

STAFF REPORT SUMMARY

April 7, 2017

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: FS2016-10, Final Site Plan for Midwest Gateway, located on the North side of 191st Street and 1,500 feet West of Kill Creek Road.

REQUEST

The applicant is seeking approval of a Final Site Plan following the City Council remanding back the Final Plat as requested by the application and based on an approved preliminary site plan, preliminary plat and 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 two lots with 301,603 and 186,107 square foot warehouses.

DISCUSSION ITEMS

Staff recommends the Planning Commission review the below summary of items to note as deviations from LP district regulations (that staff believes meet the intent of the code) or staff recommendations for changes to the Final Development Plans. 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. Sidewalk.

- a) The applicant has updated their site plan to include a sidewalk to the rear lot. Staff would suggest that provision should be made that would require the construction of another sidewalk on the East side of the property if the rear lot were developed with multiple tenants.
- b) An agreement not to protest the creation of a benefit district for improvements along 191st should be provided.

2. Buildings

- a) Determine that all rooftop equipment will be screened from public view
- b) Provided details showing how guard sheds will match the architectural character and materials types of the principle building.

3. Landscaping.

- a) The new layout of the buildings answer a number of issues previously mentioned for landscaping. It appears that some additional shrubs are required to fully comply with the L-P District regulations.
- b) Screening is also required for dumpster and compactors.

4. Parking & Site Access

- a) The City engineer has recommended that the East drive onto the property moved further to the West in order to provide greater separation from the drive to the East.
- b) The West access point should possibly be centered on the property line as this entrance will be a shared entrance.
- c) Future right-in-right-out driveway should include wording on the plan that a traffic study is required as per the annexation agreement.

- d) Any mezzanine will need to be included in the calculation of number of spaces required.

5. A storm water management report and public improvement plans are required.

RECOMMENDATION

City staff recommends **approval** of FS2016-10 for the Final Site Plan, Midwest Gateway 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 a plan for pedestrian access to and within the development.
 - b. Updated drawings of all building elevations showing compliance with building material standards, articulation requirements and color of buildings.
 - c. Submittal of photometric lighting plan for Midwest Gateway in conformance with UDC especially with regard to maximum average foot-candles and foot-candles at property line. Property lines are not easily identifiable.
 - d. Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained.
 - e. Submittal of architectural and landscaping plans will be required for trash enclosures if they become necessary. All landscaping shall be maintained in good condition and plants shall be replaced when dead.
2. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.
3. All building permit and sign permit requirements of the City shall be met.
4. The City will not require at time of site plan approval the construction of sidewalks along 191st Street adjacent to the subject property. Prior to obtaining a building permit, the property owner will execute the necessary agreement to waive and relinquish any right he/she may have under K.S.A. 12-6a06 to protest the formation of a benefit district to pay for the construction of the sidewalk improvements adjacent to the above described property for a period of thirty (30) years, and that such agreement is intended to be a covenant running with the land for said period of time.
5. 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.

STAFF REPORT

April 7, 2017

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: Application FS2016-10 for Final Site Plan for Midwest Gateway, located north of 191st Street one-quarter mile east of Homestead Road.

APPLICATION INFORMATION

Applicant/Property Owner: Aaron Schlagel, Midwest Gateway Venture, LLC
Keith Copaken, Midwest Gateway Venture, LLC

Requested Action: Final Site Plan – Midwest Gateway

Legal Description: Part of the SW 1/4, Section 34, Township 14 South, Range 22 East in the City of Edgerton, Johnson County, Kansas.

Site Address/Location: 32180 W. 191st Street, North side of 191st Street and 1,500 feet West of Kill Creek Road.

Existing Zoning and Land Uses: L-P, Logistics Park, vacant land.

Existing Improvements: None

Site Size: 32.445 Acres

PROJECT DESCRIPTION

The applicant is seeking approval of a final development plan based on an approved preliminary development plan, final plat and the L-P, Logistics Park District zoning requirements. The initial, two lot, Preliminary Plat was approved November 12, 2013. The currently valid, one lot, Preliminary Plat was approved January 12, 2016 with an extension granted at the December 13, 2016 meeting.

The applicants now seek approval of a final development plan (site plan) with two (2) lots and 1 tract. The final plat submitted in support of this application reflects the revised lot configuration. While the revised submittal is different than the approved preliminary plat and development plans, staff believes the revised application has utilized site information developed during the previous applications to inform the final plat and site plan applications. While these lots are located adjacent to the intermodal facility, it is not considered part of Logistics Park Kansas City. The subject property is located on the North side of 191st Street and approximately a quarter mile East of Homestead Lane and is zoned L-P, Logistics Park. The City's Unified Development Code (UDC) defines this district as a limited multimodal industrial zone created to support activities related to truck, rail and other transport services.

STAFF ANALYSIS

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

Section 10.1 of Article 10 for Site Plan requirements

1. Front or cover sheet.
 - a) A scale vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features. ***Final Site Plan Complies.***
 - b) A project title, zoning designation and project sponsor. A street, lot or tract address of the project. ***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. *Need to be added to the cover page. Update Final Site Plan.*
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.***
 - *Trash dumpsters/containers and associated screening have not been shown. If it determined they are to be utilized, as separate building permit will be needed. The dumpster/containers will need additional screening/landscaping.*
 - b) A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting. ***Final Site Plan Complies.***
3. Sheet #3
 - a) A site map with the following features.
 - i) Topography at reasonable intervals. *Contours are shown on Sheet 4 Site Plan. The Plan shows a proposed cut slope of 2:1 on the East side of the facility. This is not maintainable and may not be stable. A slope of no less than 3:1 is recommended with a 4:1 preferable. The slope on the Northwest side of the site has the same concerns. The Landscape plans, Sheets 2, 3 and the Grading & Utility Plan, Sheet 6 depict the areas where slopes exceed 3:1 are to utilize erosion control matt. Awaiting Comments from City Engineer to determine if this is acceptable.*
 - ii) Exterior lot lines with any survey pins. ***Final Site Plan Complies.***
 - iii) Location of buildings. ***Final Site Plan Complies.***
 - iv) Parking areas, paths, walks with sizes and surfaces material specifications. ***Update***

Final Site Plan.

- a) *Sidewalks should connect to the future sidewalk along 191st Street.*
 - b) *A sidewalk connection needs to be shown to the Northern portion of the site.*
 - c) *An agreement not to protest the formation of a benefit district for construction of the 191st Street sidewalk should be provided.*
 - v) *Exterior lighting specifications. A photometric plan has been provided. Property boundary lines need to be more clearly delineated on the photometric plan. It appears the setback lines, not the property lines are shown. The applicant stipulates revised photometric plan meeting city regulations will be submitted at building plan submittal. **Update Final Site Plan.***
 - vi) *Site entrance and connections to streets. **Update Final Site Plan.***
 - a) *(City Engineer Comments)The site plan proposes two connections with a future third connection. The East connection point is very close to the Flexsteel access point and should be moved further west. The west connection point should be a shared connection with the lot to the west and should be centered on the property line. I would not recommend approving the third future connection in order to limit access point onto 191st Street.*
 - b) *(Staff Comments) Annexation agreements for this property provide information in regards to the number of access points to be allowed. A traffic study and approval by the city will be required for the middle access point.*
 - vii) *The location of easements. The proposed detention basin and conveyance system should be located in a drainage easement. **Update Final Site Plan.***
 - viii) *Connection point for utilities. **Update Final Site Plan.***
 - a) *Water for both lots will be extended from 191st Street. The stormwater conveyance and detention facility runs north to the detention facility in tract A located on the north end of the site. The public sanitary sewer line is located on the eastern side of both lots and runs north to an existing manhole. Electrical service will be provided from the powerlines located along the eastern side of the lots.*
 - b) *Public improvement plans for the proposed sanitary sewer line are required. The plans should be submitted to the City for review and once all comments have been addressed. The city will submit them to KDHE for approval.*
 - 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). NA. **Final Site Plan Complies.***
4. Sheets #7 through #10.
- 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%. Lot 1 is 15.571 Acres/678,279 Sq.ft. Lot 2 is 11.065 Acres/482,012 Sq.ft. and tract A is 4.504 Acres/Sq.ft. Lot 1 has building footprint of 301,603 Sq.ft. and coverage calculates to 44.5%, Lot 2 has a building footprint of 186,107 Sq.ft. and calculates to 39.6%. The area of Tract A was not included in these calculations. ***Final Site Plan Complies.***
2. Setbacks from the street right-of-way or 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 Plans Comply.*
 - a. Front. A 50-foot minimum setback is required with an allowable reduction to 25-feet when adjacent to two-lane collectors or thoroughfares. *Setback /Building line is shown at 50 feet.*
 - b. Side (Typical). A minimum 25 feet is required from side property lines. *Setback line is difficult to locate and is not dimensioned. The side setback/Building line is shown at 25 feet.*
 - 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. *Not Applicable.*
 - d. Rear. A 25 foot minimum setback is required. *Setback/building line is shown at 25 feet.*
3. Maximum Building Height. *The drawings show a height to top of the walls at 45 feet. 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. *The two (2) buildings are 270 feet apart at the common property line. Final Site Plan Complies.*
5. Accessory Building and Structure Regulations. There are no accessory structures proposed. ***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. ***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. ***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. *Building 1 is located on Lot 1 with office space located in the four corners of the building. While the front façade of the building is mostly comprised of dock doors and faced 191st Street, it is completely screened from the road by the 186,000 Sq.ft. building located on Lot 2. The plans currently depict the office space entrances for Building 1 on the Northwest corner, east and west sides of the building. Loading docks and parking spaces are not directly adjacent to a public street/ROW and are screened by building 2. Building 2, located on Lot 2, has its front façade orientated toward 191st Street. There are four (4) identified areas for the location of office spaces. They are located in the southeast and southwest corners, with two (2) areas located along the south wall. The dock areas are located in the rear of the building. Loading docks and parking spaces are not directly adjacent to a public street/ROW. 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 loading and service areas minimize their exposure from public road right-of-ways (191st Street). Fencing is not shown on the site plan sheets. If fencing is sought at a later date, Staff will recommend it be a wrought iron type fence similar to that required for Flexsteel's site. Final Site Plan Complies.*
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. *Sidewalks are shown extending from 191st Street to the northwest corner of building 1. 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 for both buildings are similar to other buildings approved and constructed in the area. The south, east and west elevations of Building 2 do utilize vertical articulation, darker building colors and varied wall treatments to break up the façade. The south façade facing 191st Street depicts 4 separate entrances. The use of horizontal and vertical articulation, doors and windows, and color helps reduce the monotonous nature of these large buildings.

*The north, east and west elevation of Building 1 employ the same techniques and features to reduce the monotonous nature of the building facades. **Update Site Plan.***

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

Building 2 (Lot 2):

The South wall is the only façade that faces a public ROW. The façade has four (4) points of articulation symmetrically spaced. They are located at each corner with two (2) in the middle of the wall. The middle of the south façade (wall) measures 376'-3". With the height of the wall ranging between 41'-6" and 45'-0" the maximum length of this wall without additional horizontal articulation should be 180 feet. The required horizontal offset along this wall should be 4'-6" respectively and the off-sets depicted are 7 feet. While the proposed building does meet the horizontal articulation requirement for this wall it does provide for articulation. The façade is broken into three (3) segments between the four (4) points of articulation. The two outside segments both measure 177'-3" and the center

*segment 268'. While the horizontal articulation does not meet the specified criteria other projects have been approved by the Planning Commission allowing an exception to this requirement. For example, the Flexsteel building to the east has a maximum length without horizontal articulation of approximately 280 feet. Within this area, some panels of the wall for the Flexsteel building were also overlapped to provide a very minor measure of articulation but that works to provide additional detail to the look of the exterior. The Flexsteel building also has storefronts that are installed at both of the Southern corners of the building even though they only use one. Staff believes the proposed articulation for this building meets the intent of the regulations and is acceptable. **The Planning Commission may decide to approve an exceptions to this requirement based upon the façade elevations that have been provided.***

Building 1 (Lot 1):

*The building is screened from 191st Street right-of-way by Building 2. The building and lot do not abutt any single-family residential development of zoning. The building is therefore exempt from this requirement. **Final Site Plan Complies.***

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

Building 2 (Lot 2):

*The south wall façade faces a 191st Street right-of-way. The height of the south wall ranges between 41'-6" and 45'-0". The maximum length of the wall without additional vertical articulation should be 180 feet. The required vertical articulation (height change) along the south wall should range between 4'-2" & 4'-4" feet. The maximum change in height shown on the south elevation (across the entire length of the building) is 3'-6" feet. The articulation between the tops of the lowest and tallest walls do not meet this requirement, which is the vast majority of the height of this façade. The overall articulation does not comply as the 10% change in height required to occur within each 180 foot section of wall as the typical change across the 268' long middle section is from 41'-6' to 44'-0', or 2'-6". While the vertical articulation does not meet or exceed the calculated 3'-6" dimension, more smaller articulation is provided and the articulation that does occur is located over entryways and windows and creates a greater focus to those areas. Staff believes the proposed articulation for this building meets the intent of the regulations and is acceptable. **The Planning Commission may decide to approve an exceptions to this requirement based upon the façade elevations that have been provided.***

Building 1:

Like the horizontal articulation requirement, walls not facing a public right-of-way or a residentially zoned property are exempt from the vertical articulation requirement. However, walls with loading dock doors are still required to meet this standard if they face a public ROW or residentially zoned property. The building is screened from 191st Street right-of-way by Building 2. The building and lot do not

*abutt any single-family residential development of zoning. The building is therefore exempt from this requirement. **Final Site Plan Complies***

- 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. The South wall of the structure contains a parapet that extends above the roof and could provide some screening of equipment. Staff is concerned that rooftop equipment will still be visible as the side walls do not include parapets and any equipment placed in on the roof would possibly be visible from 191st Street. 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. **Determine if any equipment will be screened from public view.***
- 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 appears to be used effectively in the elevations provided although no colored elevations or color samples have been provided. Staff has not done percentage calculations to evaluate strict compliance with the below chart. **Color elevations or samples should be provided is the plans just show shades of grey.***

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. *Sheet 5 of 11 currently depicts for the entire development a total of 275, 9'x20" vehicle parking stalls, of which, 10 are van accessible ADA compliant. Each lot provides the following.*
Lot 2: City ordinance requires 94 vehicle and 4 ADA compliant stalls. The proposal provides 130 vehicle and 4 ADA compliant stalls. This exceeds regulations by 36 stalls. 40 future vehicle stalls are identified on the plan.
Lot 1: City ordinance requires 151 vehicle and 6 ADA compliant stalls. The proposal provides 135 vehicle and 6 ADA compliant stalls. This deficient by 16 stalls. 60 future vehicle stalls are identified on the plan.
 - b. Adequate loading spaces off the public right-of-way are shown. *This requirement also specifies that sufficient space also needs to be provided for standing and maneuvering of trucks and shall be off the public ROW.*
 - c. Parking is all on asphalt or concrete.

- d. Off-street space for loading and unloading of goods is provided. *Sheet 5 of 11 depicts a total of 104, 60'x14', trailer stalls and associated docks. Building 2 (Lot 2): Depicts 41 trailer stalls and associated docks. Building 1 (Lot 1): Depicts 104 trailer stalls and associated docks.*
- 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 final development (site) plan is comprised of two (2) lots, each with a building.*

Lot 2: Proposes an 186,107 Sq.ft. building that under city regulations needs to provide 94 regular and 4 ADA compliant parking stalls. This exceeds regulation requirements by 36 regular stalls. There are 40 additional vehicle stalls are identified on the plan to be constructed in the future.

Lot 1: Proposes a 301,603 Sq.ft. building that under city regulations needs to provide 151 regular and 6 ADA parking stalls. This is deficient by 16 regular stalls. 60 future vehicle stalls are identified on the plan.

Comment: The construction of mezzanine levels (second floor) creates additional floor area and therefore additional parking. The Planning Commission will need to decide if the property needs to meet the full requirement or if the spaces provided and deferred to a later date are sufficient.

OFF-STREET PARKING STANDARDS

1. Maneuvering. Access to the development is provided by 191st Street. All turning and backing movements will occur on the site or in access easements. Access to Lot 1 is to be provided by a cross access easement. ***Final Site Plan Complies.***
Note: The applicant will need to provide a traffic impact study and engage in additional discussions with the city regarding the proposed (future) right-in/right-out access depicted on the final development plans. Approval of the development plans does not vest this access point.
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 vehicle parking stalls and drive aisles are called out and dimensioned appropriately. Final Site Plan Complies.*
4. Wheel Stops. Wheel stops or curbs are required for parking spaces around the perimeter of the parking lot and adjacent to sidewalks. *Parking spaces are not adjacent to required landscaped areas, public ROW or public sidewalks and Curbs are also indicated on the site plan around parking areas. Final Site Plan complies.*
5. Parking layout with 90 degree spaces and two-way traffic. The parking area proposed conforms to the requirements shown in Figure 8 of the L-P District parking requirements. ***Final Site Plan Complies.***

OFF-STREET LOADING STANDARDS

1. Access. Loading facilities shall be located adjacent to a public access-way or private service drive. ***Final Site Plan complies.***
2. Minimum Loading Space Dimensions. Loading spaces shall be a minimum of twelve (12) feet in width, sixty-five (65) feet in length, and fourteen (14) in height except as may otherwise be approved by the City. *The loading space shown on the site plan scale to 14 feet wide by 60 feet long. Please dimension a space and label as typical. These spaces all front onto a 160 foot wide driveway area. Staff understands that the normal minimum design turning radius for semi-trucks is 45 feet.* ***Final Site Plan Complies.***
3. Use of Loading Spaces. Off-street loadings spaces shall be used only for temporary loading/unloading operations and shall not be used for storage or display of boats, trailers, campers, motor vehicles or other goods, materials or products. *The main loading spaces appear to be designed to operate as loading docks for the facility and not for the storage of other goods, materials and products.* ***Final Site Plan Complies***
4. Number of Loading Spaces Required. A use which receives or distributes material, supplies or merchandise by motor vehicle is required to provide spaces based upon the following requirement: (a) 0-9,999 square feet – None; (b) 10,000-100,000 square feet – 1 spaces; 50,000-100,000 – 2 spaces; and, 100,001+ - 1 additional space per 100,000 square feet. *Based upon this standard the two (2) lot proposal is required to provide a total of 5 loading spaces.
Building 2 (Lot 2): Building 2 is 186,107 Sq.ft. and should provide 3 total spaces. The proposal has identified 2 loading spaces. Building 2 (Lot 1) is deficient 1 loading space.
Building 1 (Lot 1): Building 1 is 301,603 Sq.ft. and should provide 4 total spaces. The proposal has identified 4 loading spaces. Building 1 (Lot 1) meets this requirement.
The Planning Commission will need to decide if the application needs to meet the full requirement or if the loading spaces provided for are sufficient.*
5. Temporary Outdoor Storage Regulations for Cargo Containers, Operational Trailers, and Tractors. The L-P District requires that outdoor parking or storage spaces for cargo containers, operational trailers and tractors must be screened from view by either a masonry wall of a type and style complementary to the primary materials of the building, wrought iron, decorative metal, living plant material or a combination of these. The height of the screening must be sufficient to block view of the equipment or vehicles from a public right-of-way. Where a masonry wall is used to satisfy this requirement, foundation planting must be provided on the exterior face of the wall. These spaces must be clearly demarcated solely for tractor and trailer storage. *The site plan shows a total of 104 trailer stalls the along the south and north sides of Lot 1 and the north side of Lot 2. These spaces are screened by the building on Lot 2 and would not be visible from 191st Street right-of-way.* ***Final site plan Complies.***

PHOTOMETRICS – Sheet #11

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. ***The photometric plan provided is difficult to read and needs to also show the property line. 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. The maximum maintained average is specified in the L-P District as being 2.5 foot candles.

LANDSCAPE STANDARDS – Sheets 2, 3, &4.

*In general, the landscape plans that have been submitted comply with the standards of the L-P District. Trees, hedges and shrubs have been provided along the south property line of Lot 2. There are significant utilities, (2 sewer force mains, a sewer lift station, power line and poles, and waterline), located in easements along the southern property line that will require diligence during installation. The landscape plan creates a buffer and screens 191st Street from the parking lot and building utilizing 19 trees and 54 shrubs. Additional screening of the building façade is provided by planting 19 trees and 84 shrubs adjacent to the building. The plan depicts additional trees on east and west sides of the dock area. Please check the calculations and the number of shrubs that have been provided. One shrub per 48" of frontage would calculate out to 237 shrubs. Plant schedule specifies that 139 are provided and Sheet 2 states that the number of shrubs along 191st Street would require 39 shrubs to meet the 25% requirement, while 54 are provided. The location of dumpsters have not been shown and will require screening. The plan for Lot 1 depicts 21 trees dispersed around the sides of the building. **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 concurrently under review by the planning commission.
- 2. A storm water management report has not been submitted.
- 3. Comments from Water district 7 have been submitted to the applicant in regards to the districts requirements for connecting to the district and for impacting the district's easements.
- 4. An agreement not to protest the creation of a benefit district for the construction of sidewalks along 191st Street should be submitted.
- 5. In consideration for Lot 1 not having frontage on to public right-of-way, the applicants agree to provide cross access for Lot 1 & Tract A that facilitates access to 191st Street, public right-of-way, for both vehicular and pedestrian traffic.
- 6. The applicants will need to work with city staff and evaluate the proper location of the western drive, access location, for Lot 2. The proposed drive configuration is located entirely on Lot 2. The shared access easement could require the drive to be located on the common property line.
- 7. City Engineer is currently reviewing documents and expects to submit comments prior to Planning Commission meeting.

RECOMMENDATION

City staff recommends **approval** of FS2016-10 for the Final Site Plan, Midwest Gateway 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 a plan for pedestrian access to and within the development.
 - b. Updated drawings of all building elevations showing compliance with building material standards, articulation requirements and color of buildings.
 - c. Submittal of photometric lighting plan for Midwest Gateway in conformance with UDC especially with regard to maximum average foot-candles and foot-candles at property line. Property lines are not easily identifiable.

- d. Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained.
 - e. Submittal of architectural and landscaping plans will be required for trash enclosures if they become necessary. All landscaping shall be maintained in good condition and plants shall be replaced when dead.
2. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.
 3. All building permit and sign permit requirements of the City shall be met.
 4. The City will not require at time of site plan approval the construction of sidewalks along 191st Street adjacent to the subject property. Prior to obtaining a building permit, the property owner will execute the necessary agreement to waive and relinquish any right he/she may have under K.S.A. 12-6a06 to protest the formation of a benefit district to pay for the construction of the sidewalk improvements adjacent to the above described property for a period of thirty (30) years, and that such agreement is intended to be a covenant running with the land for said period of time.
 5. 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. FS2016-10

Final Site Plans Midwest Gateway

 PRELIMINARY SITE PLAN FINAL SITE PLANNAME OF PROPOSED SUBDIVISION: Midwest GatewayLOCATION OR ADDRESS OF SUBJECT PROPERTY: 32180 W 191st StreetLEGAL DESCRIPTION: Lot 1 Midwest Gateway, Final PlatCURRENT ZONING ON SUBJECT PROPERTY: L-P Logistics Park CURRENT LAND USE: UndevelopedTOTAL AREA: 31.14 Acres NUMBER OF LOTS: 2 AVG. LOT SIZE: 580,145.5 Sq. Ft.DEVELOPER'S NAME(S): Keith Copaken PHONE: 816-701-5000COMPANY: Midwest Gateway Venture, LLC FAX: 816-701-5099MAILING ADDRESS: 1100 Walnut, Suite 2000 Kansas City MO 64106
Street City State ZipPROPERTY OWNER'S NAME(S): Keith Copaken PHONE: 816-701-5000COMPANY: Midwest Gateway Venture, LLC FAX: 816-701-5099MAILING ADDRESS: 1100 Walnut, Suite 2000 Kansas City MO 64106
Street City State ZipENGINEER'S NAME(S): Matt Kist PHONE: 913-888-7800COMPANY: Shafer, Kline & Warren FAX: 913-888-7868MAILING ADDRESS: 11250 Corporate Ave Lenexa KS 66219
Street City State Zip

SIGNATURE 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.: S- _____ Amount of Fee Paid: \$ _____ Date Fee Paid: _____

Received 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



DESIGN STANDARDS: Applicants within the Logistics Park (L-P) District should abide by the district regulations and design standards set forth in Section 5.2 of the Edgerton Unified Development Code. These regulations and design standards include, but are not limited to, building placement, architectural design standards, parking and loading, access management, photometrics, landscaping, signage and diesel emissions.

PLANNING COMMISSION REVIEW: The Edgerton Planning Commission meets in the City Hall on the second Tuesday of every month. The Planning Commission shall review the site plan to determine conformity with the design guidelines and other requirements included within the Edgerton Uniform Development Code.

APPROVAL LIMITATIONS: If the Final Site Plan is in conformance with an Approved Preliminary Site Plan, notice and publication of Planning Commission or City Council meetings is not required.

CHECKLIST

The following items shall be included on the site plan. All (FINAL) Site Plans must be submitted on superior quality paper in a 24 x 36 inches format (or a format specified by the Zoning Administrator). The scale shall be a professionally acceptable standard suitable to the area of the proposed project.

Front or Cover Sheet

- A scale, vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features.
- A project title, zoning designation and project sponsor.
- A street, lot or tract address of the project.
- An index to contents and a data table which includes:
 - Acreage of the site and number of units per acre (if applicable)
 - Gross square feet of the building(s) area
 - Proposed use of each building
 - Number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load
 - Total number of parking places
- Name of the architect, engineer, surveyor or draftsman.
- Following certificates and signature blocks:

CERTIFICATE:

Received and placed on record this _____ day of _____, 20____ by
 _____ (Zoning Administrator).

Approved by the Edgerton City Planning Commission this _____ day of _____, 20____ by
 _____ (Chair of Planning Commission).

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

Applicant signature _____ Date _____

Sheet #2

- 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.
- A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting.

Sheet #3

- A site map with the following features:
 - Topography at reasonable intervals
 - Exterior lot lines with any survey pins
 - Location of buildings
 - Parking areas, paths, walks with sizes and surfaces material specifications
 - Exterior lighting specifications
 - Site entrance and connections to streets
 - Location of easements
 - Connection point for utilities
- A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises
- Features to facilitate handicapped access
- Profile and detail for roads (if required)

Sheet #4

- Scale drawing of building floor plans
- Dimensions and use of rooms and areas
- Dimensions of entrances/exits and corridors
- Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance

Sheet #5 (if requested)

- Scale drawings of all building elevations
- Roof pitch and materials
- Siding type and materials, including facie

ADDITIONAL REQUIREMENTS: Depending upon circumstances (especially buildings used for assembly), the Planning Commission may require additional sheets for mechanical and electrical and building materials specifications. The Planning Commission may also require additional information for hazardous material or other environmental impacts.