

EDGERTON PLANNING COMMISSION AGENDA  
REGULAR SESSION  
Edgerton City Hall  
November 14, 2017  
7:00 PM

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. **CONSENT AGENDA**  
*(Consent Agenda items will be acted upon by one motion unless a Planning Commissioner requests an item be removed for discussion and separate action)*

**MINUTES**

- A. Consideration of Minutes for Regular Session of October 10, 2017

5. **NEW BUSINESS**

**PUBLIC HEARING PRELIMINARY PLAT, PILOT TRAVEL CENTER – EDGERTON, PP2017-07**

- A. Consideration of public hearing in regards to an application for Preliminary Plat, PP2017-07, and requesting approval of a preliminary plat for Pilot Travel Center – Edgerton, 20080 Homestead Lane, located within a part of the NE ¼ of Section 9, T15S, R22E, City of Edgerton, Johnson County, Kansas, consisting of one (1) lot, within approximately 42.48 acres, more or less. Property Owner: JST Properties, LLC Developer: Todd Smutz – Pilot Travel Centers, LLC Engineer: Payne & Brockway, P.A.

Actions requested: Open public hearing and consider motion to close or continue the hearing.

Consider motion to approve, deny, or table the preliminary plat request.

**FINAL PLAT, PILOT TRAVEL CENTER – EDGERTON, FP2017-07**

- B. Consideration of an application in regards to Final Plat, FP2017-07, requesting approval of a final plat for Pilot Travel Center – Edgerton, located at 20080 Homestead Lane, located within a part of the NE ¼ of Section 9, T15S, R22E, City of Edgerton, Johnson County, Kansas, consisting of one (1) lot, with approximately 5.43 acres, more or less. Property Owner: JST Properties, LLC Developer: Todd Smutz – Pilot Travel Centers, LLC Engineer: Payne & Brockway, P.A.

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

**PUBLIC HEARING FINAL SITE PLAN, PILOT TRAVEL CENTER – EDGERTON,  
FS2017-06**

- C. Consideration of public hearing in regards to an application for Final Site Plan, FS2017-06, and requesting approval of A final site plan for Pilot Travel Center – Edgerton, located at 20080 Homestead Lane, within a part of the NE ¼ of Section 9, T15S, R22E, City of Edgerton, Johnson County, Kansas, consisting of one (1) lot, with approximately 5.43 acres, more or less. Property Owner: JST Properties, LLC Developer: Todd Smutz – Pilot Travel Centers, LLC Engineer: Payne & Brockway, P.A.

Actions requested: Open public hearing, and consider motion to close or continue the hearing.

Consider motion to approve, deny, or table the preliminary plat request.

6. Recommendation to Amend and Consolidate Organization and Bylaws of Planning Commission and Board of Zoning Appeals
7. Future Meeting – December 12, 2017
8. Adjournment

EDGERTON COMMUNITY BUILDING  
PLANNING COMMISSION MEETING  
REGULAR SESSION  
October 10, 2017  
Minutes

Prior to the meeting, Katee Smith and Josh Beem were sworn in as Planning Commissioners.

The Edgerton Planning Commission met in regular session with Chair John Daley 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 John Daley, Joshua Lewis, Erik Erazo, Katee Smith and Josh Beem. Also present were: City Administrator Beth Linn, Assistant City Administrator Scott Peterson, City Attorney Lee Hendricks, City Engineer David Hamby, and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

**CONSENT AGENDA**

Motion by Erazo, seconded by Lewis, to approve the item as presented in the Consent Agenda. Motion was approved, 5-0.

**A. MINUTES**

Minutes for the Regular Session of September 12, 2017 were considered and approved.

**OLD BUSINESS**

**FINAL SITE PLAN – LOGISTICS PARK KANSAS CITY, PHASE VI, LOT 3, FS2017-003 (INLAND PORT VII) – Tabled from August 8, 2017 and September 12, 2017**

Consideration of an application in regards to Final Site Plan, FS2017-003, requesting approval of a final site plan for Logistics Park Kansas City, Phase VI, Lot 3, located at the South ½ of the NW ¼ of Section 35, Township 14 South, Range 22 East in the City of Edgerton, Johnson County, Kansas, consisting of one (1) lot, containing approximately 57 acres, more or less, was considered. Owner: ELHC, LLC Engineer: Renaissance Infrastructure Consulting

The City Administrator provided a brief summary of this matter, originally presented at the August, 2017 meeting. Ms. Linn reviewed the analysis, design guidelines, enhanced landscaping, and discussed the articulation, both horizontal and vertical.

The next focus was the stormwater plan. Ms. Linn noted additional time was allowed for neighboring landowners to review and make comments.

Chair Daley announced any comments should be new information only.

Doug Patterson, attorney for property owner Fred Fraley, commented the City's Code indicates that "Every consideration shall be taken to preserve the natural environment." He noted Dr. Starrett, professor and consultant in regards to stormwater management, indicated upgrades to impervious surface added will not be able to detain enough stormwater. Mr. Patterson indicated

the report stated other items to consider would be a bioswale, infiltration, and wetlands. Mr. Patterson distributed a supplemental report from Dr. Starret. Mr. Patterson noted effort was made by engineers to remedy, but not enough was engineered to accomplish and then overruled Dr. Starrett's report. Mr. Patterson indicated in conclusion the increase in volume of stormwater will cause a change in the farming practices due to increased water, adding the spreaders will cause the ground water to remain wetter for a longer period of time.

Mark Huggins, engineer with Payne & Brockway – Olathe, was present and indicated he was requested by Mr. Fraley to review the reports. He stated he has no dispute with the report, but has been unable to determine the capacity and spoke about the American Public Works Association standards. He noted the flow is increasing 50%, but when captured with a slow release, this increase can prolong the wetness of the farm ground.

Ms. Linn overviewed the guidelines for the Planning Commissioners. She indicated the question is – does the stormwater plan meet the Code? Ms. Linn indicated it does. She noted the report shows the velocity (versus volume) of the stormwater is the same or less as in current time. She also noted time has been allowed for comments from others.

Lee Hendricks, City Attorney, questioned where in the report of Dr. Starrett does it indicate the information presented in the stormwater report violates the City's Code. He stated the experts did not indicate the Code was violated, only that other increased measures could be added.

Mr. Fraley objected to the comments.

Mr. Patterson offered to show a video of recent flooding, adding the video is under eight (8) minutes.

Chair Daley indicated the law is in regards to velocity, not volume.

Motion by Smith, seconded by Erazo, to approve the final site plan with the following stipulations: 1.) All Site Plan requirements of the City shall be met as noted, particularly including: a.) Updated drawings of all building elevations showing compliance with building material standards, articulation requirements and color of buildings; b.) Submittal of photometric lighting plan in conformance with UDC especially with regard to maximum average foot-candles and foot-candles at property line; c.) Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained; d.) 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.) Prior to obtaining a building permit the owner will record the final plat; 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. Those voting AYE: Smith, Erazo, Daley, and Beem. Those voting NAY: Lewis. Motion was approved, 4-1.

### **NEW BUSINESS**

#### **FINAL PLAT – LOGISTICS PARK KANSAS CITY RAIL SERVED – FIRST PLAT, FP2017-08**

Consideration of an application in regards to Final Plat, FP2017-08, requesting approval of a final plat for Logistics Park Kansas City Rail Served – First Plat, located west of Waverly Road, north of the Intermodal lead track and south of the transcontinental tracks, located at the Southeast ¼ of Section 27, Township 14 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas, consisting of one (1) lot and one (1) tract, containing approximately 61.34 acres, more or less, was considered. Owner: ELHC, LLC Engineer: Renaissance Infrastructure Consulting

The Commissioners were informed this plat was originally considered and approved earlier in the year with two lots and one tract. The reason being was that the tenant believed it would be later in the future for the need to expand, but the expansion is coming earlier, so the thought was to combine the two lots into one with the original tract and revise the final plat.

Motion by Lewis, seconded by Erazo, to approve the final plat with the following stipulations: 1.) All Final Plat requirements of the City noted shall be met or addressed prior to recording of the Plat; 2.) The commencement of any improvements shall not occur prior to the approval and endorsement of the final plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the final plat by the Governing Body; 3.) A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements; 4.) The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax; and 5.) The applicant shall meet all requirements as defined in Section 13.7 of the Edgerton Unified Development Code. Motion was approved, 5-0.

#### **PLANNING COMMISSION MEMBERSHIP**

Staff brought to the attention of the members of the current Unified Development Code requirement of nine members on the Planning Commission, with a quorum number of five (5) to conduct business. The City Attorney indicated this is a large number, adding a number of smaller cities within the state have lower numbers of members. It was suggested the membership be reduced to five (5) members with a recommendation to the Governing Body to consider the change in membership numbers.

Motion by Lewis, seconded by Erazo, to recommend to the Council to reduce the number of Planning Commissioners to five (5). Motion was approved, 5-0.

#### **NEW MEMBERS**

Ms. Linn indicated two new members were sworn in prior to meeting. New members Katee Smith and Josh Beem introduced themselves. They were welcomed to the Commission.

#### **FUTURE MEETING**

The next meeting is scheduled for November 14, 2017

**ADJOURNMENT**

Motion by Erazo, seconded by Smith, to adjourn. Motion was approved, 5-0.

The meeting adjourned at 7:50 p.m.

Submitted by:

Debra S. Gragg  
Recording Officer



**EDGERTON**  
global routes. local roots.

404 East Nelson  
Edgerton, KS 66021  
P: 913.893.6231  
EDGERTONKS.ORG

## STAFF REPORT

November 11, 2017

To: Edgerton Planning Commission  
Fr: Scott Peterson, Assistant City Administrator  
Re: PP-2017-07 Preliminary Plat for Pilot Travel Center - Edgerton, generally located in the SW corner at the intersection of Homestead Lane and 199<sup>th</sup> Street.

## APPLICATION INFORMATION

**Applicant:** Pilot Travel Centers, LLC  
5508 Lonas Drive  
Knoxville, TN 37909

**Property Owner:** JST Properties LLC  
23163 Indianapolis Road  
Edgerton, Kansas 66021

**Requested Action:** Preliminary Plat for Pilot Travel Center - Edgerton

**Legal Description:** NE Quarter of Section 9, Township 15S and Range 22E. See Preliminary Plat attached.

**Site Address/Location:** In the SW corner of the intersection of Homestead Lane and 199<sup>th</sup> Street, along the west side of Homestead Lane

**Existing Zoning and Land Uses:** C-2, Heavy Service Commercial District and vacant

**Existing Improvements:** None

**Existing Site Size:** Approximately 42.48 acres

## PROJECT DESCRIPTION

The current request is to preliminary plat Parcel No. BF221509-3002 followed by a final plat of a 4.43 acre lot to build a Pilot Travel Center.

The parent parcel is located on the southwest corner of 199<sup>th</sup> Street and Homestead Lane and has frontage along the south side of 199<sup>th</sup> Street and the west side of Homestead Lane. The parcel is zoned C-2, Heavy Service Commercial District (uses associated with intensive commercial uses of land). The north, south and east sides of the property abutt by state,

county and city road rights-of-ways. The west side abuts a large lot, single-family residential development in McCamish Township, Johnson County, Kansas.

## INFRASTRUCTURE AND SERVICES

- a. Access to the parent parcel development will be from both Homestead Lane and 199<sup>th</sup> Street via private drives.
  - a. Homestead Lane
    - i. Homestead Lane is KDOT jurisdiction (right-of-way). The proposed access point will need their approval and coordination with City of Edgerton.
    - ii. The limits of no access (LNA) shown on the preliminary plat will need both KDOT approval and coordination with City of Edgerton.
    - iii. The access (private drive) connecting to Homestead Lane is a right-in right-out for southbound traffic only.
    - iv. The access (private drive) shows a deceleration lane for south bound traffic to enter the site. North bound traffic will not have access.
  - b. 199<sup>th</sup> Street
    - i. 199<sup>th</sup> Street is KDOT jurisdiction (right-of-way). The proposed access point will need their approval and coordination with the City of Edgerton.
    - ii. Full access to 199<sup>th</sup> Street is proposed
- b. Please indicate utilities and service providers.
- c. Police is provided by the City of Edgerton.
- d. Fire protection is provided by Johnson County Fire District #1.
- e. Located within the Bull Creek watershed.

## 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. Names of: Applicant, Subdivision & Streets. *Please add the applicant(s) name(s) and property owner name(s) if different, to the drawing. Provide proposed subdivision name. **Update preliminary Plat.***
2. Name and seal of surveyor/engineer. *Preliminary plat has not been sealed. **Update preliminary plat.***
3. Adequate legend; vicinity map. *No legend has been provided. **Update preliminary plat.***
4. Signature block and date for review of City Engineer. *Not provided. **Update preliminary plat.***
5. Date surveyed. *Add date property was surveyed. **Update preliminary Plat.***
6. 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.
  - *Make the boundaries for Lot 1 and Tract A darker to be more visible.*
  - *Why does Tract A not include entire detention area?*
  - *Monuments have not been identified as found or set.*

- *Existing easement labels are too small and unreadable.*
  - *Change the text "Denotes No Access Control" to "Denotes No Access Allowed" or "Denotes Access Control".*
  - *Confirm location of "Access Control". Does it stop short of 199th Street?*
  - *Revise application and plat drawing to encompass and layout the entire parcel. Additional lots and/or tracts will need to be added. The lots and/or tracts will need to show appropriate access to the private drive contemplated.*
  - ***Update Preliminary Plat.***
7. Rights-of-way and/or easements proposed to be created for all drainage purposes, utilities, walkways, access, and other purposes. *All proposed lots and/or tracts will need appropriate easements. Update Preliminary Plat.*
8. 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 and/or tract, or in an easement appurtenant to each lot and/or tract.
- *Preliminary plat does not show or call out the location of sanitary sewer, water lines, and fire hydrants.*
  - *Additional easements are necessary for utilities, cross-access and drainage.*
  - *The private drive should be located in a cross-access easement.*
  - *The proposed detention basin should be located in a drainage easement.*
  - *A utility easement should be provided for the proposed sanitary sewer main.*
  - *Sidewalks, sanitary sewers, storm sewers, water mains and fire hydrants not shown.*
  - ***Update Preliminary Plat.***
9. Total acreage, and size of each lot. *Totals do not appear to add up. Update Preliminary Plat.*
10. 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). *Setbacks not shown. Indicate appropriate setback information along all lot lines. Provide note restricting access to Homestead Lane. Update Preliminary Plat.*
11. A copy of the proposed restrictive covenants. ***If needed, this item will be addressed at final plat stage.***

### **General Design Standards**

1. Rights-of-way must conform to the current standards of the American Public Works Association, and greater widths may be required by the Zoning Administrator after preliminary review; utility easements must be a minimum of fifteen (15) feet wide or, 7.5 feet for appurtenant utility easements on interior lots. Street lighting and fire hydrants must be indicated in areas planned for residential use. Cul-de-sacs are limited to 800 feet in length. *The proposed private drive exceeds 800' in length. Review length of private drive and possible access points with public safety to confirm necessary access for emergency services. Update Preliminary Plat.*
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. *Include and layout all of the parcel (42.48 acres). Update Preliminary Plat.*

3. Side lot lines shall be substantially at right angles to street lines. ***Update Preliminary Plat.***
4. 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. *Area containing approximate 100 year floodplain will need to be placed into a lot or tract and address setback from floodplain/streams requirements.* ***Update Preliminary Plat.***
5. The lot depth to front lot width ratio shall be no more than 3 to 1. ***Update Preliminary Plat.***
6. 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. ***Add notation. Update Preliminary Plat.***

#### **Other Comments**

- Coordinate with KDOT and city to determine appropriate access and limits of no access, (LNA). Obtain KDOT approval of access to both Homestead Lane and 199<sup>th</sup> Street.
- The floodplain note does not make sense.

#### **RECOMMENDATION**

Due to number of items requiring update, City staff recommends tabling of the Preliminary Plat Pilot Travel Center – Edgerton, to allow the applicant time to update preliminary plat with information listed above for presentation to the Planning Commission in December.

#### **ATTACHMENTS**

Application PP2017-07

Preliminary Plat for Pilot Flying J Travel Center

NAME OF PROPOSED SUBDIVISION: Pilot Travel Center - Edgerton

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 20080 Homestead Lane

LEGAL DESCRIPTION: Part of the NE¼ of Section 9 T15S R22E, City of Edgerton, Johnson County, Kansas.

CURRENT ZONING ON SUBJECT PROPERTY: C-2 CURRENT LAND USE: Undeveloped

TOTAL AREA: 42.48 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: \_\_\_\_\_ Sq. Ft.

DEVELOPER'S NAME(S): Todd Smutz PHONE: 865-474-2935

COMPANY: Pilot Travel Centers, LLC FAX: 865-297-9600

MAILING ADDRESS: 5508 Lonas Drive Knoxville TN 37909  
Street City State Zip

PROPERTY OWNER'S NAME(S): Jeff Thorpe PHONE: \_\_\_\_\_

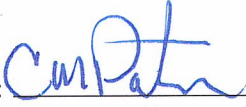
COMPANY: JST Properties, LLC FAX: \_\_\_\_\_

MAILING ADDRESS: 23163 Indianapolis Rd Edgerton KS 66021  
Street City State Zip

ENGINEER'S NAME(S): Chad Porter PHONE: 913-782-4800

COMPANY: Payne & Brockway, P.A. FAX: 913-782-0907

MAILING ADDRESS: 426 S Kansas Avenue Olathe KS 66061  
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 ½ x 11) must also be submitted with the application.

**FOR OFFICE USE ONLY**

Case No.: PP2017-07 Amount of Fee Paid: \$ 300<sup>00</sup> Date Fee Paid: 9-22-17 Receipt # 47038

Received By:  Date of Hearing: 11/4/17

**PRELIMINARY PLAT INSTRUCTIONS**

**SUBMITTAL DEADLINE:** The applicant shall submit an application at least forty-five (45) days prior to a scheduled meeting.

**NOTICE REQUIREMENTS:** The City shall publish notice of the public hearing at least twenty (20) days prior to the hearing in the official City newspaper.







## STAFF REPORT

November 11, 2017

To: Edgerton Planning Commission  
Fr: Scott Peterson, Assistant City Administrator  
Re: Application FP2017-07 for Final Plat for Pilot Travel Center - Edgerton, generally located in the SW corner at the intersection of Homestead Lane and 199<sup>th</sup> Street.

### APPLICATION INFORMATION

**Applicant:** Pilot Travel Center LLC  
C/O Todd Smuts  
5508 Lonas Drive  
Knoxville, Tennessee

**Property Owner:** JST Properties LLC  
23163 Indianapolis Road  
Edgerton, Kansas 66021

**Requested Action:** Final Plat – Pilot Travel Center - Edgerton

**Legal Description:** NE Quarter of Section 9, Township 15 South, Range 22 East, in the City of Edgerton. See attached final plat for full legal description.

**Site Address/Location:** In the SW corner of the intersection of Homestead Lane and 199<sup>th</sup> Street, along the west side of Homestead Lane

**Existing Zoning and Land Uses:** Zoned C-2, Heavy Service Commercial District

**Existing Improvements:** None

**Site Size:** 5.4337 + or - acres

### PROJECT DESCRIPTION

The current request is to create a 4.43 acre lot and a .999 acre tract by platting 5.433 acres of a 42.48 acre parcel of land in order to construct a Pilot Flying J Travel Center.

The subject property included in the final plat has frontage along the west side of Homestead Lane and is zoned C-2, Heavy Service Commercial District (uses associated with intensive commercial uses of land). The north, south and east sides of the property abutt by state, county and city road rights-of-ways. The west side abuts a large lot, single-family residential

development in McCamish Township, Johnson County, Kansas. The remaining property is not being platted or subdivided at this time.

## **INFRASTRUCTURE AND SERVICES**

Infrastructure was reviewed previously per the preliminary plat.

- a. Access to the proposed new lot would be by an access drive with Homestead Lane and to 199<sup>th</sup> Street by a private street. The access to and from Homestead Lane would be for south bound traffic only. North bound traffic would have to utilize 199<sup>th</sup> Street to the private street.
  - a. Homestead Lane
    - i. Homestead Lane is KDOT jurisdiction (right-of-way). The access point utilized is set, however coordination with KDOT and City of Edgerton will need to occur.
    - ii. The limits of no access (LNA) shown on both the preliminary and final plat will need conformation with KDOT approval and coordination with City of Edgerton.
    - iii. The access (private drive) connecting to Homestead Lane is a right-in right-out for southbound traffic only.
    - iv. The access (private drive) has a deceleration lane for south bound traffic to enter the site. North bound traffic will not have access and must utilize 199<sup>th</sup> Street and the private drive to gain access.
  - b. 199<sup>th</sup> Street
    - i. 199<sup>th</sup> Street is KDOT jurisdiction (right-of-way). The proposed access point will need their approval and coordination with the City of Edgerton.
    - ii. Full access to 199<sup>th</sup> Street is proposed
    - iii. KDOT and city approval will be required for the proposed deceleration lane (east bound traffic) and the left turn lane (west bound traffic).
- b. The property is located within the Martin Creek Watershed. No part of Lot 1 or Tract A is located within the 100 year floodplain.
- c. Sanitary sewer service is available.
- d. Water service is served by Johnson County Water District No. 7. A water line is located along the north side of 199<sup>th</sup> Street. Applicant will need to coordinate with JO7 for any extension of service needed.
- e. Police protection is provided by the City of Edgerton through contract with Johnson County Sheriff's Office.
- f. Fire protection is provided by Johnson County Fire District #1.

## **FINAL PLAT REVIEW**

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

1. The instrument of survey which shows the point of beginning, corners, bearings, courses, distances, exterior boundaries, interior lot boundaries, abandoned lot lines, pins, monuments found or set. All P.I.'s corners, boundaries must be monumented

with a 2" x 24" metal bar. *Show names or recording data for the adjacent unplatted parcels. **Update Final Plat.***

2. Individual notations and a TABLE showing: lot area, setbacks, and building envelopes. *Setbacks, building envelopes and table not provided. **Update Final Plat.***
3. A number for each lot, starting (if practical) in the northwest corner. *Include the Block number on the plat. **Update Final Plat.***
4. All easements with widths, and roads with curve data.
  - *Tract A should be made larger to encompass the entire detention pond.*
  - *A drainage easement should be provided for the detention pond.*
  - *Provide utility easement for proposed sanitary sewer main.*
  - *Additional utility easements may be necessary. Plat should be reviewed by Utility Companies.*
  - ***Update Final Plat.***
5. Ingress/egress limitations if required. *Show access easement that is proposed to provide second point of ingress/egress. (Private road/drive accessing 199<sup>th</sup> Street). KDOT will need to approve "Limits of No Access" as proposed and shown on the plat. Add note indicating no access from this parcel to Homestead Lane except at the existing curb cut. **Update Final Plat.***
6. Private travel easements. *The final plat does not include the private travel easement that is needed for the private street connecting to 199<sup>th</sup> Street proposed in the preliminary plat. **Update Final Plat.***

## **RECOMMENDATION**

City staff recommends **tabling** of FP2017-07 for the Final Plat, Pilot Travel Center – Edgerton. This allows time for the applicant to update all of the item on both the preliminary plat and the final plat and bring the applications back to the Planning Commission at the December meeting.

## **ATTACHMENTS**

Application FP2017-07

Final Plat Pilot Travel Center - Edgerton

NAME OF PROPOSED SUBDIVISION: Pilot Travel Center - Edgerton

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 20080 Homestead Lane

LEGAL DESCRIPTION: Part of the NE¼ of Section 9 T15S R22E, City of Edgerton, Johnson County, Kansas.

CURRENT ZONING ON SUBJECT PROPERTY: C-2 CURRENT LAND USE: Undeveloped

TOTAL AREA: 5.43 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: \_\_\_\_\_ Sq. Ft.

DEVELOPER'S NAME(S): Todd Smutz PHONE: 865-474-2935

COMPANY: Pilot Travel Centers, LLC FAX: 865-297-9600

MAILING ADDRESS: 5508 Lonas Drive Knoxville TN 37909  
Street City State Zip

PROPERTY OWNER'S NAME(S): Jeff Thorpe PHONE: \_\_\_\_\_

COMPANY: JST Properties, LLC FAX: \_\_\_\_\_

MAILING ADDRESS: 23163 Indianapolis Rd Edgerton KS 66021  
Street City State Zip

ENGINEER'S NAME(S): Chad Porter PHONE: 913-782-4800

COMPANY: Payne & Brockway, P.A. FAX: 913-782-0907

MAILING ADDRESS: 426 S Kansas Avenue Olathe KS 66061  
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 ½ x 11) must also be submitted with the application.

**FOR OFFICE USE ONLY**

Case No.: FP2017-07 Amount of Fee Paid: \$ 310<sup>00</sup> Date Fee Paid: 9-22-17 Receipt # 47039

Received By: Debra Stragg Date of Hearing: \_\_\_\_\_

**FINAL PLAT INSTRUCTIONS**

**SUBMITTAL DEADLINE:** The applicant shall submit an application at least forty-five (45) days prior to a scheduled meeting. If the final plat complies with the preliminary plat, Planning Commission and Governing Body may consider approval without notice or public hearing.



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

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	8/22/77	completed	CTA

This is a survey and plot of part of the NE 1/4 of Section 9, T15S, R22E of the Sixth Principal Meridian, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

[illegible]

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plot and hereafter be known as "PLANT TRAVEL CENTER - EDDINGTON."

An easement or license to enter upon, locate, construct and maintain roads, trails, conduits and utility facilities, and sidewalks upon, over, and under these areas shall be authorized by state law as "Utility Easements." The following are hereby granted to the City of Eddington, Kansas and their governmental entities may be authorized by state law to use such "Utility Easements" for said purposes.

An assent or license is hereby granted to the City of Eggenston to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, surface drainage facilities, etc., upon, over, and across those areas outlined and designated on this plat as "Drainage Easement" or "D/E".

An assent or license is hereby granted to the City of Eggenston to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, manholes, etc., upon, over, and across those areas outlined and designated on this plat as "Sanitary Sewer Easement" or "SSE".

A perpetual easement of access over, under, across, and upon the areas designated as "Access Easement" or "A/E" is hereby reserved to the undersigned proprietor, his heirs, assigns, etc., for ingress and egress of all owners and occupants of lots and parcels depicted on this plat, their guests and invitees. Owners and occupants of adjoining land to the South, East, and West of the plat, as well as other properties within the development, shall have the same right of ingress and egress as all owners and occupants of lots and parcels depicted on this plat. No obstacles or obstructions that would prohibit the free flow of traffic shall be allowed to be constructed or maintained within said "Access Easement."

Troct A shall be owned and maintained by the Pilot Travel Centers, LLC or their designees. Said troct is intended to be used for landscaping, stormwater drainage and water quality features.

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Emporia, Kansas, are authorized to use the above described tract of land for the purpose of conducting public ways and thoroughfares or parts thereof, for public use, from the line and effect of any special assessment and that the undersigned proprietor hereby consents to such assessments on parts thus dedicated and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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999 999

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PILOT TRAVEL CENTERS, LLC

STATE OF KANSAS)  
) ss  
COUNTY OF SENECA)

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me a Notary Public in and for said County and State of \_\_\_\_\_, \_\_\_\_\_, came \_\_\_\_\_, known to me to be the same person who executed the foregoing instrument of writing on behalf of said Corporation, and he duly acknowledged the execution of the same to be the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

My Appointment Expires: \_\_\_\_\_

Nelson Dublin \_\_\_\_\_

APPROVED by the Planning Commission of the City of Edgerton, Kansas,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

1000

APPROVED by the Governing Body of the City of Edgerton, Kansas,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: JOSH LEWIS, Chairman ERIK BRAZO, Secretary

[illegible]

APPROVED by the Zoning Administrator of the City of Edgerton, Kansas,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

JANECE RAWLINS, Mayor

JANECE RAWLINS, City Clerk

Prepared By: Payne & Br  
P. O. Box  
Olathe, KS

Developed By: Pilot, Travers  
c/o Todd St  
5508 Lorain  
Knoxville, TN  
1-895-474

hereby certify that on February 16, 2017, I or someone under my direct supervision completed a field survey of the above described tract of land and this is an accurate and true plot of said survey.

on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Date Prepared: September \_\_\_\_\_, 2017

TITLE INFORMATION		FIDELITY NATIONAL COMMITMENT DATED DE	

Gerald L. Corn  
Kansas P.S. No. 1128

[illegible]

**Payne**  
Civil Engineering  
445 South  
B Street

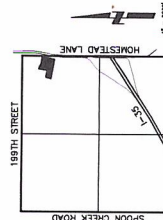
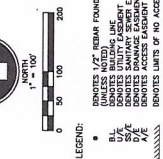
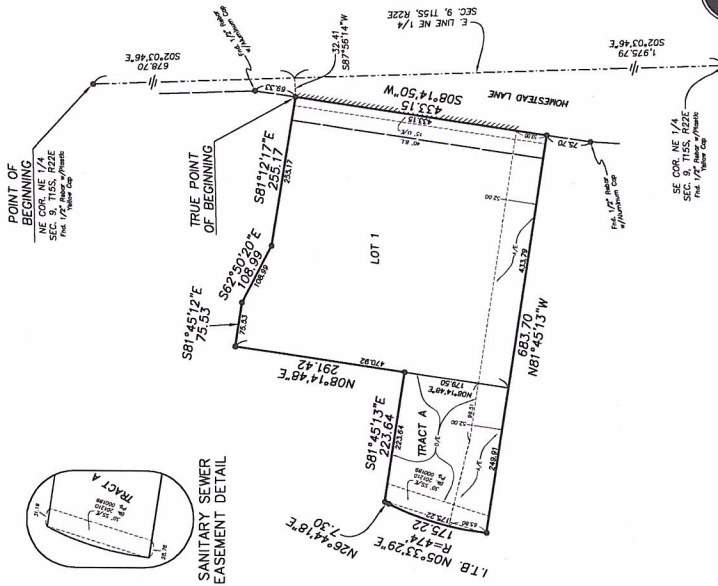


Journal of Management Inquiry 23(4) 401-417

NOTES:  
The basis for bearings on this plot is Old North, Kansas North Zone, Derived from Johnson County Survey Control Network 1992.  
Let I shall have No Direct Vehicular Access to Homestead Lane, except as shown on the plot.  
According to F.L.R.M. Map No. 20091003-34G Johnson County, Kansas, this entire area is determined to be outside the 100-year floodplain.  
 $2,254.14' \text{ (plot boundary distance)} / .0007' \text{ (bearing distance)} =$

LEGEND:

- DENOTES 1/2" REBAR FOUND w/ 1/4" PLASTIC CAP CLS-49
- DENOTES NOTED
- B.L. DENOTES BUILDING LINE
- U/E DENOTES UTILITY EASEMENT
- SS/E DENOTES SANITARY SEWER EASEMENT
- D/E DENOTES DRAINAGE EASEMENT
- A/E DENOTES ACCESS EASEMENT
- ////// DENOTES LIMITS OF NO ACCESS



LOCATION MAP  
SEC. 9, T15S, R22E

Prepared By: Paving &amp; Brockway Engineers, P.A.

913-782-4800

Developed By: Pilot Travel Center LLC  
c/o Todd Smutz  
5508 Long Drive  
Knoxville, Tennessee

Date Prepared: September 22, 2017

TITLE INFORMATION FURNISHED BY  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT No. L20173008  
DATED DECEMBER 29, 2016

PILOT TRAVEL CENTER - EDGERTON  
SEC. 9, T15S, R522E  
JOHNSON COUNTY, KANSAS



**Payne & Brockway P.A.**  
CIVIL ENGINEERS & LAND SURVEYORS  
426 SOUTH KANSAS AVE. OLATHE, KANSAS 66664  
PH: 913-782-4100 FAX: 913-782-0997  
WWW.PAYNE-BROCKWAY.COM

LEGAL DESCRIPTION  
FOR  
PILOT TRAVEL CENTER - EDGERTON

This is a survey and plat of part of the NE¼ of Section 9, T15S, R22E of the Sixth Principal Meridian, in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of the NE¼ of Section 9, T15S, R22E of the Sixth Principal Meridian, in the City of Edgerton, Johnson County, Kansas; thence S 02°03'46" E, along the East line of said NE¼, a distance of 678.70 feet; thence S 87°56'14" W a distance of 32.41 feet to a point on the Westerly right-of-way line of Homestead Lane, as now established, said point also being the TRUE POINT OF BEGINNING; thence S 08°14'50" W, along the Westerly right-of-way line of said Homestead Lane, a distance of 433.15 feet; thence N 81°45'13" W a distance of 683.70 feet; thence Northeasterly, on a curve to the right having an initial tangent bearing of N 05°33'29" E and a radius of 474.00 feet, for a distance of 175.22 feet; thence N 26°44'18" E a distance of 7.30 feet; thence S 81°45'13" E a distance of 223.64 feet; thence N 08°14'48" E a distance of 291.42 feet; thence S 81°45'12" E a distance of 75.53 feet; thence S 62°50'20" E a distance of 108.99 feet; thence S 81°12'17" E a distance of 255.17 feet to the TRUE POINT OF BEGINNING, containing 5.43372 acres, more or less.

## STAFF REPORT

November 14, 2017

To: Edgerton Planning Commission  
Fr: Scott Peterson, Assistant City Administrator  
Re: Application FS2017-07, Final Site Plan for Pilot Flying J Travel Center, generally located in the SW corner at the intersection of Homestead Lane and 199<sup>th</sup> Street.

### APPLICATION INFORMATION

<b>Applicant:</b>	Pilot Travel Center - Edgerton 5508 Lonas Road Knoxville, Tennessee 37909
<b>Property Owner:</b>	JST Properties LLC 23163 Indianapolis Road Edgerton, Kansas 66021
<b>Requested Action:</b>	Final Site Plan for Pilot Travel Center
<b>Legal Description:</b>	See Final Site Plan document set attached
<b>Site Address/Location:</b>	20080 Homestead Lane in the SW corner of the intersection of Homestead Lane and 199 <sup>th</sup> Street, along the west side of Homestead Lane
<b>Existing Zoning and Land Uses:</b>	C-2, Heavy Service Commercial District and vacant.
<b>Existing Improvements:</b>	None
<b>Site Size:</b>	5.433 acres

### PROJECT DESCRIPTION

The applicant has prepared a Final Site Plan based on C-2, Heavy Service Commercial District zoning requirements, a preliminary plat and a final plat. The current application proposes to construct a 5,000 square foot retail store, fuel pumps and associated infrastructure on Lot 1, Pilot Travel Center – Edgerton, subject to approval of the supporting preliminary and final plats for the subject property.

### STAFF ANALYSIS

Staff has reviewed the Final Site Plan submittal for compliance with Article 10, Site Plans and Design Standards. It has also been reviewed for compliance with Article 4.3, C-2 Heavy Service Commercial District and Article 12, Sign Regulations. The combined details of that

review are listed below.

#### Article 10.1.D -- Contents of Site Plans

1. Front or cover sheet (Sheet C3.0).
  - a) The specified certificates and signature blocks. *The zoning administrator block and the applicant certification block should exchange places (order). **Update Final Site Plan.***
2. Site map (Sheet C3-0)
  - a) A site map with the following features.
    - i) Topography at reasonable intervals. *Proposed topography is provided on the Grading Plan but not on the Site Plan. Please add information and ghost it back. **Update Final Site Plan.***
    - ii) Exterior lot lines with any survey pins. *Lot or tract should encompass entire site, including the detention basin and access to private drive. Add survey pins. **Update Final Site Plan.***
    - iii) Parking areas, paths, walks with sizes and surfaces material specifications. Shared use path should be constructed along Homestead Lane. Typical sidewalk should connect from Homestead Lane to parcel along private street. Additional sidewalk should connect Private Drive to building. **Update Final Site Plan.**
    - iv) Exterior lighting specifications. *All exterior lighting shall be designed in accordance with applicable Illuminating Engineering Society of North America (IESNA). Site lighting and lighting fixtures shall be designed and of the type of fixtures with cut-off illuminations to reflect illumination away from any adjacent properties. Please provide a photometric plan with location and foot-candle illumination for each fixture. **Update Final Site Plan.***
    - v) Site entrance and connections to street. *Traffic Impact Study has been forwarded to City Engineer and KDOT for review and comment. Site plan will need to be revised based on any comments provided by KDOT or City Engineer. **Update Final Site Plan.***
    - vi) The location of easements. *Not provided. Update final site plan to reflect cross-access and utility easements needed. **Update Final Site Plan.***
    - vii) 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. *Location of the site signage is shown on Sheets C3.0 and C3.1. Please submit elevations and sign details (measurements, materials, etc) for all site signage shown on the referenced sheets in conformance with UDC. **Update Final Site Plan.***
  - c) Profile and detail for roads (if required). *The proposed private street must meet construction standards. Access to 199<sup>th</sup> Street will require KDOT approval. Provide road details for review and approval by City Engineer. **Update Final Site Plan.***

#### Article 10.2 -- Parking and Loading Standards

1. Parking spaces. There are two (2) applicable uses listed in Table 1 in Article 10.2 of the regulations. They state: *"Retail – Convenience – 1000 sq. ft. or more" uses require one (1) parking space per 125 sq. ft. & "Restaurant – Fast Food" uses require parking at ½ of the rated occupancy. Using these criteria for a 5,000 sq. ft. building fifty-nine (59)*



*spaces are required, of which 3 should be ADA compliant (2 vehicle and 1 van accessible). Forty-four (44) vehicular spaces and seven (7) semi-truck and trailer spaces are provided on the site plan, totaling fifty-one (51). While C-2 Heavy Commercial District specifies 4 spaces per 1,000 square feet and calculates to 20 spaces. Most restrictive section of code applies for number of parking spaces. Division of number of parking stalls for vehicles vs. tractor-trailers should be evaluated.*  
***Update Final Site Plan.***

#### Article 12 -- Signage Regulations

Size and height. Free standing monument or ground signs, wall signs for principal buildings, individual business and accessory uses, and window signs are in C-2 Districts are regulated in Article 12.9, Table C.

- *Update all signage in the final site plan package to include details necessary for show compliance with the UDC (i.e. sign dimensions, illumination, location, etc.).*

***Update the Final Site Plan by adding the information and/or additional sheets.***

#### Article 4.3.E -- C-1 Setback, Yard and Area Regulations

Regulations -- 20 percent of net site area must be minimum open space; 15 foot front yard setback; 20 foot side yard setback if abutting residentially zoned property; side yard setback of 15 feet on the street side of a corner lot; and rear yard setback of 15 feet when a structure abuts residentially zoned property. *Setbacks provided meet code. Percentage of net site area open space is not provided. Please add percentage to the Site Plan.* ***Update Final Site Plan.***

#### Article 4.3. G & H

- 1) The Planning Commission may require additional landscape materials, open space buffering, and/or screening materials for all buildings that abut an area zoned for residence.
  - Eliminate chain link fencing.
  - Due to adjacent residential property, recommend that the exterior building be constructed similar to the exterior building requirement for C-1 that includes fascia of stone, brick, wood, or custom siding that covers three-quarters (3/4) of the total surface of the building front and any other surface required by the Planning Commission. Current plan shows exterior walls on the north, south and west sides are primarily composed of flat, metal panels.
  - HVAC rooftop units should be screened from view with parapets or other hitectural design features so as not visible from street rights-of-ways nor residentially zoned property.
  - Previous application for this property contemplated a significant berm on this property to buffer the most adjacent residential use. Staff will present the information to Planning Commission regarding the berm for review and determination what action, if any, is triggered by this application or future development.
  - Additional shrubs should be added along the vehicular parking to block view of cars parking. Trees and shrubs should be added along the truck side of the development to screen from the future development and residential development to the west.

- 2) All areas used for the refuse and refuse containers shall be screened from view.  
*Trash/recycling containers should be screened from view with material similar to updated exterior building materials. **Update Final Site Plan.***
- 3) No materials shall be openly stored to the exterior of the building unless a solid screening enclosure is provided. *Any above ground storage tanks should be screened from view with material similar to updated exterior of building. **Update Final Site Plan.***
- 4) Parking and loading
  - 15' open space setback from street right of way required. PC may require trees or shrubs. *40 feet of open space from the street right-of-way is provided on the east side of the site.*
  - A designated off-street space is required for the loading and unloading of goods and merchandise. *Please designate where this activity will occur and where the bulk fuel delivery truck will park while unloading. **Update Final Site Plan.***

#### Other Comments

1. Verify the applicant construction schedule for the Private Drive from 199<sup>th</sup> Street.
2. Verify with Johnson County Fire District No. 1 required access for emergency services.
3. Review vehicular and semi-tractor trailer site circulation within site particularly regarding for possible conflicts.
4. Address all comments from City Engineer below regarding the storm water management report submitted by applicant. Additional revisions may be necessary after submittal and review of the requested items.
  - Provide a soils report that documents the Hydrologic Soil Group of the existing soils.
  - The off-site (N & S) areas should use a Tc and CN for the existing conditions. Future development will include detention that limits the peak flow rate to existing.
  - Detention Tract Uncontrolled appears to be labeled as Detention Tract Controlled.
  - The Tc calculations for the existing areas appear to underestimate the Tc which would result in a higher existing runoff. The overland flow lengths and "n" numbers appear to be low. Provide a diagram that shows flow paths for the Tc calculations for both existing and proposed conditions.
  - The existing and proposed drainage maps do not include the Private Drive. This area should be included.
  - Why do some of the existing sub-watersheds include Segment 3 with a velocity of 10 ft/sec to calculate Tc?
  - Site plan does not show how the storm water from sub-watersheds Future Site Controlled and Off Site (N & S) Controlled is routed thru the detention basin.
  - Site plan shows the flow from a portion of site controlled is routed around the detention basin.
  - Site plan does not show how storm water from the site is routed thru the detention basin.
  - No outlet pipe from the detention basin is shown on the site plan.
  - Show composite CN calculations.
  - Provide stage/storage/discharge information for the detention basin. Provide diagram for the detention pond showing the outlet structure, emergency spillway, etc.

- The study states that the volume of the basin is 167,000 cubic feet at elevation 989. It appears that the top of the berm is less than 988.
- The report indicates that the water surface elevation in the 1% event is 988.51. The emergency spillway should be at least 0.5 feet above the max water surface elevation.
- Provide hydrograph reports for the combination of Out 10 and Route 10 to show the final outflow from the property.
- The detention basin will serve multiple properties. An easement and maintenance agreement should be provided to the City for review.
- Provide velocity calculations and proposed erosion control measures at the end of the outlet pipes.
- The City does not require water quality improvements since you are now providing detention. If it is beneficial to remove the proposed improvements you can do that.

### **RECOMMENDATION**

City staff recommends **tabling** of FS2017-07 for the Final Site Plan, Pilot Travel Center - Edgerton, to allow applicant time to revision the final site and present the total project package (preliminary plat, final plat and final site plan) to Planning Commission in December.

### **ATTACHMENT**

Final Site Plan Application No. FS2017-07  
Final Site Plan – Pilot Travel Center

APPLICANT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

[illegible]

**Payne & Brockway P.A.**

**CIVIL ENGINEERS & LAND SURVEYORS**  
425 NORTH KANSAS AVE., DEPT. 100, KANSAS CITY, MO. 64101  
PH 913/782-4300 FAX 913/782-4097  
WWW.PATTON-ANGLADE.COM



**SITE PLAN**  
**SCALE: 1" = 50'**

[illegible][illegible]

PILOT TRAVEL CENTER  
20080 HOMESTEAD LANE  
EDGERTON, KS 66021



**PILOT FLYING J**  
DESIGN DEPARTMENT  
5508 LONAS ROAD  
KNOXVILLE, TENNESSEE 37909  
(800) 588-7488

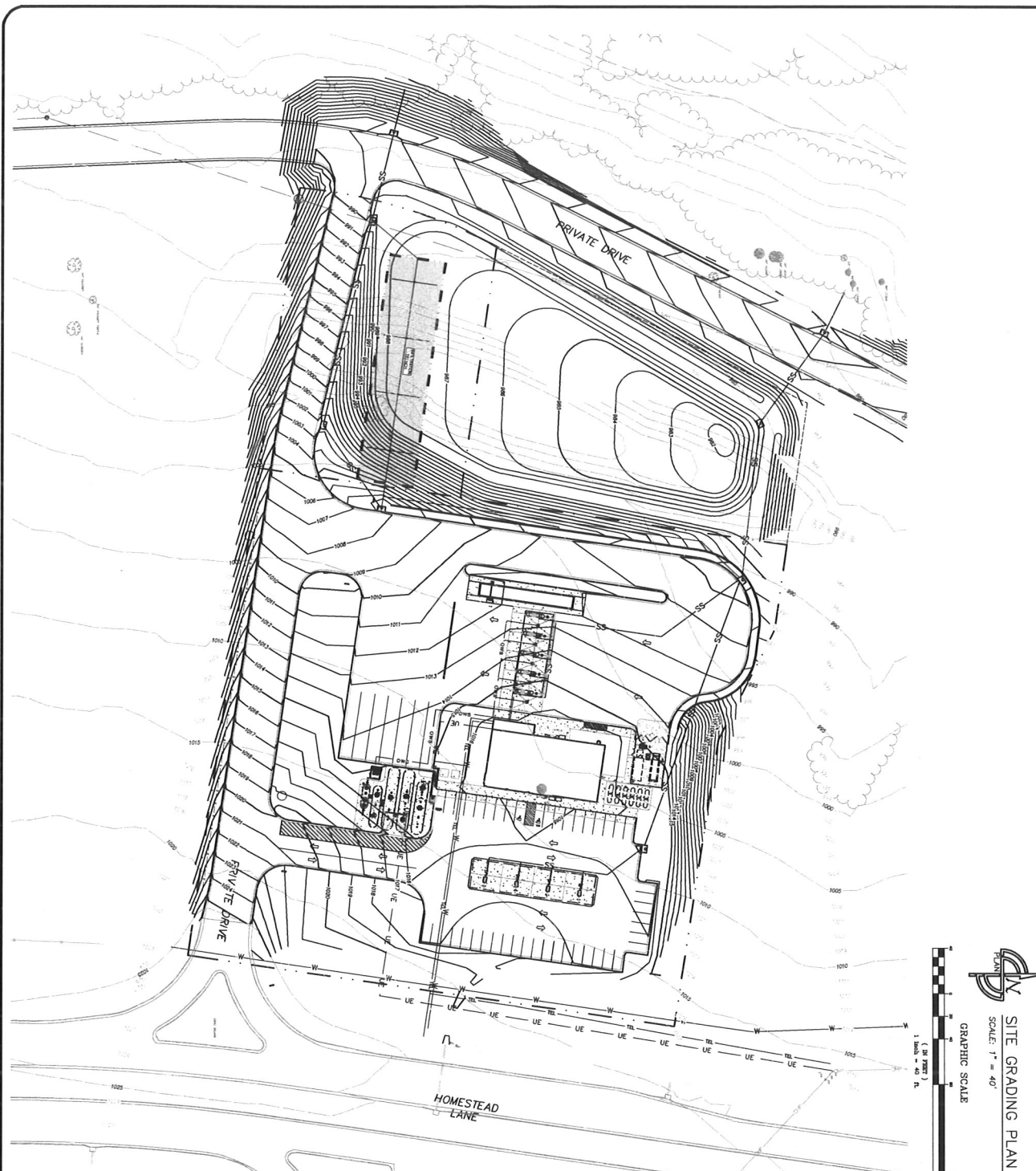
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DATE: 07/12/17	DRAWN BY: CMP	PROJECT: 1112-01
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DATE:	REV:	REVISION DESCRIPTION:	INT.
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SHEET:

[illegible]



**SITE GRADING PLAN**  
 SCALE: 1" = 40'  
 GRAPHIC SCALE  
 1 inch = 40 feet



**Payne & Brockway P.A.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 1000 N. 10th Street, Suite 100  
 Topeka, Kansas 66601  
 Phone: 781-234-1234  
 Fax: 781-234-5678  
 www.payneandbrockway.com

**STORMWATER MANAGEMENT**

Required impervious percentage (1% max dry density)  
 Impervious: 100% (Asphalt) 100% (Concrete)  
 Permeable: 0% (Grass) 0% (Gravel)  
 Allow 1% impervious test per each 10,000 S.F. of wet or natural grade at building area.  
 Allow 1% impervious test per each 10,000 S.F. of wet or natural grade at parking area.  
 Maximum flow rate shall be 1" unless noted otherwise.

**GRAVELLING SCHEDULE**

Gravel shall be as follows:  
 MATERIAL: 1/2" KENTUCKY #1 FINEST  
 ANALYSIS: 50/10/10  
 HATCH: 1/2" FINEST  
 SOIL: 1/2" FINEST (BY LANDSCAPE COUNTY)

**LANDSCAPE**

PERMIT: 1000 LB/AC 10/20/10  
 PROPER: 500 - 800 LB/AC 20% SUPERGRAPHE  
 MATCH: STAY: 1/2" TONS/AC (CONCRETE)  
 EROSION CONTROL: NET OR MATCH DRAINER ON SLOPES

**NOTES**

1. ALL STORM PIPING SHALL BE 12" UNLESS OTHERWISE NOTED.  
 2. CONTRACTOR SHALL PROVIDE DESIGN-BUILD SERVICES FOR EACH OF THE REQUIRED GRADING AREAS.  
 3. GRADING SHALL BE VERIFIED AFTER EACH GRADING OPERATION.  
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**SITE GRADING, DRAINAGE & EROSION CONTROL**

NO.	DESCRIPTION
1	GRADING
2	DRAINAGE
3	EROSION CONTROL
4	LANDSCAPE
5	STORMWATER MANAGEMENT
6	GRAVELLING
7	CONCRETE
8	ASPHALT
9	PAVEMENT
10	LANDSCAPE

**C4.0**

DATE: 04/20/17 DRAWN BY: CMP PROJECT: 0012-01

DATE: REV: REVISION DESCRIPTION: INT:

SITE GRADING PLAN

PILOT TRAVEL CENTER

20080 HOMESTEAD LANE

EDGERTON, KS 66021

PILOT FLYING J

2500 DEPARTMENT

5200 12th AVE

KNOWLEDGE, TENNESSEE, 37008

1800-588-7485



# PLANT SCHEDULE TREES

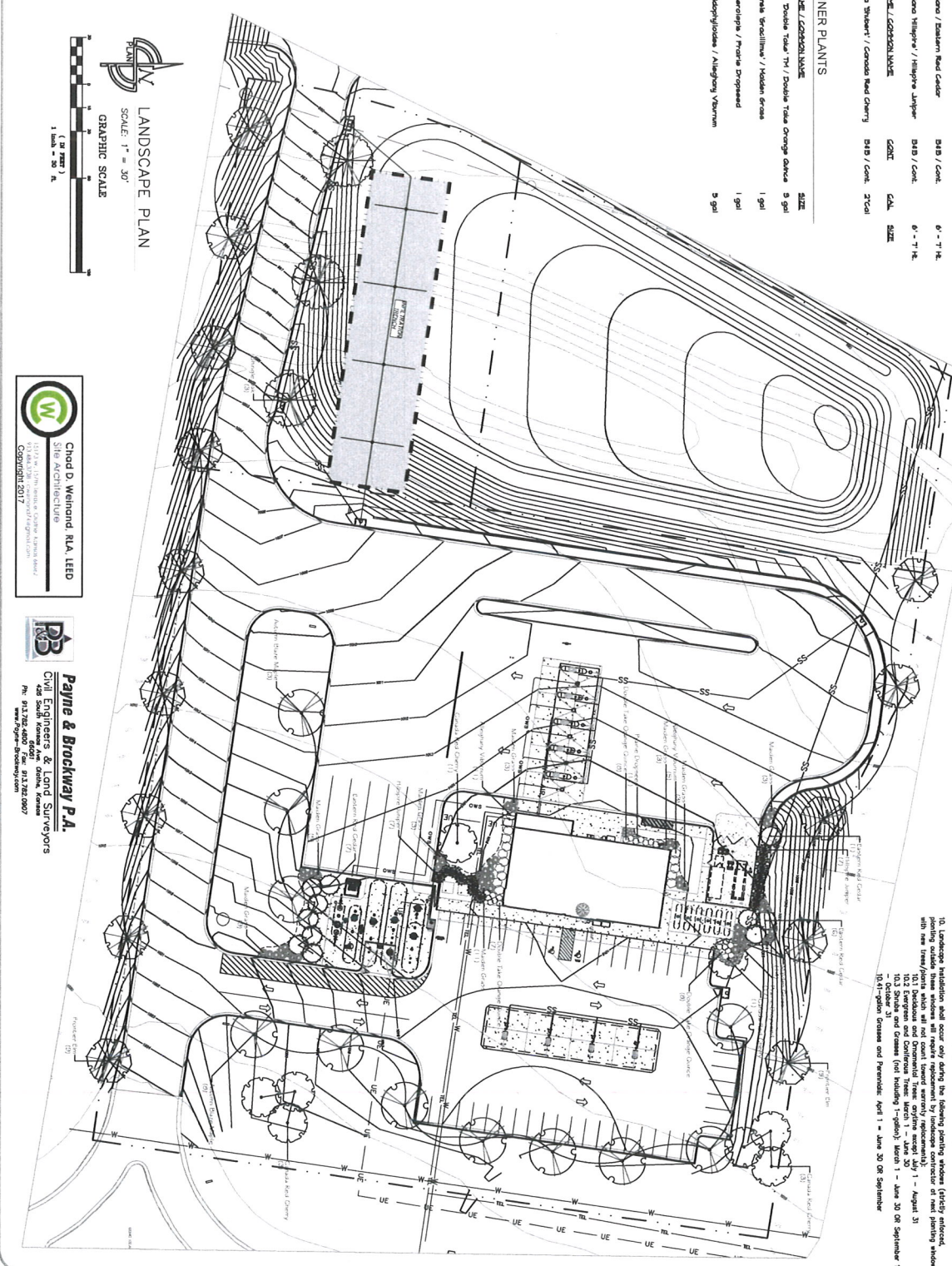
SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CALL.	SIZE
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	13	Quercus macrocarpa / Shingle Oak	B18 / Cont.	2'x4'	
	14	Pinus x Strobelii / Strobel Pine	B18 / Cont.	2'x4'	
	15	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	16	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
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	72	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	73	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	74	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	75	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	76	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	77	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	78	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	79	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	80	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	81	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	82	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	83	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	84	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	85	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	86	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	87	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	88	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	89	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	90	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	91	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	92	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	93	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	94	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	95	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	96	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	97	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	98	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	99	Pinus strobus / White Pine	B18 / Cont.	2'x4'	
	100	Pinus strobus / White Pine	B18 / Cont.	2'x4'	

## PLANT SCHEDULE CONTAINER PLANTS

SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	20	Chamaenerion x Double Total TM / Double Total Orange Salvia	9 gal
	21	Hebe x Shrevei / Shrevei Hebe	1 gal
	22	Sporobolus heterostachys / Prairie Dropseed	1 gal
	23	Verbena x rhytidophylla / Astringent Verbena	9 gal

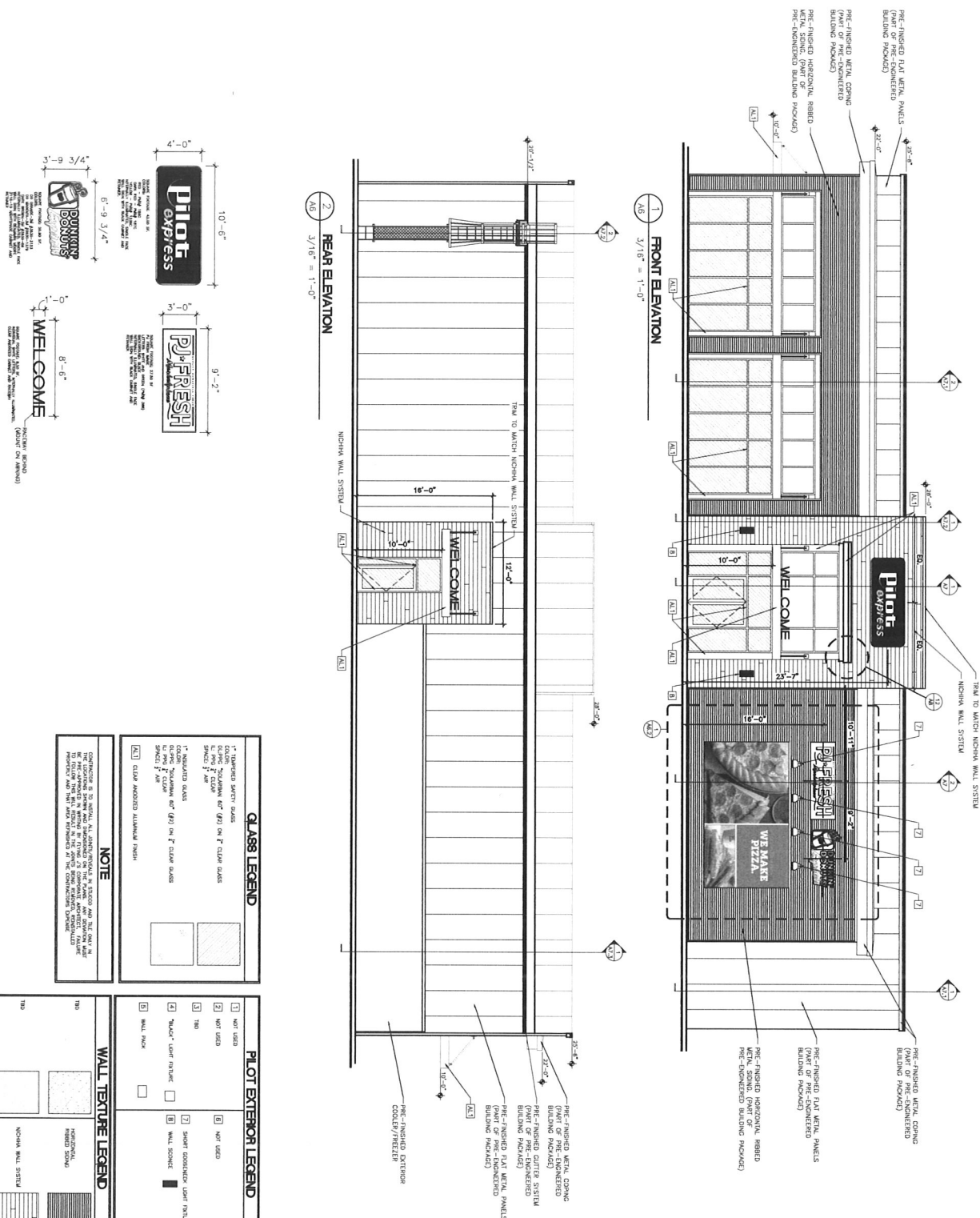
# LANDSCAPE PLAN NOTES

1. Existing underground (U/G), overhead (O/H), utility and other structures shall be shown on the plan. The contractor shall be responsible for verifying the location and depth of all existing structures. If it is the responsibility of the architect to verify the location and depth of all existing structures, the contractor shall be responsible for verifying the location and depth of all existing structures. If it is the responsibility of the contractor to verify the location and depth of all existing structures, the contractor shall be responsible for verifying the location and depth of all existing structures.
2. Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Owner's Representative.
3. No substitutions for variety or culture shall be accepted without first obtaining written approval from the Owner's Representative.
4. All plant material shall be of excellent quality, free of disease and infestation, and true to type. All plants shall be of a minimum of 100% survival. All plants shall be of a minimum of 100% survival. All plants shall be of a minimum of 100% survival.
5. All plants shall be of a minimum of 100% survival. All plants shall be of a minimum of 100% survival. All plants shall be of a minimum of 100% survival.
6. Contractor shall be responsible for obtaining all necessary permits and approvals for the landscape plan. The contractor shall be responsible for obtaining all necessary permits and approvals for the landscape plan. The contractor shall be responsible for obtaining all necessary permits and approvals for the landscape plan.
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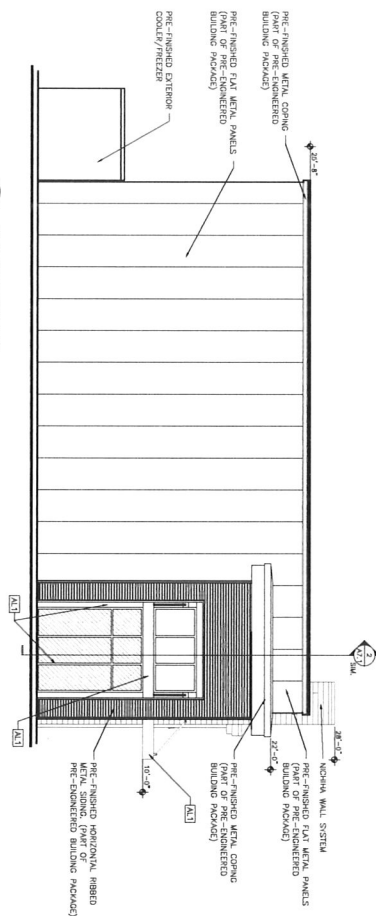




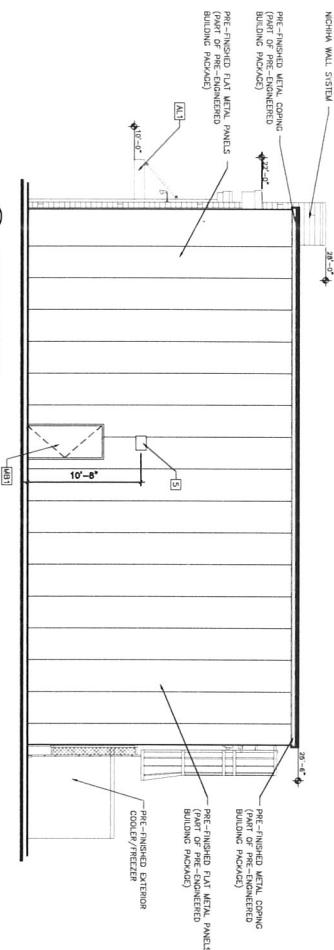
[illegible]



2	LEFT ELEVATION
AG.1	3/16" = 1'-0"



$$\frac{1}{16.1} \quad \text{RIGHT ELEVATION} \quad 3/16" = 1'-0"$$



CLASS LEADEND	
1	TURNED MATT. CLASS CLASS "TURNING" OF (1) IN F. CLASS CLASS IS TWO 1" CLASS SPACED 1" CLASS
2	1" UNGLAZED GLASS CLASS "TURNING" OF (2) IN F. CLASS CLASS IS TWO 1" CLASS SPACED 1" CLASS
3	GLASS MIMICED ALUMINUM FINISH


CONSTRUCTION: 3 TO 5 PARTS. ALL DIMENSIONS IN INCHES AND THE ONLY 1/2" DIMENSIONS ARE IN THE PARTS. ALL PARTS MUST BE FINISHED WITH A FINISH THAT MATCHES THE FINISH OF THE OTHER PARTS. FINISHES MUST BE MATCHED TO THE FINISH OF THE OTHER PARTS.

**NOTE**

PLOT EXTERIOR LEGEND	
1	NOT LINED
2	NOT LINED
3	NOT LINED
4	SHARP ORIGINALLY LINED PATTERN
5	WALL SINK
6	NOT LINED
7	SHARP ORIGINALLY LINED PATTERN
8	WALL SINK

WALL TEXTURE LEGEND	
9	HORIZONTAL SHARP LINED
10	NOTHING WALL TEXTURE
11	HORIZONTAL SHARP LINED
12	NOTHING WALL TEXTURE

☐ PRELIMINARY SITE PLAN☒ FINAL SITE PLANNAME OF PROPOSED SUBDIVISION: Pilot Travel Center - EdgertonLOCATION OR ADDRESS OF SUBJECT PROPERTY: 20080 Homestead LaneLEGAL DESCRIPTION: Part of the NE $\frac{1}{4}$  of Section 9 T15S R22E, City of Edgerton, Johnson County, Kansas.CURRENT ZONING ON SUBJECT PROPERTY: C-2 CURRENT LAND USE: UndevelopedTOTAL AREA: 5.43 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: \_\_\_\_\_ Sq. Ft.DEVELOPER'S NAME(S): Todd Smutz PHONE: 865-474-2935COMPANY: Pilot Travel Centers, LLC FAX: 865-297-9600MAILING ADDRESS: 5508 Lonas Drive Knoxville TN 37909  
Street City State ZipPROPERTY OWNER'S NAME(S): Jeff Thorpe PHONE: \_\_\_\_\_COMPANY: JST Properties, LLC FAX: \_\_\_\_\_MAILING ADDRESS: 23163 Indianapolis Rd Edgerton KS 66021  
Street City State ZipENGINEER'S NAME(S): Chad Porter PHONE: 913-782-4800COMPANY: \_\_\_\_\_ FAX: Payne & Brockway, P.A.MAILING ADDRESS: 426 S Kansas Avenue Olathe KS 66061  
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.: 18-2017-06 Amount of Fee Paid: \$ 250<sup>00</sup> Date Fee Paid: 9-22-17 Receipt # 47057  
Received By: Debra Stragg Date of Hearing: 11/14/17**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.17-0002  
vs. 9-9-11

## **MEMORANDUM**

**TO:** Planning Commission, City of Edgerton  
**FROM:** Lee Hendricks  
**RE:** Recommendation to Amend and Consolidate Organization and Bylaws of Planning Commission and Board of Zoning Appeals  
**DATE:** November 9, 2017

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### **1. HISTORY**

At your last Planning Commission meeting held on October 10, 2017 the City Administrator and I brought to the Commission's attention an issue with the bylaws of the Planning Commission ("PC") and Board of Zoning Appeals ("BZA"). More specifically we explained that the bodies as they are currently established by ordinance are composed of nine members and three alternates. We discussed that the PC has not had nine members for some time and advised that we felt that a nine member Commission was unnecessary and likely unsustainable, as most cities of the third class have five person PC's. My advice to the PC was for you to recommend that the City Council amend your Unified Development Code to reduce the size of the PC and BZA from nine members to five and eliminate the three person alternate structure. That recommendation was approved by the PC and I intended to propose the same to the City Council at its next meeting.

Upon my review of the Unified Development Code however, I found that there are nearly identical sections establishing the composition, authority and conduct of both the PC and the BZA in two different sections of the Code, one in Article 8 and the other at the end of the Code as Appendices. I say nearly identical because their terms are about 95% the same. Neither the City staff nor I can explain why this issue exists. My concern is that not only are the two code sections seemingly duplicative, but in the few areas that they aren't identical there is conflict which will only confuse an inquiring citizen, commission member or City Attorney.

### **2. RECOMMENDATION**

Given this issue I would recommend to the Commission that it withdraw its prior recommendation and instead broaden its recommended course of action to the City Council. Luckily there is very little in the way of necessary amendments to the substance of the code section. There are only a few items I need you to specifically reference when making your recommendation. I would advise you to make the following recommendations when making your motion:

- Recommend that the City Council agree to allow the City Attorney to consolidate the competing code sections on the composition, authority and conduct of both the PC and the BZA
- Recommend that the City Council approve the reduction of the number of members from nine to five
- Recommend that the City Council agree to remove the three alternate structure of the PC and BZA
- Recommend that the City Council approve that a quorum shall be three members
- Recommend that the City Council allow the City Attorney to amend the language regarding executive session. As the language is currently written on page PC-3, Paragraph (C)(2), the list of possible executive session exceptions is limited when it should include all available executive session exceptions to an open meeting

Lastly, if you look at the "Creation of the Planning Commission" section in Article 8, Section 8.1(B)(3) it states that at least six members of the PC "shall reside in the City of Edgerton". Since we're reducing the overall number of members from nine to five, we need to reduce the number of members who live within the City limits. That number needs to be less than three, so you need to decide how you want to compose your board moving forward and then decide on either two, one or zero members living outside the city limits.

LWH