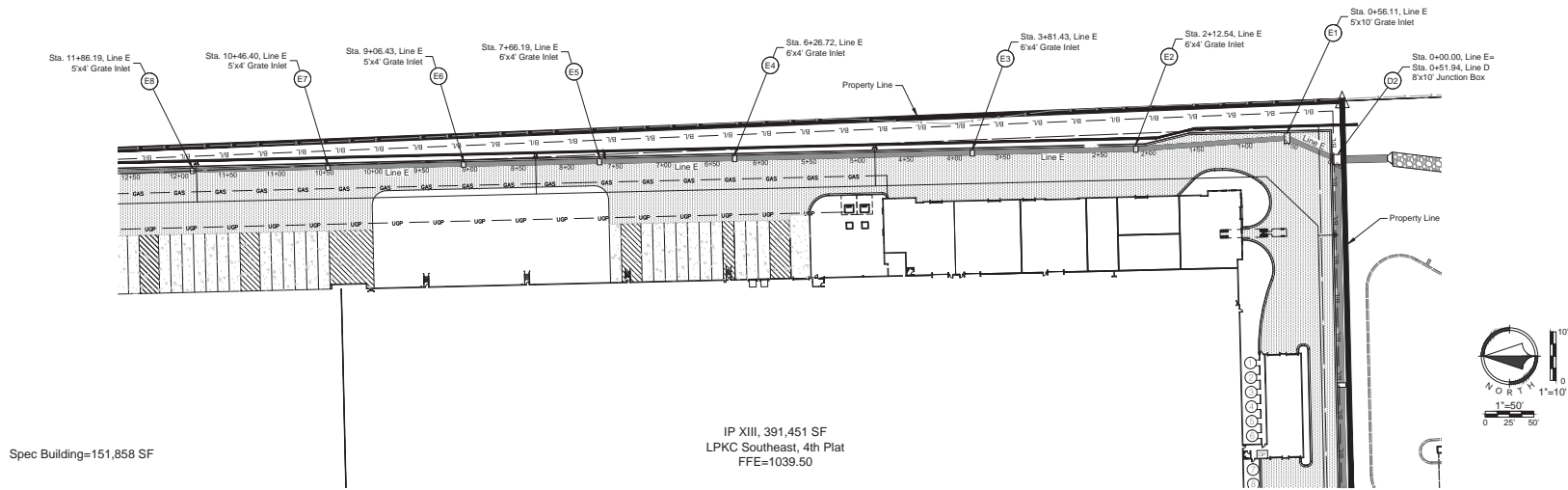


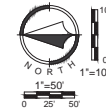
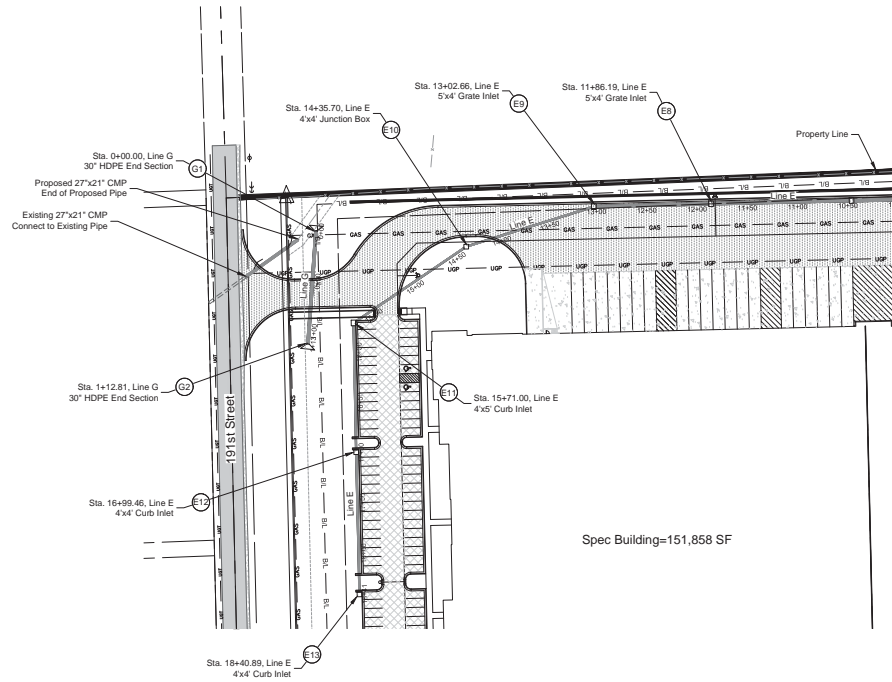
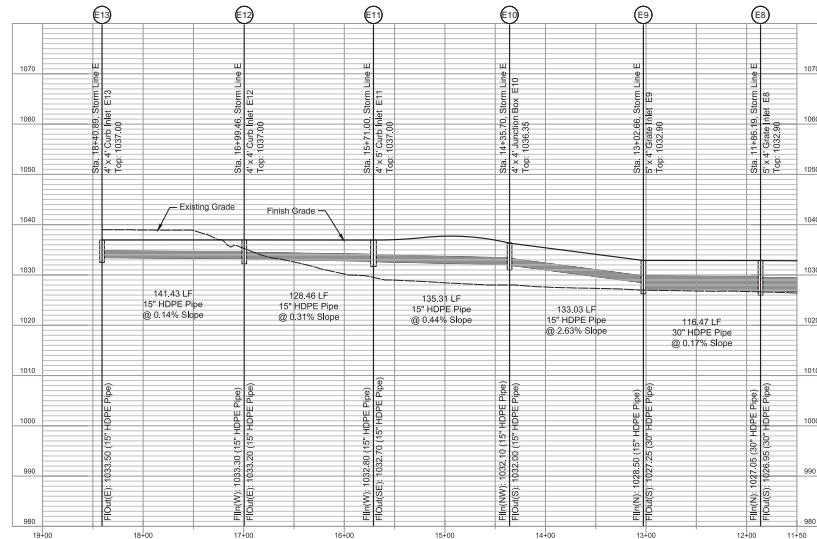
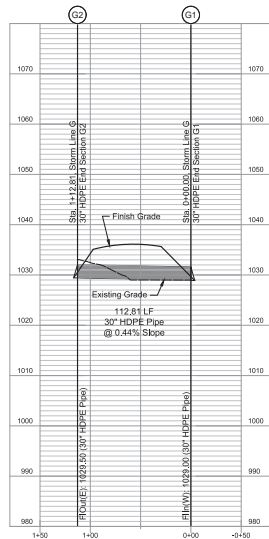


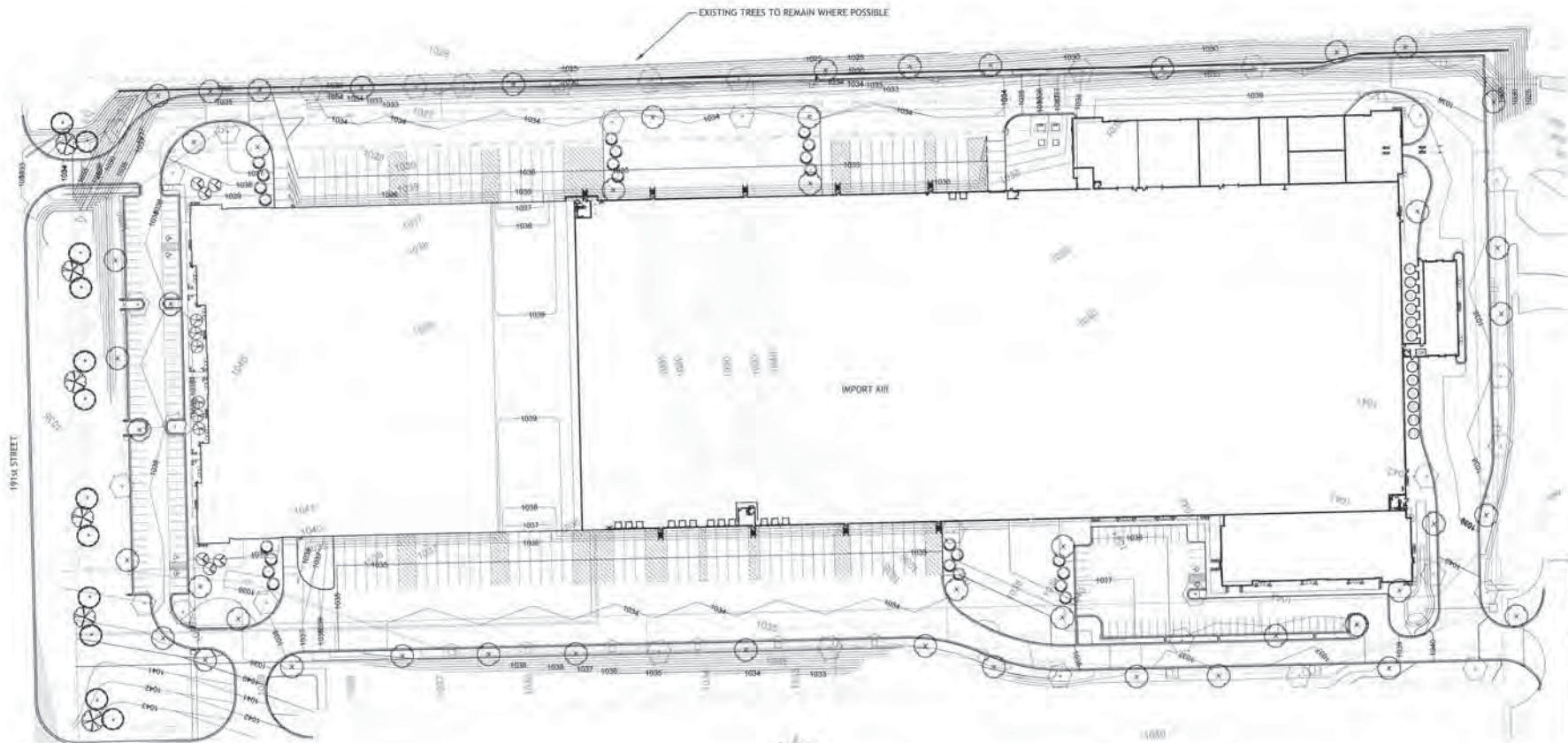
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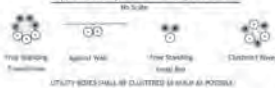


Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	36	Autumn Blaze Maple	Acer freemanii	2.5" cal	BB	As Shown
	49	Celebration Maple	Acer x freemanii Celebration	2.5" cal	BB	As Shown
	12	Callery Pear "Blooming"	Pyrus calleryana "Chanticleer"	2.5" cal	BB	As Shown
	6	Red Sunset Maple	Acer freemanii	2.5" cal	BB	As Shown
	12	Regal Prince Columnar English Oak	Quercus x warei "Long"	1.5" cal	BB	As Shown
	6	Prairiefire Crabapple	Malus Sp. "Prairiefire"	1.5" cal	BB	As Shown
	24	Keteleeri Juniper	Juniperus chinensis "Keteleeri"	6' hgt	Cont.	3'o.c.

Shrub List Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	52	Dwarf Winged Euonymus	Euonymus Alatus Compactus	24"	Cont.	4'o.c.
	57	Seagreen Juniper	Juniperus Chinensis "Seagreen"	24"	Cont.	4'o.c.
	49	Morning Light Maiden Grass	Miscanthus Sinensis "Morning Light"	3 gal.	Cont.	4'o.c.

Typical Utility Box Screening Details



Tree Planting Detail
No Scale



Shrub Bed & Parking Setback Detail
No Scale

LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

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

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

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

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

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

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurserymen, 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.

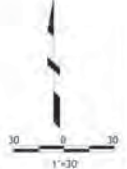
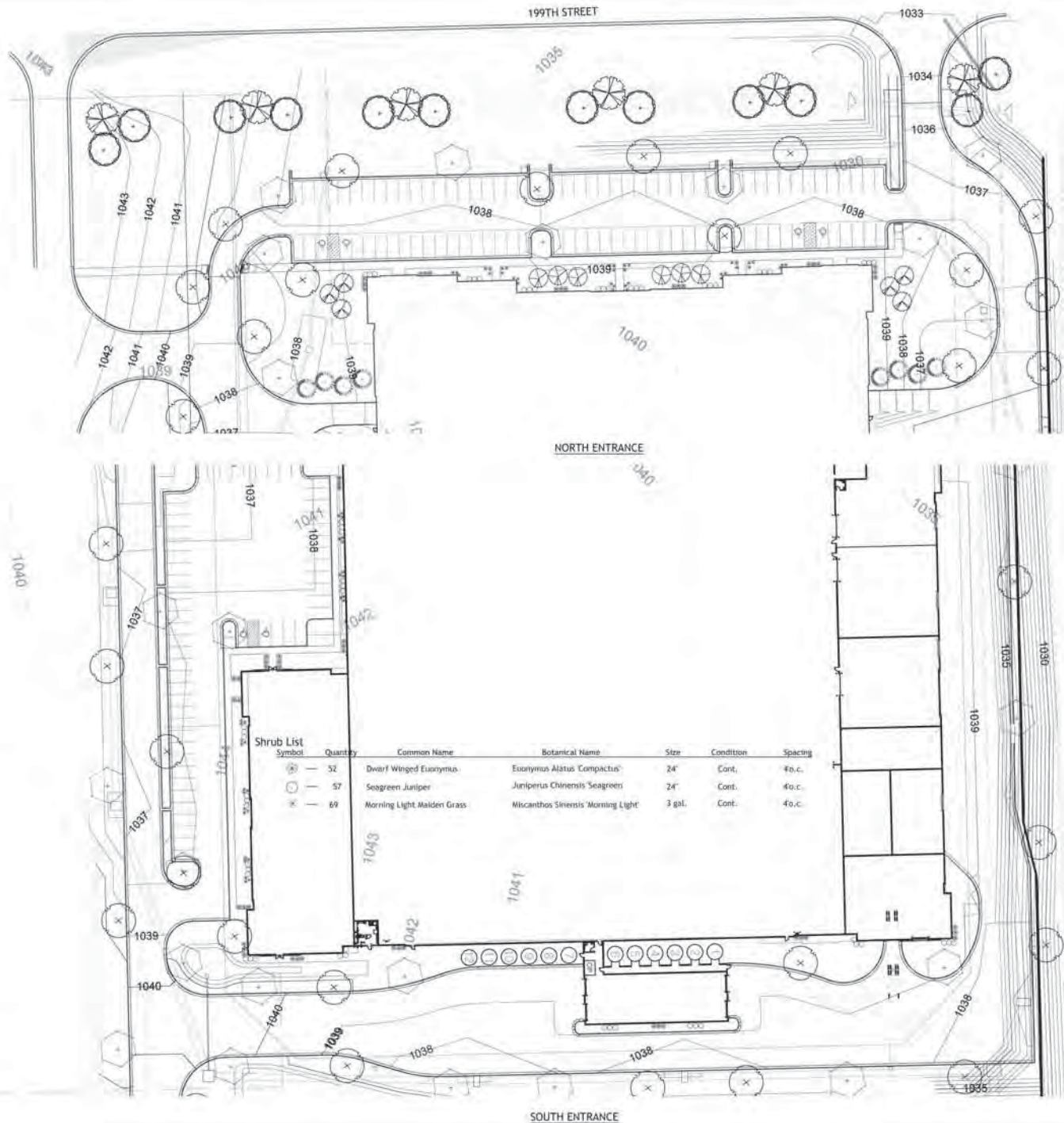
All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

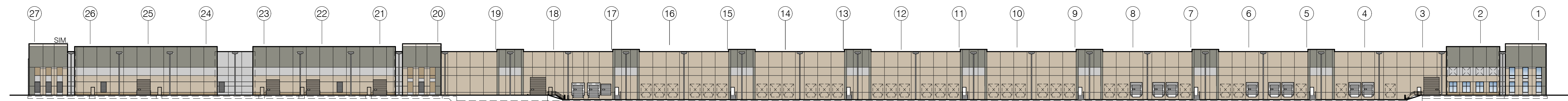
All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

25

150'
SITE TRIANGLE







COLOR COATING LEGEND

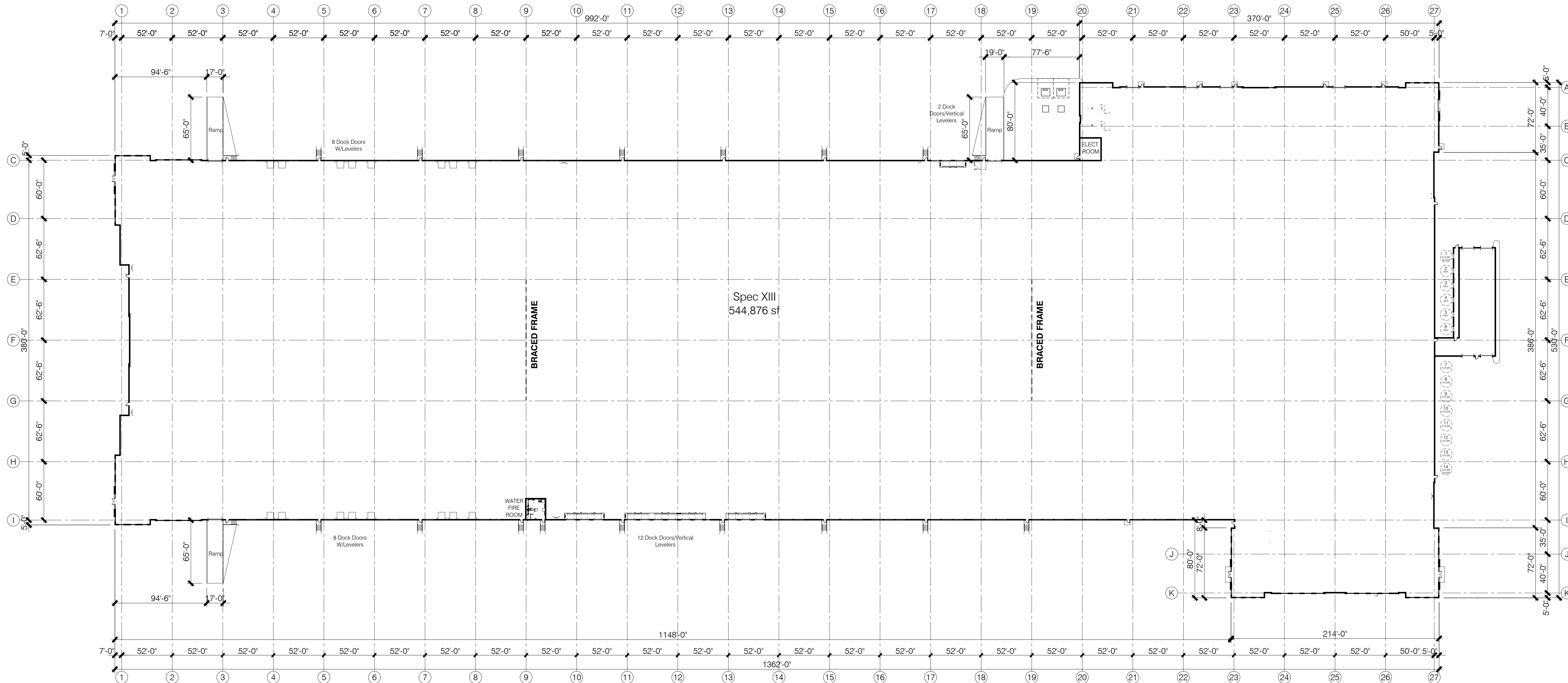
- SHERWIN WILLIAMS: "PEPPERCORN"
- SHERWIN WILLIAMS: SW7046 "ANONYMOUS"
- SHERWIN WILLIAMS: SW7038 "TONY TAUPE"
- SHERWIN WILLIAMS: SW7043 "WORLDLY GRAY"
- SHERWIN WILLIAMS: "KNITTING NEEDLES"



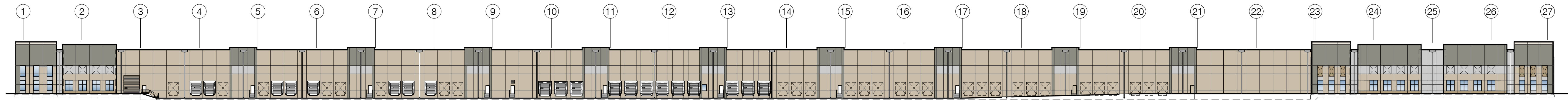
4825 NW 41st Street | Suite 500 | Riverside, MO 64110
816 | 888 | 7380
NorthPoint Development, LLC
Kansas Certificate of Authorization No. A-1099

- CIVIL RENAISSANCE INFRASTRUCTURE CONSULTING
- LANDSCAPE RENAISSANCE INFRASTRUCTURE CONSULTING
- FOUNDATIONS WALLACE ENGINEERING
- STRUCTURAL WALLACE ENGINEERING
- PLUMBING INSIGHT GROUP
- MECHANICAL INSIGHT GROUP
- ELECTRICAL INSIGHT GROUP
- FIRE PROTECTION
- CONTRACTOR

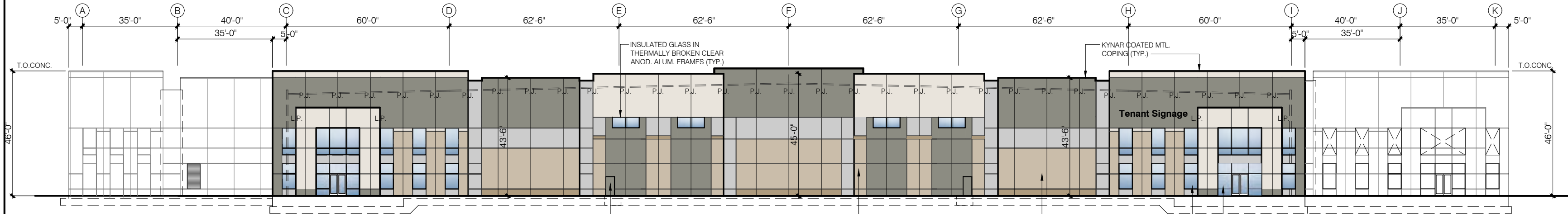
1 OVERALL EAST ELEVATION
Scale: 1:50



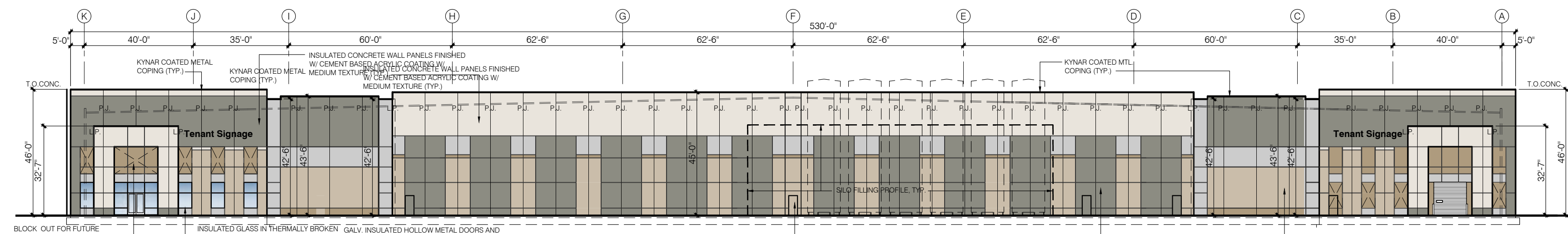
2 OVERALL FLOOR PLAN
Scale: 1:50



3 OVERALL WEST ELEVATION
Scale: 1:50



4 OVERALL NORTH ELEVATION
Scale: 1/32" = 1'-0"

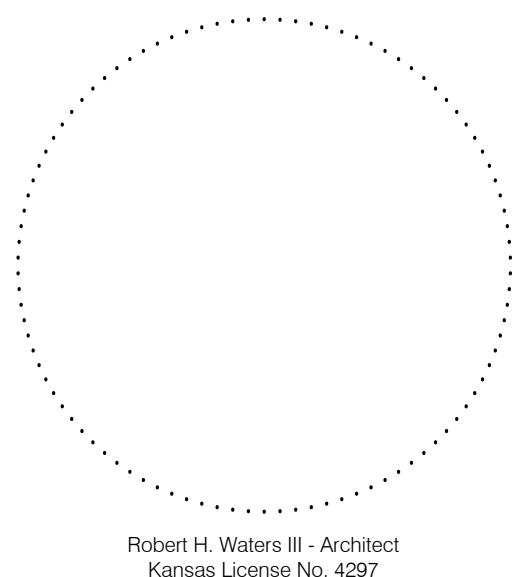


6 OVERALL SOUTH ELEVATION
Scale: 1/32" = 1'-0"



Inland Port XIII
• Edgerton, KS

Project No.	2016-31	
Date:	11.29.2016	
Issued For:	FINAL DEVELOPMENT PLAN	
Revisions:		
No.	Date	Description



A1.13
OVERALL FLOOR PLAN

STAFF MEMO

December 9, 2016

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

Regulation Update

At the November meeting of the Planning Commission, a rough draft of updates to the L-P District regulations were discussed. The primary focus of these discussions was updates to the requirements on signs in this district. In preparation for our meeting, we have discussed the best way to present this information to the Planning Commission and how we can assist you in focusing on policy governance in order to provide direction for staff to follow in the preparations of regulations. It has been decided to take a step back and focus on one portion of these regulations, specifically Monument Signs.

Staff is working on a presentation that will assist the Planning Commission in determining how monument signs can affect the character of the development within the L-P District. We are hopeful that this discussion will allow the Planning Commission to set an overall policy that can then be used by staff to draft specific regulations to implement these policies. This discussion is going to be the first step in trying to refocus how the Planning Commission discusses items on its agenda and also how information is presented by staff. The goal is to try and streamline the process as we anticipate the number of projects that the Planning Commission is reviewing will likely increase.