

STAFF REPORT SUMMARY

April 7, 2017

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: PP2016-04, Preliminary Plat for Logistics Park Kansas City Phase VI, located on the South side of 183rd Street and East of Montrose Street.

REQUEST

The applicant is seeking approval of a Preliminary Plat based on the L-P, Logistics Park District zoning requirements. This project is located to the West of the original LPKC development and directly South of the BNSF Intermodal facility. The proposal includes a 777,200 square foot speculative warehouse.

DISCUSSION ITEMS

Staff recommends the Planning Commission review the below summary of items to note areas that may need consideration by the Planning Commission. Other items noted in the Staff Report shall be addressed by applicant in revised submittal, but do not appear to be items in need of discussion by the Planning Commission.

1. Include table showing lot area, setbacks and building envelope. Need to update setbacks based on the proposed height of the buildings.
2. Show a drainage easement for the detention pond.
3. Update Trail easement on East side of property.
4. Update the wording of the instrument of dedication.

RECOMMENDATION

City staff recommends **approval** of FP2017-02 for the Preliminary Plat, Logistics Park Kansas City, Phase VI, subject to the suggested stipulations, below.

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

STAFF REPORT

April 4, 2017

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: PP2017-02 Preliminary Plat for Logistics Park Kansas City Phase VI.

APPLICATION INFORMATION

Applicant/Property Owner: Edgerton Land Holding Company

Requested Action: Preliminary Plat for Logistics Park Kansas City, Phase VI

Legal Description: See Preliminary Plat attached

Site Address/Location: East of Waverly Road and South of 183rd Street

Existing Zoning and Land Uses: Currently zoned County RUR, in the process to be rezoned to L-P: Logistics Park

Existing Improvements: Concrete batch plant on southern half of property

Site Size: Approximately 160 acres

PROJECT DESCRIPTION

The current request is to add roughly 160 acres to the Logistics Park Kansas City (LPKC) as Phase VI, containing 3 lots that are served by Waverly Road, 183rd & 185th Streets, and Montrose Street. This is additional development of the Logistics Park Kansas City by Edgerton Land Holding Company (ELHC), a subsidiary of NorthPoint Development. The property will serve the BNSF intermodal facility that is located of the west of the subject site. The intermodal facility's purpose is to transfer loaded cargo containers from trains to trucks. LPKC is a 1,500 acre master planned development. ELHC, the applicant for this project, is BNSF's partner for developing warehousing which is planned to eventually surround the intermodal facility.

The subject property is located to the Southeast of the intersection of Waverly Road and 183rd Street. The western half of this property has been annexed and rezoned. The eastern half was recently annexed with the rezoning to L-P Logistics Park under consideration at this meeting. Contingent upon the City Council approving the rezoning request from RUR to L-P, the conditions outlined in this report shall apply. The City's Unified Development Code (UDC)

defines this district as a limited multimodal industrial zone created to support activities related to truck, rail and other transport services.

INFRASTRUCTURE AND SERVICES

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

- a. Waverly Road, 185th Street, and Montrose Street have all recently been constructed to accommodate truck traffic in this area.
- b. That part of 183rd Street right-of-way west of the intersection with Montrose Street (north lot line of lot 1) is to be vacated as part of this platting processes.
- c. The property is located in an area identified as accommodating part of the Active Transportation Network by the 2013 Southwest Johnson County Area Plan. The improvement is a paved multi-use trail on separated right-of-way.
- d. The property is located within the Big Bull Creek watershed, which flows south from 167th Street to the southern edge of the county at Homestead Lane.
- e. No part of this property is located within the 100 year floodplain.
- f. The property does not currently have sanitary sewer service, though the City is planning sanitary sewer extensions. Until then, a temporary sanitary facility will be located on site.
- g. The property is located within the service area of Rural Water District No. 7.
- h. Police protection is provided by the Johnson County Sheriff's Department under contract with the City of Edgerton. Fire protection is provided by Johnson County Rural Fire District No. 1. A fire station is located in the City of Edgerton, approximately 6 miles to the west and a station in Gardner less than one mile to the east.

PRELIMINARY PLAT REVIEW

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

Content of Preliminary Plat

1. A North point and scale which is appropriate to the size of the development: one inch equals 50, 100, 150 or 200 feet is typical. **Preliminary Plat complies.**
2. A legal description; and current zoning. **Legal description complies.**
3. Names of: Applicant, Subdivision & Streets. **Preliminary Plat complies.**
4. Name and seal of surveyor/engineer. **Preliminary Plat complies.**
5. Date surveyed. **Preliminary Plat complies.**
6. Adequate legend; vicinity map. **The vicinity (location) map should accurately depict "183rd, 185th, and Montrose Streets. It should depict, or call out that portion of Section 26-14S-T22E included as part of the preliminary plat and indicate the Edgerton City limits.**
7. Signature block and date for review of Zoning Administrator. **Preliminary Plat complies.**
8. Signature block and date for review of City Engineer. **Preliminary Plat complies.**
9. Signature block and date for review of Chair of Planning Commission. **Preliminary Plat complies.**
10. Signature block and date for review of Mayor. **Not applicable.**
11. Complete outline drawing of all boundaries, lots, and streets, together with courses, distances and areas. Boundaries must be shown as solid lines and all easements as

dashed lines. **As currently drawn, it is difficult to discern the exterior (perimeter) lot lines of the preliminary plat, particularly along Waverly road and 183rd Street. That portion of 183rd Street right-of-way being vacated as part of this application must be better identified and the made more clear. The callout text and leader need revising. Please revise accordingly.**

12. Rights-of-way and/or easements proposed to be created for all drainage purposes, utilities, walkways, access, and other purposes. **Please increase the proposed 15 foot pedestrian/trail easement along the eastern property lines of lot 2 and 3 to 20 feet to accommodate the Active Transportation Network identified in the 2013 Southwest Johnson County Area Plan.**
13. Proposed location of streets, sidewalks, sanitary sewers, storm water sewers, water mains, and fire hydrants. Plat must show that the water distribution system and the sanitary sewer collection system touch upon each lot, or in an easement appurtenant to each lot. **The southwest drive access for Lot 3 raises and the central access drive for lot 2 should be further evaluated by the city engineer and applicant. The south curb line at the intersection of W 185th and Montrose Streets will need to be evaluated as well.**
14. Total acreage, and size of each lot. **Preliminary Plat complies.**
15. Contours at vertical intervals of 4 feet or less. **Preliminary Plat complies.**
16. Setbacks, yards and any entrance restrictions. Setbacks shall be shown as a building envelope representing that portion of the lot within the yards and setbacks that can reasonably contain, depending upon watercourses, topography or geology, the principal structure and the lateral field (if a lateral field is used). *With a building height of 48'-2" and the development abutting single-family residential uses and zoning on its eastern side, city regulations specifies 100 foot setback/building lines. Please show 100 foot setback/building line along the east side of lot 3 and 2.*
17. A copy of the proposed restrictive covenants. **If needed, this item will be addressed at final plat stage.**

General Design Standards

1. Rights-of-way must conform to the current standards of the American Public Works Association, and greater widths may be required by the Zoning Administrator after preliminary review; utility easements must be a minimum of fifteen (15) feet wide or, 7.5 feet for appurtenant utility easements on interior lots. Street lighting and fire hydrants must be indicated in areas planned for residential use. Cul-de-sacs are limited to 800 feet in length. **Please depict right-of-way for 183rd Street more clearly.**
2. All portions of the tract being subdivided shall be taken up in lots (or phases), streets, planned open areas or other uses so that remnants and landlocked areas are not created. **Preliminary Plat complies.**
3. All lots must front on a public right-of-way. When a subdivision is located along arterial roads adequate buffers must be maintained between the right-of-way and the building line. **Preliminary Plat complies.**
4. Corner lots shall have minimum side-yard setbacks of twenty (20) feet to the street right-of-way and nine (9) feet to the property line of the adjacent interior lot unless approved by the Zoning Administrator. **Preliminary Plat complies.**
5. Side lot lines shall be substantially at right angles to street lines. **The lot lines are difficult to discern. The internal lot lines should be dimensioned and clearly identified. Revise Preliminary Plat.**

6. Drainage and watercourse easements are required. Building setbacks from watercourses should be measured from the thread of the stream. Flowage easements may be used to calculate required minimum lot sizes. ***Drainage/storm sewer and detention area easements have not been specifically noted. If wetlands or similar areas are present additional easements may be required.***
7. The lot depth to front lot width ratio shall be no more than 3 to 1. ***Preliminary Plat complies.***
8. If the development is to be served with public water or sewer, the plat must bear a notation that the subdivision is to be served by these facilities. The Zoning Administrator may not issue a building permit for a lot notated "SERVICED BY PUBLIC WATER/SEWER" without written verification from the public water or sewer district that all distribution or collection lines have been installed and that all lots are either connected or are capable of being connected to central utilities. ***It is anticipated that this property will be developed and served by utilities similar to other properties that have been developed in the L-P District. This includes that these properties will initially use holding tanks until sewer mains are able to be extended to the properties. Note declaring such has been added to the preliminary plat.***

Other Comments

- Please revise preliminary plat name by removing text "first plat" and adding text for Section-Township-Range.
- Edgerton regulations requires 100 foot side/rear setbacks when L-P zoning and uses are adjacent to single-family residential homes. The entire eastern side of the development is adjacent to single-family residential homes. While the single-family residential homes are located within the city of Gardner, staff recommends the preliminary plat provide 100 foot setbacks along its eastern side.
- Edgerton regulations requires trailer storage lots/areas to be screened, Article 5.2 L.
- The 2013 Southwest Johnson County Area Plan has identified the area as accommodating the Gardner-Edgerton Trail that is part of the plans active transportation network system. Staff believes the trail would be best located along the eastern portion of the development in a 20' easement.
- Please coordinate with the City Engineer regarding storm water analyses and studies, and if any are required for this property.
- The existing of right-of-way at the intersection of W 185th and Montrose Streets contemplated extension of Montrose St. south of 185th St. and extension of 185th St. east of Montrose St. Additional discussion with applicant, City Staff and City Engineer will need to occur regarding access and the connection of private drives.

RECOMMENDATION

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

1. The property is successfully rezoned from RUR to L-P.
2. All Preliminary Plat requirements of the City listed above shall be met or addressed.
3. Preliminary plat be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the

preliminary plat within one year, the preliminary plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat.

4. All infrastructure requirements of the City shall be met.

ATTACHMENTS

Application PP2017-02

Preliminary Plat for Logistics Park Kansas City Phase VI

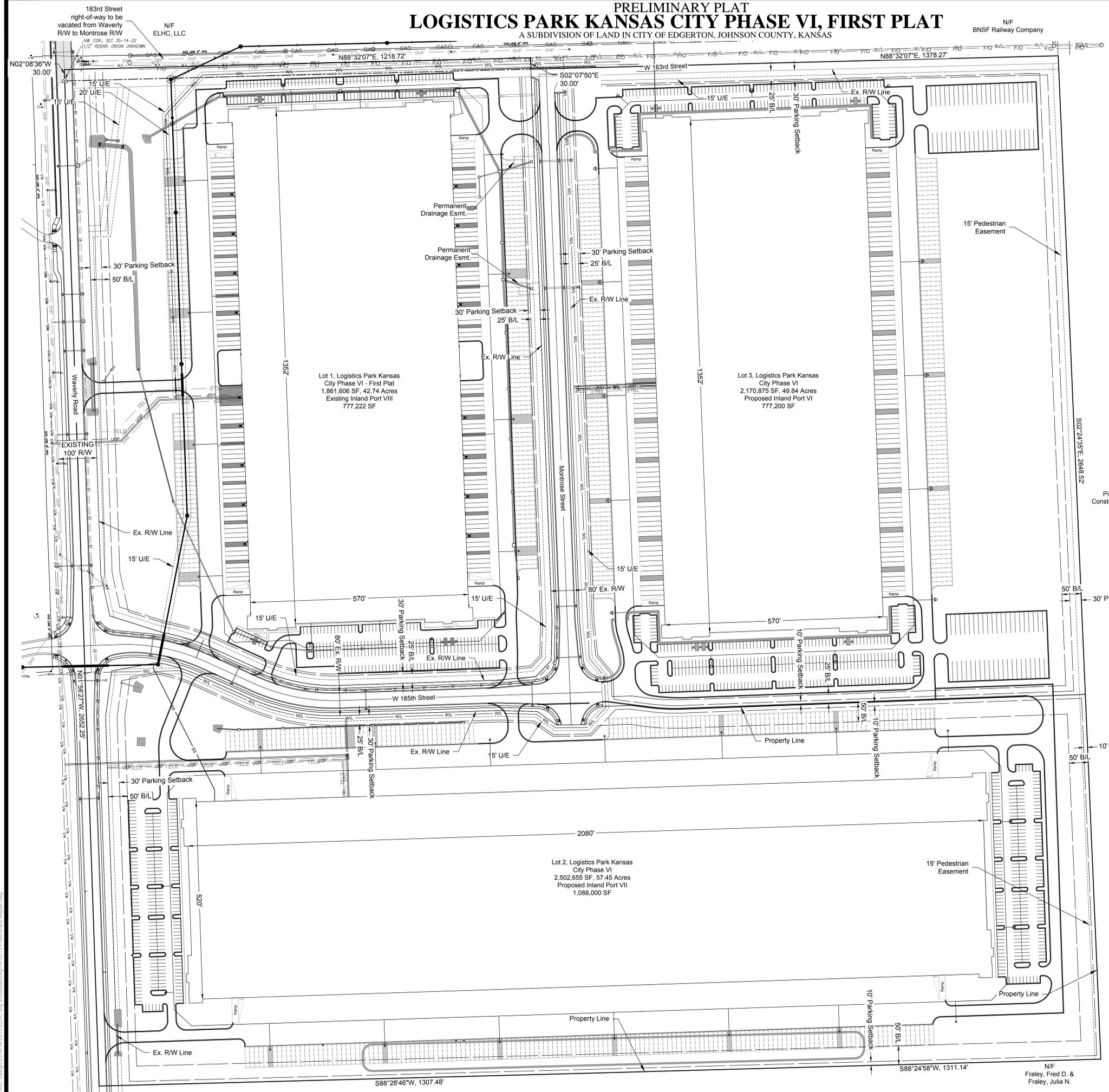
PRELIMINARY PLAT

LOGISTICS PARK KANSAS CITY PHASE VI, FIRST PLAT

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

Sheet
C1

INDEX OF SHEETS
C01 Preliminary Plat
C02 Preliminary Utility Plan



Description

A tract of land in the South One-Half of the Southwest Quarter of Section 26, Township 14 South, Range 22 East, and all of the Northwest Quarter of Section 35, Township 14 South, Range 22 East, Johnson County, Kansas being more particularly described as follows:

Beginning at the Northwest corner of Northwest Quarter of said Section 35; thence North 02°08'36" West, along the West line of the Southwest Quarter of said Section 26, a distance of 30.00 feet to the Westerly extension of the Northerly right-of-way line of 183rd Street, as now established; thence North 88°32'07" East, along said Northerly right-of-way line of said 183rd Street and its Westerly extension, a distance of 1218.72 feet to the Northerly extension of the Easterly right-of-way line of Montrose Road, as now established; thence South 02°07'50" East, along the Northerly extension of the Easterly right-of-way line of said Montrose Road, a distance of 30.00 feet to the North line of the Northwest Quarter of said Section 35; thence North 88°32'07" East, a distance of 1378.27 feet to the Northeast corner of said Northwest Quarter; thence South 02°24'35" East, along the East line of said Northwest Quarter, a distance of 2648.52 feet to the Southeast corner of said Northwest Quarter; thence South 88°24'58" West, along the South line of said Northwest Quarter, a distance of 1311.14 feet to the West line of the East One-Half of said Northwest Quarter; thence South 88°28'46" West, continuing along the South line of said Northwest Quarter, a distance of 1307.48 feet to the Southwest corner of said Northwest Quarter, thence North 01°56'27" West, along the West line of said Northwest Quarter, a distance of 2652.25 feet to the Point of Beginning. Containing 6,948,648 square feet or 159.519 acres, more or less.

PROPERTY OWNER AND APPLICANT:

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

SITE DATA TABLE

Existing Zoning:	L-P, County RUR
Proposed Zoning:	L-P
Total Land Area:	159.52 Acres
Street Right-of-Way:	9.49 Acres
Net Land Area:	150.03 Acres
Proposed Use:	Logistics Park

Note: Property Last Surveyed March 2017

UTILITY SERVICE NOTE:

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

FLOOD PLAIN NOTES:

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

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

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

CERTIFICATION

Received and placed on record this ____ day of _____, 2017.

by _____
(Kenneth A. Cook, Zoning Administrator)

Approved by the Edgerton City Planning Commission this ____ day of _____, 2017.

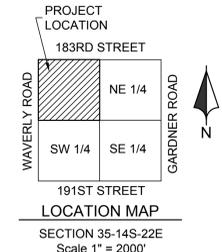
by _____
(Chuck Davis, Chair of Planning Commission)

Reviewed by: _____
(David Hamby, City Engineer)

Date: _____

LEGEND

— Existing Section Line	— Proposed Right-of-Way
— Existing Right-of-Way Line	— Proposed Property Line
— Existing Lot Line	— L/L Proposed Lot Line
— Existing Easement Line	— Proposed Easement
— Existing Curb & Gutter	— Proposed Curb & Gutter
— Existing Sidewalk	— Proposed Sidewalk
— Existing Storm Sewer	— Proposed Storm Sewer
□ Existing Storm Structure	□ Proposed Storm Structure
— W/L Existing Waterline	— A Proposed Fire Hydrant
— GAS Existing Gas Main	— WATER Proposed Waterline
— SAN 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



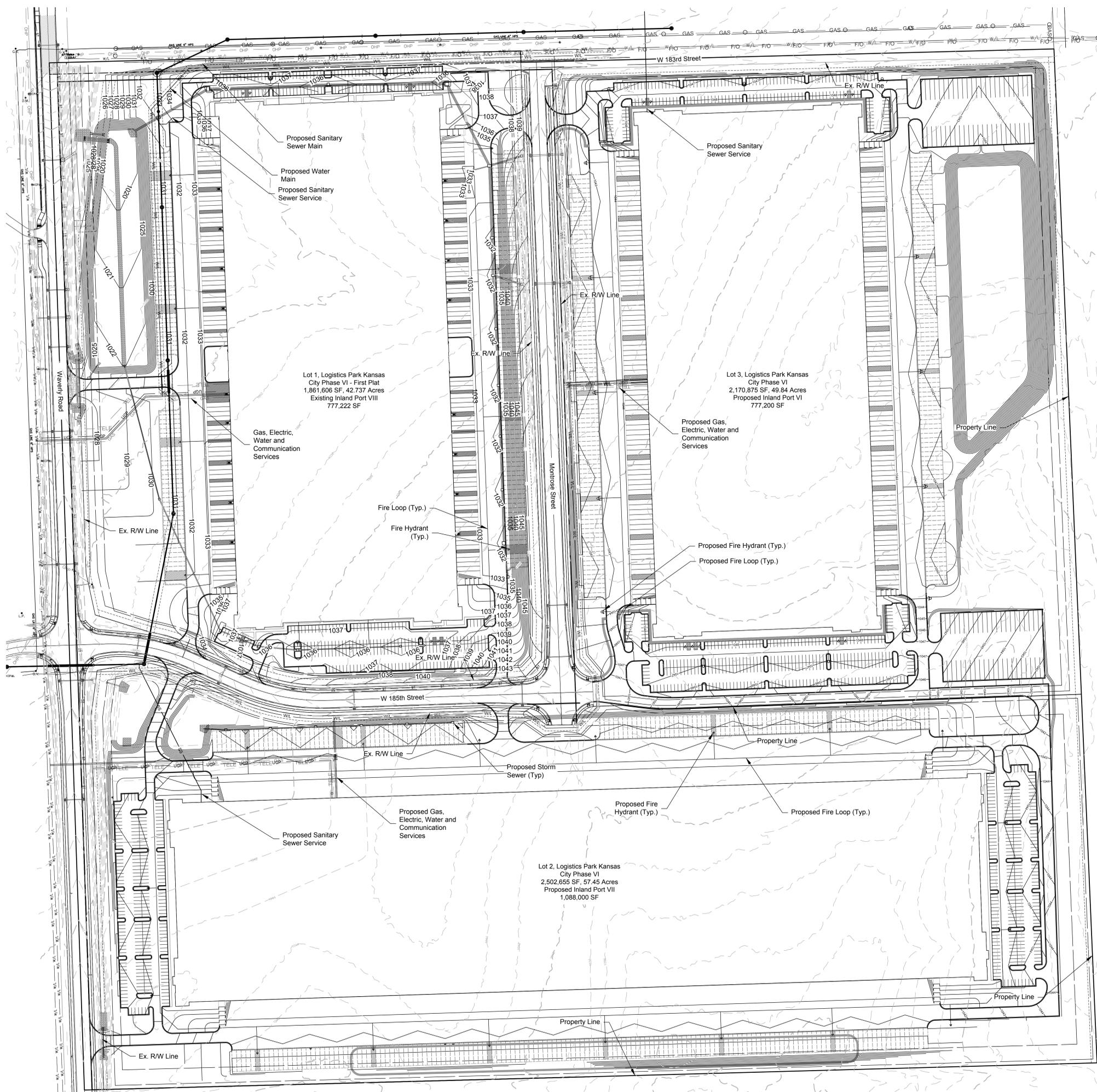
Preliminary Plat
14-0213
ELHC VI, VII & VIII

Preliminary Plat

ORIGINAL SUBMITTAL
REVISION

REVISIONS
DATE
BY
DESCRIPTION





Mar 21, 2017, 4:30pm
Z:\R\C Design\2014\14-0213 ELHC Big Industrial\DWG\14-0213 Preliminary Plat.dwg

ORIGINAL SUBMITTAL
REVISION

1. LAND DES. 03.04.17
NO. BY: DAE

REnaissance
Infrastructure
Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64460
www.RIC-CONSULT.COM

