EDGERTON PLANNING COMMISSION REGULAR SESSION Edgerton City Hall November 13, 2018 7:00 P.M.

- 1. Call Meeting to Order
- 2. Pledge of Allegiance
- Roll Call
- 4. Election to Fill Vacancy of 2018-2019 Vice Chair

5. **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 9, 2018

6. **NEW BUSINESS**

FINAL SITE PLAN – FS2018-08 (LOGISTICS PARK KANSAS CITY SOUTH)

A. Consideration of revisions to approved Final Site Plan FS2018-04, for property located on the northeast corner of the intersection at 207th Street and Homestead Lane. Applicant: Brett Powell, representing NorthPoint Development, LLC., and Mark Bright, representing Kubota Tractor Corporation.

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

PUBLIC HEARING – CONDITIONAL USE PERMIT – CU2018-01, LPKC LOGISTICS SUPPORT

B. Consideration of opening a public hearing in regard to application CU2018-01 requesting approval of a Conditional Use Permit for a cargo container storage/maintenance facility and truck yard located along the south side of 191st Street, one-half mile west of Waverly Road; directly east of 32285 W. 191st Street, consisting of approximately 36 acres. Applicant: Aaron Burks, representing NPD Management, LLC.

Action requested: Open the public hearing, receive comments, and consider motion to close or continue.

Consider motion to recommend approval or denial to the Governing Body.

- 7. Future Meeting December 11, 2018
- 8. Adjournment

EDGERTON CITY HALL PLANNING COMMISSION MEETING REGULAR SESSION October 9, 2018

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: Chairman John Daley, Tim Berger, Jeremy Little, and Charlie Crooks. Absent was Commissioner Andrew Merriman. Also present were: Mayor Donald Roberts, City Administrator Beth Linn, Development Services Director Katy Crow, and City Clerk Rachel James.

The City Clerk announced a quorum was present.

Chairman Daley introduced the two new Commissioners: Jeremy Little and Charlie Crooks. Both Commissioners introduced themselves to the audience.

CONSENT AGENDA

Motion by Berger, seconded by Little, to approve the items as presented in the Consent Agenda. Motion was approved, 4-0.

MINUTES

A. The minutes for Regular Session of August 14, 2018 were considered and approved.

NEW BUSINESS

<u>PUBLIC HEARING – ZA2018-08 (REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED AT 310 W. 8TH STREET, EDGERTON, KS)</u>

A public hearing in regard to rezoning application, ZA2018-08, pertaining to the rezoning of one (1) parcel (containing approximately 1.43 acres) from non-designated zoning assignment to Edgerton R-1 Single Family Residence, located generally at 310 W. 8th Street, Edgerton, KS, was considered. Applicant: Victor R. Smith.

Katy Crow, Development Services Director, overviewed the history and reason for the rezoning request. She indicated the property was annexed in September 2014. She noted the rezoning is requested due to the fact the property does not contain a zoning designation in the Johnson County AIMS system. The parcel currently contains a single-family residence and pole barn.

Ms. Crow stated the applicant's request is for the R-1 Zoning District and that this is the most compatible zoning choice for the current property use. She also noted staff reviewed the application in respect to the Unified Development Code, laws of Kansas, and the "Golden Criteria."

Chairman Daley opened the public hearing.

Chairman Daley asked if anyone would like to comment. There were no public comments.

Motion by Berger, Second by Crooks to close the public hearing. Motion was approved, 4-0.

Motion by Berger, Second by Little to approve the rezoning of one (1) parcel (containing approximately 1.43 acres) from non-designated zoning assignment to Edgerton R-1 Single Family Residence. The motion was approved, 4-0.

<u>PUBLIC HEARING – ZA2018-06 (REZONING FOR FOUR (4) PARCELS OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF WAVERLY ROAD AND 191ST STREET)</u>

A public hearing in regard to rezoning application, ZA2018-06, pertaining to the rezoning of four (4) parcels (containing approximately 30 acres) from City of Edgerton A-G (Agricultural) Zoning District to City of Edgerton L-P (Logistics Park) Zoning District, generally located South of the intersection of Waverly Road and 191st Street, was considered. Applicant: Christopher Stara, Agent

Katy Crow, Development Services Director, overviewed the history and reason for the rezoning request. Ms. Crow stated the property was annexed in September 2015. The property is located near the center of the LPKC park and is currently surrounded by existing LPKC operations on all sides. The rezoning is sought in order to accommodate an expansion of cargo container storage operations as well as additional office space.

Ms. Crow stated the applicant's request is for the L-P Logistics Park Zoning District and that this is the most compatible zoning choice for the current property use. Ms. Crow noted that the rezoning is compatible with the surrounding designation as the majority of the surrounding area has changed from rural to industrial. She also noted staff reviewed the application in respect to the Unified Development Code, laws of Kansas, and the "Golden Criteria."

Chairman Daley opened the public hearing.

There were no public comments.

Motion by Berger, Second by Crooks to close the public hearing. Motion was approved, 4-0.

Chairman Daley asked to be shown the location of the property on the large display map. Beth Linn, City Administrator, pointed out the property.

Motion by Berger, Second by Little to approve with the following stipulations: 1) All infrastructure of the City shall be met; 2) All platting requirements of the City shall be met; 3) All Site Plan application requirements of the City shall be met; 4) Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City. The motion was approved, 4-0.

PUBLIC HEARING – ZA2018-07 (REZONING FOR TWO (2) PARCELS OF LAND GENERALLY LOCATED DIRECTLY NORTH 31800 W. 196TH STREET AND EAST OF 32285 W. 191ST STREET)

A public hearing in regard to rezoning application, ZA2018-07, pertaining to the rezoning of two (2) parcels (containing approximately 30 acres) from Johnson County RUR Zoning District to City of

Edgerton L-P (Logistics Park) Zoning District, generally located directly north of 31800 W. 196th Street, was considered. Applicant: Harold J. Curry, Trustee of the Curry Survivor's Trust.

Katy Crow, Development Services Director, overviewed the history of the property, which was annexed into the City in August 2018. Upon annexation, the zoning remained the same designation from the county until the owner sought rezoning. The property is currently surrounded by LPKC property on the North and South sides. The East is vacant L-P zoned land and a commercial nursery to the West. The applicant is seeking rezoning to encourage potential logistics park development on these parcels. 191st Street, where the property is located, is designated as a heavy haul corridor.

Commissioner Crooks asked what is directly north of the property. Ms. Crow responded by saying the Gifford's Property which is zoned L-P.

Chairman Daley opened the public hearing.

There were no public comments.

Motion by Berger, Second by Crooks to close the public hearing. Motion was approved, 4-0.

Motion by Berger, Second by Little to approve with the following stipulations: 1) All infrastructure of the City shall be met; 2) All platting requirements of the City shall be met; 3) All Site Plan application requirements of the City shall be met; 4) Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City. The motion was approved, 4-0.

PUBLIC HEARING - PP2018-05 (PRELIMINARY PLAT FOR LPKC LOGISTICS SUPPORT)

A public hearing in regard to Preliminary Plat Application, PP2018-05, requesting approval of a preliminary plat for Logistics Park Kansas City Logistics Support, located along the south side of 191st Street, one-half mile west of Waverly Road, was considered.

Katy Crow, Development Services Director, and Beth Linn, City Administrator, spoke on the differences between a rezoning, preliminary plat, and site plan to reemphasize the differences to the new commissioners.

Ms. Crow introduced PP2018-05, a Preliminary Plat for LPKC Logistics Support. Currently there are 4 owners: BNSF; Edgerton Land Holding Company, LLC; Logistics Park Kansas City, Inc.; and Michael and Pamela Gifford. The existing parcels from the various owners would be combined into one lot and three tracts. There will need to be updates to the plats, they do not currently contain all owners on the plat filed with the county and the preliminary plat also needs to be updated with this information. Ms. Crow also stated that staff is requesting a stipulation be made to grant a cross access easement to allow access to the Curry Property. Additionally, staff has requested that a stipulation be made for the granting of a pedestrian/trail easement for future trail system development. Ms. Crow also stated that an Edgerton Flood Plain Development permit is necessary in relation to development on this site. Ms. Crow stood for questions and introduced Aaron Burks, representative of NorthPoint Development who was also present to address any questions.

Mr. Burke stated that in the past NorthPoint Development has worked closely with the City and will continue to do so. He stated that NorthPoint agrees to all stipulations including those for a cross access easement and a trail easement as notated by City staff.

Chairman Daley opened the public hearing.

There were no public comments.

Motion by Berger, Second by Crooks to close the public hearing. Motion was approved, 4-0.

Motion by Berger, Second by Little to approve PP2018-05 Preliminary Plat for LPKC Logistics Support with the following stipulations: 1) All Preliminary Plat requirements of the City listed about shall be met or addressed; 2) All infrastructure requirements of the City shall be met; 3) The property owner and/or developer shall work with City staff to determine the best possible placement for the dedication of a pedestrian trail easement and shall dedicate said pedestrian trail easement on the Final Plat for future trail connectivity; 4) The property owner and/or developer shall work with City staff to determine the best possible placement for a cross access easement for the Curry property and shall dedicate said cross access easement of the Final Plat; 5) A Stormwater Management Plan has been submitted. However, all comments must be addressed to the satisfaction of the City Engineer; 6) A Land Disturbance Permit along with a SWPPP is required, and plans must be submitted prior to permit issuance. All staff comments regarding land disturbance and the SWPPP must be addressed to the satisfaction of the City Engineer; 7) A Floodplain Development Permit must be completed and submitted to the City Floodplain Administrator for Review. All comments must be addressed to the satisfaction of the Floodplain Administrator; 8) Preliminary Plat be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat. Motion was approved, 4-0.

FINAL PLAT - FP2018-05 (FINAL PLAT FOR LPKC LOGISTICS SUPPORT)

An application for Final Plat, FP2018-05, requesting approval of the Final Plat for Logistics Park Kansas City LPKC Logistics Support, located along the south side of 191st Street, one-half mile west of Waverly Road, directly east of 32285 W. 191st Street, consisting of one (1) lot, and three (3) tracts, containing approximately 36.277 acres, was considered. Applicant: Aaron Burks representing NPD Management, LLC.

Katy Crow, Development Services Director, informed the Commissioners the Final Plat is very similar to the Preliminary Plat. The only necessary update identified by staff is that monuments must be set on the corners of the parcel. Ms. Crow also wanted to reemphasize the update of the pedestrian easement for future trail system plan as well as the cross-access easement to allow access to the Curry Property.

Motion by Berger, Second by Little to approve FP2018-05 Final Plat for LPKC Logistics Support with the following stipulations: 1) 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; 2) Sanitary sewer drawings and specifications must be submitted to

approved by the City of Edgerton and Kansas Department of Health and Environment prior to the commencement of any improvements; 3) A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements; 4) The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax; 5) The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code; 6) The property owner and/or developer shall work with City Staff to determine the best possible placement for the dedication of a pedestrian trail easement and shall dedicate said pedestrian trail easement on the Final Plat for future trail connectivity; 7) The property owner and/or developer shall work with City Staff to determine the best possible placement for a cross access easement for the Curry property and shall dedicate said cross access easement of the Final Plat; 8) A Stormwater Management Plan has been submitted. However, all comments must be addressed to the satisfaction of the City Engineer; 9) A Land Disturbance Permit along with a SWPPP is required, and plans must be submitted prior to permit issuance. All staff comments regarding land disturbance and the SWPPP must be addressed to the satisfaction of the City Engineer; 10) A Floodplain Development Permit must be completed and submitted to the City Floodplain Administer for Review. All comments must be addressed to the satisfaction of the Floodplain Administrator prior to permit issuance; 11) All Final Plat requirements of the City listed above shall be met or addressed prior to recording of the Final Plat. Motion was approved, 4-0.

PUBLIC HEARING - FS2018-07 (FINAL SITE PLAN FOR LPKC LOGISTICS SUPPORT)

A public hearing in regards to an application for Final Site Plan, FS2018-07, requesting approval of a Final Site Plan for LPKC – Logistics Support Phase 1, located along the south side of 191st Street, one-half mile west of Waverly Road; directly east of 32285 W. 191st Street, consisting of consisting of one (1) lot, and three (3) tracts, containing approximately 36.277 acres, was considered. Applicant: Aaron Burks representing NPD Management, LLC.

Chairman Daley opened the public hearing.

There were no public comments.

Motion by Berger, Second by Crooks to close public hearing. Motion was approved, 4-0.

Beth Linn, City Administrator, commented to the new Commissioners that there is a public hearing for Final Site Plan applications when there has not been a public hearing for the Preliminary Site Plan. A Preliminary Site Plan was not filed for this project as it was simple enough to take directly to Final Site Plan. Katy Crow, Development Services Director, stated that this is the same applicant as the previous two (2) items so there will be similar commentary. The parcel consists of one (1) lot and three (3) tracts which will include a cargo container storage/maintenance facility and truck yard, a 17,000 square foot office building, fueling station, and two guard shacks.

Ms. Crow stated the following are required and need to be completed: the necessary Flood Plain permits need to be submitted to the city, state and county; signage will be reviewed and approved by City staff upon submission of a signage application; outside storage needs to be screened and buffered by both landscaping and fencing as indicated in the Final Site Plan; building materials on the exterior or the building and the entrance canopy need to be updated; and the applicant needs to designate

loading areas for the office space on the Final Site Plan. Ms. Crow wanted to point to the fact they have used Type 4 landscape buffer, so they have gone above and beyond for buffering and landscaping adjacent to the public right of way. Other general comments included trash containers must be screened as required by the UDC, a storm water study needs to be submitted, and staff recommends approval with stipulations as noted in the Final Site Plan. Ms. Crow stood for questions.

Aaron Burks, NorthPoint representative, addressed the Commissioners and stated as LPKC grows the need for storage, container maintenance, truck parking, etc. is needed. The facility will also house a truck shop which will be used to refurbish containers and wash out refrigerated trucks. There will also be chassis and container storage which will alleviate trucks backed up onto 191st Street. There is a large need for storage especially for cold protein products which are about to ship internationally to China/Japan. The trucking yard/storage will be at the back of the lot and not viewable from the main road. The creek through the property will have a bridge over it to connect the two sides and the creek makes using this property for storage ideal because it would not be suitable for other large facilities.

Mr. Burks stated that building exterior is stone veneer and an EIFS system, which is similar to stucco. He agreed to City staff's request to add approved building materials to all sides of the building and the entrance canopy. Mr. Burks also stated they were willing to provide a secondary access point to Mr. Curry's property.

Chairman Daley asked for an overview of the retention ponds and if detaining the water was a good plan because it is so close to the flood plain. Patrick Cassity, RIC Consulting, stated the plan was for detention basins to serve as catch basins for runoff. Commissioner Burger asked what the plan is for prevention of contaminated water getting into the creek. Mr. Burks responded that the operation would contain an oil/water separator which would be utilized to filter contaminated water. Commissioner Crooks asked if the fueling facility would be above or below ground and how large the tank would be. Mr. Burks stated the above ground tank will hold between 5,000 and 15,000 gallons. Ms. Linn stated there will be vinyl fencing around the diesel tank and fueling operation. Chairman Daley asked about the specification of the sidewalk agreement. Ms. Linn answered that it is an agreement not to protest a Benefit District in the future should the need for sidewalks/trail connectivity arise. James Oltman, President of ElevateEdgerton! stated his support of the project and agreed there is a huge need for this type of support business including that the location is ideal for a chassis and container storage operation. Mr. Oltman also stated this project would help contain the truck traffic and alleviate some of the parking issues within LPKC.

Motion by Berger, Second by Crooks to approve FS2018-07 Final Site Plan for LPKC Logistics Support Phase I with the following stipulations: 1) The Final Site Plan must be approved prior to commencement of uses and the property must be developed in accordance with the approved Final Site Plan, Landscaping Plan, and Photometric Plan as required by City approval of the submitted Final Site Plan, as amended by these stipulations, and approved by the City; 2) All Final Site Plan requirements of the City listed above shall be met or addressed as part of the plan set submitted for construction permits as identified above; 3) No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC; 4) All construction plans for any public infrastructure shall be prepared to City standards and approved by the City; 5) A stormwater study must be submitted and all staff comments will be addressed to the satisfaction of the City Engineer; 6) All comments from the City Engineer related to the SWPPP submission must be addressed to the full satisfaction of the City Engineer; 7) An Edgerton Flood Plain Permit must be obtained prior to work commencing on the project; 8) A Land Disturbance Permit is

required, and plans must be submitted prior to permit issuance. All staff comments regarding land disturbance will be addressed to the satisfaction of the City Engineer; 9) 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; 10) The above recommendations are stipulated as part of granted approval and are incorporated into the Final Site Plan document set; 11) The Final Site Plan is contingent upon the approval of Conditional Use Application CU2018-01 which will be heard at the November 12, 2018 Planning Commission Meeting. Motion was approved, 4-0.

Chairman Daley called for a 5-minute recess at 8:20pm. The meeting resumed at 8:27pm.

FINAL PLAT - FP2018-04 (LPKC SOUTHWEST - IP XXIII)

An application for Final Plat, FP2018-04, requesting approval of a Final Plat for Logistics Park Kansas City Southwest – IP XXIII, located at the northeast corner of the intersection of 199th Street and Four Corners Road, consisting of one (1) lot, and three (3) tracts, containing approximately 116.14 acres was considered. Applicant: Chris Chancellor representing NPD Management, LLC.

Katy Crow, Development Services Director, overviewed the changes made to the Final Plat from the Preliminary Plat which was approved at the June 12, 2018 Planning Commission meeting. At that time the submission was for two (2) lots and four (4) tracts. Road access was proposed for two (2) entrances off 199th Street and one via Essex Street, which would be extended from approximately 193rd Street south to 199th Street. The submitted Final Plat is seeking approval to plat the parcel \into one (1) lot and three (3) tracts. The south side of Lot 1 would have frontage along 199th Street and the west side would have frontage along Four Corners Road. Tract C has frontage on, but no access to, Homestead Lane. Ms. Crow noted staff recommends approval, with stipulations. Ms. Crow also introduced Brett Powell from Northpoint Development, who stood for questions.

Beth Linn, City Administrator, stated that access via Homestead Lane is not requested and comment to that affect will be included on the Final Plat to ensure that future access will not be granted. There would be one entrance point to the facility for vehicle traffic from 199th Street. Truck traffic would only be able to access the facility from Essex Road, which will include a roundabout. Ms. Linn stated the City Engineer is still reviewing the plans for the roundabout to make sure truck traffic can revolve around the roundabout hauling a 54-foot trailer.

Chairman Daley stated he would take public comments at this time.

Cliff Cole, 19911 Peppertree Lane, Edgerton, KS, 66021, commented that he wanted to make sure water detention was being addressed properly and that 199th Street cannot sustain truck traffic. Mr. Cole also stated that 199th has become dangerous due to the speed of drivers and any truck traffic could increase this.

Lonny Vlieger, 19910 Peppertree Lane, Edgerton, KS, 66021, commented about the exit onto 199th and asked if they had considered other areas for the entrance/exit.

Marshall Wolfe, 20090 Peppertree Lane, Edgerton, KS, 66021, commented there should be a traffic study conducted to make sure the exit will not negatively impact the traffic on 199th.

Ms. Linn addressed the questions and comments by speaking more in depth about the plans for the water detention ponds, future road plans, truck routes, and traffic on 199th Street. The intent is to work with Johnson County for the re-design of Four Corners Road.

Motion by Berger, Second by Crooks to approve FP2018-04 Final Plat for LPKC Southwest with the following stipulations: 1) 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; 2) Sanitary sewer drawings and specifications must be submitted to and approved by the City of Edgerton and Kansas Department of Health and Environment prior to the commencement of any improvements; 3) A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements; 4) The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax; 5) The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code; 6) All Final Plat requirements of the City listed above shall be met or addressed prior to recording of the Plat. Motion was approved, 4-0.

FINAL SITE PLAN - FS2018-06 (LPKC SOUTHWEST - IP XXIII)

An application for Final Site Plan, FS2018-06, requesting approval of a Final Site Plan for Logistics Park Kansas City Southwest - IP XXIII, property located on the North side of 199th Street between Four Corner Road and Homestead Lane, consisting of one (1) lot, and three (3) tracts, containing approximately 119.42 acres, was considered. Applicant: Chris Chancellor representing NPD Management, LLC.

Katy Crow, Development Services Director, spoke on the updates made to the Preliminary Site Plan that are now reflected in the submitted Final Site Plan. When approved, the Preliminary Site Plan depicted two (2) warehouse buildings on two (2) lots with associated parking and stormwater detention facilities. The submitted Final Site Plan depicts one (1) 1,160,640 square foot warehouse building on one (1) lot with three (3) tracts (A, B, C) in place for stormwater retention. Access to the building for truck traffic would be via an extension of Essex Street, with access for vehicle traffic via one entrance off of 199th Street. The City Engineer is helping finalize plans for the cul-de-sac at the end of Essex Street to make sure it meets the city specifications and can handle truck traffic and capacity. The applicant has not currently submitted signage and must submit a signage application. Sidewalks will be added along Essex Street and 199th Street. There will be no exterior storage allowed at this facility. Plans/elevations for the Guard Shack need to be submitted and reviewed as part of the Building Permit process. Additional landscape screening is required on the north side of the property and any visible rooftop equipment must be screened from view. The Type Four (4) landscaping buffer shown on the plans needs to be updated with more variation in types of trees and shrubs. The existing tree line being used as screenage must be inventoried and any trees lost during construction or that later die, need to be replaced. Dumpster screening must also be included on the final plans. David Hamby, City Engineer, was present to address any questions about storm water runoff. Ms. Crow and

Mr. Hamby stood for questions. Brett Powell of NorthPoint Development was also available to answer questions regarding the project.

Chairman Daley asked why the entrance to the facility couldn't exit onto Four Corners Road. Beth Linn, City Administrator, answered that in order to balance out the truck traffic in the area, there will eventually be a change to the way Four Corners Road operates. Due to Four Corners Road's adjacency to Big Bull Creek, traffic on that portion of the road could be restricted to park traffic in the future.

Chairman Daley asked if any improvements to 199th Street would be made. Ms. Linn stated that future development may warrant a street improvement project which would be coupled with a traffic study and proposed site plans. However, there are criteria for installation of traffic signals including a minimum amount of traffic volume. Currently, the volume of traffic seen on 199th Street does not warrant the installation of a traffic signal.

Mr. Hamby spoke on the initial drafts of the storm water plan. There are five (5) different discharge points - three (3) go west to Big Bull Creek and two (2) go east to Tributary E of Big Bull Creek, the tributary that goes through the Peppertree Road neighborhood. Chairman Daley asked if there would be two (2) large detention ponds. Brett Powell, NorthPoint representative, stated that there would be three (3) large detention ponds.

Chairman Daley expressed concern with regards to truck traffic. Cliff Cole, 19911 Peppertree Lane, Edgerton, KS, 66021, asked if there was a traffic study conducted at the entrance of this project on 199th Street. Patrick Robinson, NorthPoint representative, stated there had been a traffic study conducted in the area in May 2007 which included the 20-year impact of traffic along 199th Street. Mr. Robinson stated that the plan was to separate employee traffic from truck traffic and that NorthPoint does not have an interest in truck traffic going where they are not supposed to go. Mr. Robinson added that an entrance lane can be extended if there is a sight distance problem found upon completion of a sight distance study. Chairman Daley stated that the updates were huge improvements to the plan and he was glad to see all parties are trying to make this work. Ms. Linn added there is no access from employee parking to the truck parking, so trucks will know not to enter there.

Motion by Berger, Second by Crooks to approve FS2018-06 LPKC Southwest – IP XXIII Final Development/Site Plan with the following stipulations: 1) The above recommendations are stipulated to as a part of approval and incorporated into the Final Development/Site Plan document set; 2) The Final Development/Site must be approved prior to commencement of uses and the property be developed in accordance with the approved Final Development/Site Plan, Landscaping Plan, and Photometric Plan as required by City approval of the submitted Final Development/Site Plan, as amended by these stipulations, and approved by the City; 3) All Final Development/Site Plan requirements of the City listed above shall be met or addressed as part of the plan set submitted for construction permits as identified above; 4) No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC; 5) All construction plans for any public infrastructure shall be prepared to City standards and approved by the City; 6) A revised Stormwater Plan must be submitted due to the changes made since the initial plan was reviewed. All staff comments must be addressed to the satisfaction of the City Engineer; 7) A SWPPP must be submitted and all staff comments will be addressed to the satisfaction of the City Engineer. Motion was approved, 4-0.

TEMPORARY CONSTRUCTION ACTIVITY - TU2018-09 -ROCK CRUSHING OPERATIONS (LPKC SOUTHWEST - IPXXIII)

An application for the Temporary Construction Activity, TU2018-09, Rocking Crushing Operations at LPKC Southwest – IPXXIII, located within the southeast corner of I-35 and Homestead Lane, was considered. Applicant: Clayco; Project Management: NPD Management.

Katy Crow, Development Services Director, stated the request is for rock crushing activities to take place from October 10, 2018 to April 5, 2019. A letter from the owner was included with the application that indicates their permission to conduct rock crushing activities on their property. The rock crushing operation will move around the site but will mostly be located on the north side of the project. The blasting permits have been reviewed and approved. There will be a dust containment system in place and they will make sure the dust does not exceed level allowed by KDHE.

Motion by Berger, Second by Crooks to approve rock crushing operations, deemed to be temporary construction related activities pursuant to Article 9, Section 9.6.E of the Uniform Development Code of the City of Edgerton, located near the northeast corner of Four Corners Road and 199th Street, by Clayco, Inc., for construction-related activities related to LPKC Southwest – IP XXIII, with the following stipulations: 1) Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission; 2) All occupied buildings shall have access to potable water from an approved water source; 3) All signage shall be placed pursuant to applicable sign regulations in Article 12 of the Unified Development Code of the City of Edgerton; 4) All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use; 5) All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied; 6) Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code; 7) Off-site impacts from on-site construction-related activities shall be minimized to the extent possible. This shall include compliance with City Regulations and Policies with regards to the tracking of debris onto public streets. Improvements for a construction entrance and the access road shall be required prior to operation and must be continually maintained in good condition; 8) An onsite Stormwater Management Plan shall be approved by City prior to the disturbance of land; 9) Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton; 10) Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable period of time; 11) All blasting shall be done according to Article 14 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton; 12) Hours of operation shall be limited to from 7:00 am to 7:00 pm, Monday through Saturday; 13) Holding tanks shall be used in lieu of sanitary sewer service and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code; 14) Property owner and/or general contractors shall provide the City and emergency response agencies a copy of a site-specific Safety Action Plan; 15) Property owner and/or general contractors shall provide a Construction Management Plan to the City; 16) The applicant and all subcontractors must maintain a valid City of Edgerton Business License; 17) Staff retains the ability to establish reasonable requirements for the operation as needed; 18) All activities will be performed in compliance with KDHE and the requirement of the KDHE Bureau of Air; 19) Permission for temporary construction activities is granted for a period end April 5, 2019.

FUTURE MEETING

The next meeting is scheduled for November 13, 2018.

ADJOURNMENT

Motion by Berger, seconded by Little, to adjourn. Motion was approved, 4-0.

The meeting adjourned at 9:20 p.m.

Submitted by: Rachel A. James, City Clerk



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

STAFF REPORT

November 13, 2018

To: Edgerton Planning Commission

Fr: Katy Crow, Development Services Director

Re: Application **FS2018-08**, Request for revision to Final Site Plan FS2018-04 for *Logistics*

Park Kansas City South, First Plat (Kubota Tractor Corporation) located in the northeast

corner of the intersection at 207th Street & Homestead Lane.

APPLICATION INFORMATION

Applicant/Property Owner: NorthPoint Development LLC

Represented by Brett Powell 4825 NW 41st Street, Suite 500

Riverside, MO 64150

and

Kubota Tractor Corporation Represented by Mark Bright 30901 W. 191st Street Edgerton, KS 66021

Requested Action: Approval of revisions to Final Site Plan FS2018-04

approved at the April 10, 2018 Planning

Commission Meeting for Logistics Park Kansas

City South, First Plat (Project Mustang).

Subject Property:



SITE PLAN REVISIONS REQUESTED

The City of Edgerton has received an application from NorthPoint Development at the behest of Mark Bright, Kubota Tractor Corporation, which outlines several changes that have been made to the April 10, 2018 approved Final Site Plan. While most of the changes have already been approved at a staff level, several changes are significant enough to require Planning Commission approval.

The applicant provided a letter to city staff dated November 5, 2018 which outlines the list of requested changes. Each change has been numbered and the corresponding numeral is included on the submitted site plans.

STAFF ANALYSIS

Staff has reviewed the Final Site Plan submittal for compliance with Article 10, *Site Plans and Design Standards*, and Article 5.2, *Logistics Park District* of the Edgerton Unified Development Code (UDC). The combined details of that review are listed below and outlined in four sections:

- 1. Changes receiving staff approval,
- 2. Changes receiving conditional staff approval,
- 3. Changes receiving staff recommendation for approval and Planning Commission review and approval is sought, and
- 4. Changes requiring further staff review which will be brought back for presentation to the Planning Commission at the regularly scheduled meeting on December 11, 2018.

<u>Section 1 - Changes receiving staff approval</u> - The changes given staff approval listed below were deemed to be minor changes that do not take away from the spirit and intent of the Architectural Design Standards outlined in Article 5 of the Uniform Development Code. The outline of items corresponds to the list provided by the applicant in the above referenced letter.

Part I - Repeated Corrections/Updates (repeated throughout building design)

- a) Clarified actual color selections and revised pallet to include a gray tone. Submitted color pallet:
 - SW7632 Modern Gray
 - SW7457 Sandbar
 - SW7507 Stone Lion
 - SW color to match Pac Clad (coping metal) 'City Scape' (Added to original color pallet)

Staff has reviewed paint colors in person on one panel wall in place at the building site. The colors selected meet the design standards of other warehouses at LPKC and are complimentary to the overall design of the approval. **Staff approval given.**

- b) Added exterior louvers to accommodate mechanical design. Building louvers are a normal and customary part of warehouse design. While the placement of louvers impacts the horizontal articulation requirement of the building, the applicant has used color blocking to help create visual articulation. **Staff approval given.**
- c) Updated preliminary dock/dock door quantity, size and location based on user needs. Building sides which contain dock doors and face a right of way, require the use of

- additional landscape berming, similar to previously approved landscape plans adjacent to residential users. Applicant has mitigated the impact of the dock doors facing the right of way by utilizing a significant landscape buffer which includes a berm and was approved during the initial site plan approval process. **Staff approval given.**
- d) Coordinated scupper and downspout location with structure and roof design. Scuppers and downspouts are a normal and customary part of warehouse design. **Staff approval given.**

Part II - Enumerated Corrections (Architectural)

- 1. Height of Building 2 was reduced by 4 feet. **Staff approval given.**
- 2. Drive-in-door size was increased in one location in both Building 1 and Building 2. Staff approval given.
- 3. Exterior metal canopies were eliminated in both Buildings. Staff approval given.
- 4. Reveals above windows were removed at office pods/bump out in both buildings. **Staff approval given.**
- 5. The office pods/bump out locations were adjusted in Building 1. **Staff approval** given.
- 8. The second story windows in the northwest corner of Building 1 were removed. **Staff** approval given.
- 9. The drive-in overhead doors, buttress elements, and entrance door were shifted, and the recessed element was removed on the west elevation of Building 2. **Staff** approval given.
- 10. Plan views for the east side of both buildings were adjusted to match the previously approved elevations. **Staff approval given.**
- 12. Windows were added to the SW corner of Building 2 to accommodate an interior office. **Staff approval given.**
- 13. A horizontal reveal was added to the north side of Building 2. Staff approval given.
- 16. The retaining wall at the NW corner of Building 2 was removed and the slope continued to the drive. Staff has received a letter from the applicant indicating that the slope is maintained at 3:1. This change has been reflected in an updated Stormwater Management Plan which has been reviewed by the City Engineer. Staff approval given.
- 17. Rip Rap along the car parking area on the west side of Building 2 was replaced with concrete curb and flumes. **Staff approval given.**
- 18. The finished floor elevation of Building 2 was lowered 6". Staff approval given.
- 20. Fire department access lanes were added to the east side of both buildings until the future parking is built. This was required by the Fire Department. **Staff approval given.**
- 21. Concrete paving was added on west elevation of Building 1 to match the architectural rendering presented to Planning Commission. **Staff approval given.**
- 22. The parking lot west of Building 1 was adjusted to accommodate the added concrete paving. **Staff approval given.**
- 23. The stormwater piping design was adjusted. Specifics are included below as noted under B) Other Corrections:
 - a. Storm line AA (west detention discharge) was reduced from a double box culvert to a single box culvert.
 - b. Storm line V was eliminated.
 - c. Storm line S was adjusted.

- d. Storm line T was eliminated.
- e. Storm line L was reduced in length.
- f. Storm line DD was added.

Staff has received a letter from the applicant indicating that these changes have been reflected in an updated Stormwater Management Plan which has been reviewed by the City Engineer. Staff approval given.

- 24. The grading to the SW of Building 1 was adjusted to accommodate a future pond. Storm sewer was added to control stormwater. Staff has received a letter from the applicant indicating that these changes have been reflected in an updated Stormwater Management Plan which has been reviewed by the City Engineer. Staff approval given.
- 26. Relocation of the Flag Poles originally west of Building 1 is being considered. **Staff** approval given.
- 27. A pedestrian island was added at the east drive entrance per city staff comment. **Staff** approval given.
- 30. The widening of an internal drive lane is being considered. Staff approval given.

Other Corrections (Civil)

- A) Fire hydrant locations were added/deleted/relocated to accommodate fire department request. **Staff approval given.**
- B) Storm line changes as noted as part of item 23 above. Staff approval given.
- D) There are two 2" water meters and taps in lieu of one. Staff approval given.

Section 2 - Changes receiving conditional staff approval - The changes given conditional staff approval listed below were deemed to be changes that, while they do not take away from the spirit and intent of the Architectural Design Standards outlined in Article 5 of the UDC, they could result in a code violation should they be implemented inappropriately at construction. The condition by which staff grants approval is included with each item and the outline of items corresponds to the list provided by the applicant in the above referenced letter.

Part II - Enumerated Corrections (Architectural)

- 6. The height of the corner element in NW corner of building 1 was reduced. 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. Conditional staff approval given if rooftop equipment is visible from the ground and street level parapets or screening to conceal it from the ground and the streets shall be required.
- 7. Minor dimensional changes were made to the corner elements of both buildings. 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. Conditional staff approval given if rooftop equipment is visible from the ground and

- street level parapets or screening to conceal it from the ground and the streets shall be required.
- 15. The height of the NW corner of building 2 was reduced to accommodate the transition from north to west elevations. Conditional staff approval given if rooftop equipment is visible from the ground and street level parapets or screening to conceal it from the ground and the streets shall be required.
- 28. A guard shack and related striping and paved sidewalk access was added along the east Drive. Edgerton UDC requires that 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. The use of other cementitious products (e.g. stucco, Hardy Plank, or other similar materials) shall be limited to fifty percent (50%) of the buildings' exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first eight feet (8') above grade on a façade visible from a public right-of-way or a public area. Conditional staff approval given. Staff will review this item as part of the building permit submission to ensure compliance with the Edgerton UDC.

Section 3 - Changes receiving staff recommendation for approval and Planning Commission review and approval is sought - The changes receiving staff recommendation for approval and seeking Planning Commission review and approval are deemed to be more significant in nature. While these changes are not in conflict with the Architectural Design Standards outlined in Article 5 of the UDC, the are significantly different from the Final Site Plan approved by the Planning Commission on April 10, 2018. These changes could result in a code violation should they be implemented inappropriately at construction. The condition by which staff recommends approval is included with each item and the outline of items corresponds to the list provided by the applicant in the above referenced letter.

Part II - Enumerated Corrections (Architectural)

- 11. Parapet and scuppers were changed to gutters and downspouts on the south side of Building 2. (Rendered viewpoints are provided in addition to the architectural elevations.)

 This change is the result of removing the parapet from the roofline of the south side of Building 2. 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 with parapets or other architectural design features constructed of the same materials used on the exterior walls. Staff recommends this item be reviewed for Planning Commission approval and if approved, it be conditioned to require screening for any visible rooftop equipment units.
- 14. The NW corner of Building 2 was adjusted to a 45-degree corner in lieu of a 90-degree corner. (Rendered viewpoints are provided in addition to the architectural elevations.) This change is on the corner of the building with the greatest public exposure and highest visibility from I-35. Applicant has provided color blocking on the corner

of the building to achieve both horizontal and vertical articulation. Additionally, this corner has been identified as the potential location for signage. The applicant has included renderings of a potential Kubota sign in order for staff and the Planning Commission to visualize this change. Staff requests the Planning Commission review this item for approval to determine if this change meets the spirit and intent of the Architectural Design Standards as required by the Edgerton UDC.

19. The drive at the NW corner of Building 2 was widened and the hardscape and docs were adjusted to accommodate the 45-degree angled corner. Approval of this change is contingent upon approval of item #14 above as it is the driveway which navigates around that corner of the building.

Section 4 - Changes requiring further staff review which will be brought back for presentation to the Planning Commission at the regularly scheduled meeting on December 11, 2018. - These changes require further staff review before a recommendation can be made to the Planning Commission for approval. Staff will review these items and bring them before the Planning Commission on December 11, 2018. The outline of items corresponds to the list provided by the applicant in the above referenced letter.

Part II - Enumerated Corrections (Architectural)

- 25. A berm was added along 207th Street to reflect discussion during previous Planning Commission meeting. The berm and landscaping were adjusted to accommodate the waterline. Plant species and total did not change.
- 29. Landscape trees along 207th Street are shown in linear installation to account for a linear peak of the berm.

Other Corrections (Civil)

C) Natural gas meter/regulator sets will be located east of the east drive along 207th Street as required by Kansas Gas.

RECOMMENDATION

City staff makes the following recommendations related to the revised Final Site Plan for Kubota Tractor Corporation (application FS2018-08):

- 1. **Staff approval** is given for item numbers 1, 2, 3, 4, 5, 8, 9, 10, 12, 13, 16, 17, 18, 20, 21, 22, 23, 24, 26, 27, 30, A), B) and D);
- 2. **Staff approval** is conditionally given for item numbers 6, 7, 15 and 28;
- 3. Staff recommends the Planning Commission approve item numbers 11, 14 and 19;
- 4. Staff will conduct a **further review** of items 25, 29, and C), bringing those items back to **Planning Commission on December 11, 2018** with recommendations.

ATTACHMENTS

- Application FS2018-08
- Applicant Letter Dated November 5, 2018
- Architectural Renderings Buildings 1 and 2
- Articulation Analysis and Architectural Comparison Sheets
- Building Corner with and without Signage

- Civil Site Comparison Sheets
- Line of Sight Exhibit XE Viewpoint
 207th Street Berm and Landscaping Comparison

Site Plan Application (Fee: \$200 Plus \$10 Per Acre)

□ PRELIMINARY SITE PLAN			200.00
NAME OF PROPOSED SUBDIVISION: Logistics Park Kansas City South-First	t Plat (Project Mustang)		2059.51
LOCATION OR ADDRESS OF SUBJECT PROPERTY: SE Corner of I-35 & Ho	omestead Lane	War and a second	2259.51
LEGAL DESCRIPTION: See attached sheet and plan cover sheet			
CURRENT ZONING ON SUBJECT PROPERTY: RUR (Proposed L-P)	_ CURRENT LAND USE:	Agricultural/re	sidential
TOTAL AREA:205.951 Acres NUMBER OF LOTS: 1 L	ot, 2 Tracts AVC	G. LOT SIZE: _8,	320,000 Sq. Ft.
DEVELOPER'S NAME(S): Brett Powell (representing the developer)	PHONE: 816-888-7380		
COMPANY: NPD Management LLC (represented by Northpoint Development LLC)	PAX: 816-888-7399		
MAILING ADDRESS: 4825 NW 41st St., Suite 500 Riverside		МО	64150
Street City		State	Zip
PROPERTY OWNER'S NAME(S): Kubota North America Corporation	PHONE: 913.215.5280		
COMPANY: _Kubota North America Corporation	_ FAX:		
MAILING ADDRESS: 1000 Kubota DR Grapevine		TX	76051
Street City		State	Zip
ENGINEER'S NAME(S): Steve Warger, Patrick Cassity	_ PHONE:816-800-0950		
COMPANY: _Renaissance Infrastructure Consulting	_ FAX: _ ^{N/A}		
MAILING ADDRESS: 5015 NW Canal St. Suite 100 Riverside		МО	64150
Street City		State	Zip
SIGNATURE OF OWNER OF AGENT:	INO	rthPoint De	velopment]
If not signed by owner, authorization	on of agent must accompa	any this applica	ation.
*At behest of Mark Bright NOTE: Ten (10) copies of the proposed preliminary plat must accompany this a			d conv / 0 1/ v 11)
must also be submitted with the application.	pplication for staff review.	One (1) reduced	7 COPY (8 72 X 11)
FOR OFFICE LISE ONLY			
FOR OFFICE USE ONLY			
Case No. 45 2018-08 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.

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 24×36 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.

Fror	nt 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.
ПΑ	street, lot or tract address of the project.
□ Ai	n 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
□ Na	ame of the architect, engineer, surveyor or draftsman.
□ Fo	ollowing 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

vs. 9-9-11

Sheet #2

☐ Siding type and materials, including facie

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.
$\ \square$ 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
$\ \Box \ A \ sketch \ of \ the \ entry \ sign, \ and \ all \ other \ free-standing, façade, \ and \ building \ signs \ to \ be \ used \ on \ the \ premises$
□ 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

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.

DESCRIPTION

All that part of the Southeast and Southwest Quarters of Section 10, Township 15 South, Range 22 East of the Sixth Principal Meridian, together with all that part of Lots 1 thru 4, inclusive, ROCKWALL ESTATES, a platted subdivision, all in the City of Edgerton, Johnson County, Kansas, more particularly described as follows:

Beginning at the South Quarter corner of said Section 10; thence on Kansas State Plane North Zone bearings, South 88°11'14" West, coincident with the South line of the Southwest Quarter of said Section 10, a distance of 1,686.12 feet; thence departing said South line, North 45°15'45" West, coincident with the centerline of Homestead Road, as it now exists, a distance of 1,235.76 feet; thence departing said centerline, North 02°16'47" West a distance of 106.90 feet; thence North 87°45'15" East a distance of 1,237.62 feet; thence North 02°16'53" West a distance of 1,626.96 feet to a point on the North line of the Southwest Quarter of said Section 10; thence North 88°01'05" East, coincident with the North line of said Southwest Quarter, a distance of 1,292.89 feet to the Northwest corner of the Southeast Quarter of said Section 10; thence North 88°18'55" East, coincident with the North line of said Southeast Quarter, a distance of 1,788.29 feet; thence departing said North line, South 01°48'46" East a distance of 2,589.48 feet to a point on the North right-of-way line of 207th Street, as it now exists; thence South 88°09'59" West, coincident with said North right-of-way line, a distance of 223.41 feet to the Southwest corner of said Lot 4, ROCKWALL ESTATES; thence departing said North right-of-way line, South 02°17'25" East, a distance of 50.00 feet to a point on the South line of said Southeast Quarter; thence South 88°09'59" West, coincident with said South line, a distance of 1,545.62 feet to the Point of Beginning, containing 8,971,222 square feet, or 205.951 acres, more or less.



November 5, 2018

City of Edgerton, KS 404 East Nelson, Edgerton, KS 66021

Attn: Katy Crow - Development Services Director

RE: Project Mustang/Kubota – Revised Site Plan

Dear Mrs. Crow:

Below you will find a list of updates made to the final development plan. These correspond to the attached illustrative exhibits. We respectfully request consideration for approval from City Staff and/or Planning Commission. Please call with questions.

- Repeated Corrections/Updates (repeated throughout final building design)

- a. Clarified actual color selections and revised pallet to include a gray tone.
 - a. Submitted color pallet:
 - i. SW7632 Modern Gray
 - ii. SW7457 Sandbar
 - iii. SW7507 Stone Lion
 - iv. SW color to match Pac Clad (coping metal) 'CityScape (Added to original color pallet)
- b. Added exterior louvers to accommodate mechanical design
- c. Updated preliminary dock/dock door quantity, size, and location based on user needs.
- d. Coordinated scupper and downspout location with structure and roof design.

- Enumerated Corrections (Architectural)

- 1.) Hight of Building 2 was reduced by 4'.
- 2.) Drive-in-door size was increased in one location in both Building 1 and Building 2.
- 3.) Exterior metal canopies were eliminated in both Buildings.
- 4.) Reveals above windows were removed at office pods/bump out in both buildings.
- 5.) The office pods/bump out locations were adjusted in Building 1.
- 6.) The height of the corner element in the NW corner of Building 1 was reduced.
- 7.) Minor dimensional changes were made to the corner elements of both buildings.
- 8.) The second story windows in the NW corner of Building 1 were removed.
- 9.) The drive-in overhead doors, buttress elements, and entrance door were shifted, and the recessed element was removed on the west elevation of Building 2.
- 10.) Plan views for the east side of both buildings were adjusted to match the previously approved elevations.



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- Enumerated Corrections (Civil)

- 16.) The retaining wall at the NW corner of Building 2 was removed and the slope continued to the drive.
- 17.) Rip Rap along the car parking area on the west side of Building 2 was replaced with concrete curb and flumes.
- 18.) The finished floor elevation of Building 2 was lowered 6".
- 19.) The drive at the NW corner of Building 2 was widened and the hardscape and docks were adjusted to accommodate the 45 degree angled corner.
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- 21.) Concrete paving was added on west elevation of Building 1 to match the architectural rendering presented to Planning Commission.
- 22.) The parking lot west of Building 1 was adjusted to accommodate the added concrete paving.
- 23.) The stormwater piping design was adjusted. Specifics are included below.
- 24.) A berm was added along 207th street to reflected discussion during previous Planning Commission meeting. The berm and landscaping were adjusted to accommodate the waterline. Plant species and totals did not change.
- 25.) The grading to the SW of Building 1 was adjusted to accommodate a future pond. Storm sewer was added to control stormwater.
- 26.) Relocation of the Flag Poles originally west of Building 1 is being considered.
- 27.) A pedestrian island was added at the east drive entrance per city staff comment.
- 28.) A guardshack and related striping and paved sidewalk access was added along the east drive.
- 29.) Landscape trees along 207th street are shown in a linear installation to account for a linear peak of the berm.
- 30.) The widening of an internal drive lane is being considered.



- Other Corrections (Civil)
 - A.) Fire hydrant locations were add/deleted/relocated to accommodate fire department request.
 - B.) Storm line changes include the following:
 - e. Storm line AA (west detention discharge) was reduced from a double box culvert to a single box culvert.
 - f. Storm line V was eliminated.
 - g. Storm line S was adjusted.
 - h. Storm line T was eliminated.
 - i. Storm line L was reduced in length.
 - j. Storm line DD was added.
 - C.) Natural Gas meter/regulator sets will be located east of the east drive along 207th street as required by Kansas Gas.
 - D.) There are two 2" water meters and taps in lieu of one.

Respectfully,

Brett Powell

NorthPoint Development, LLC 4825 NW 41st Street, Suite 500

Riverside, MO 64150

Cc:

Donald Robert – Mayor Beth Linn- City Administrator Mark Bright – Kubota Tractor Corporation Patrick Robinson – NorthPoint Development





PENASSANCE INFRASTRUCTURE CONSULTING APE PENASSANCE INFRASTRUCTURE CONSULTING

RAL BSE STRUCTURAL ENGINEERS
3 CENTRAL PLUMBING

HANICAL NATIONAL DESIGN BUILD
SERVICES
CITRICAL POWER UP ELECTRICAL
CONTRACTORS, LLC
PROTECTION FEMORIAN

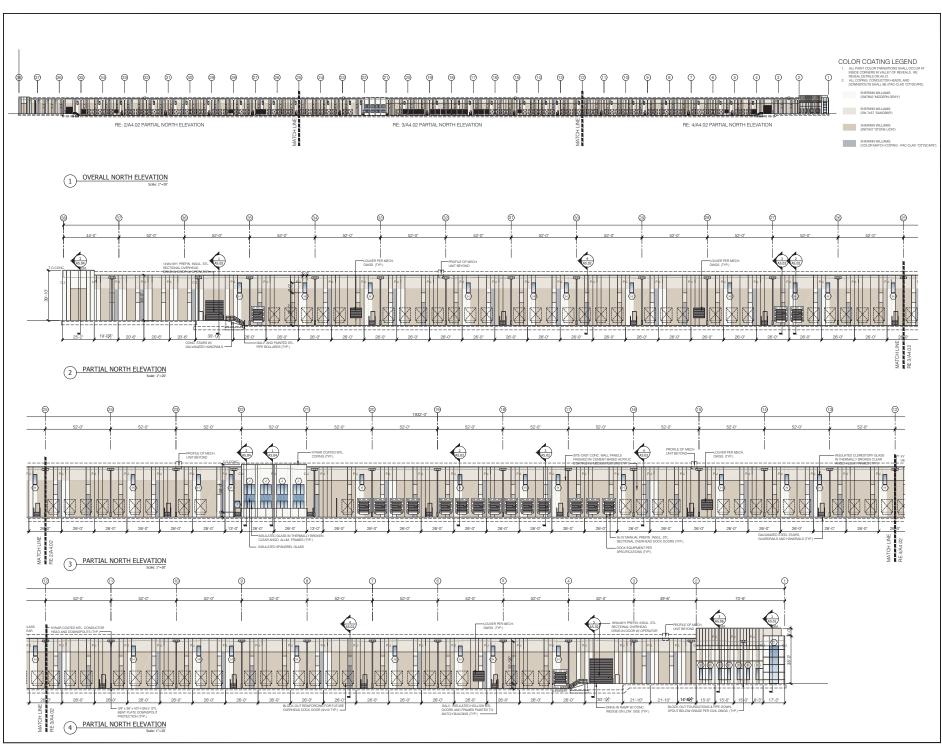
NorthPoint"



Project Mustang Building 1 (Parts Building) Interdate 25 and Hornestead Lane

> No. 2017-59 10.24.18
> For: REV. FINAL DEVELOPMENT PLAN ins:
>
> Description

A4.01P





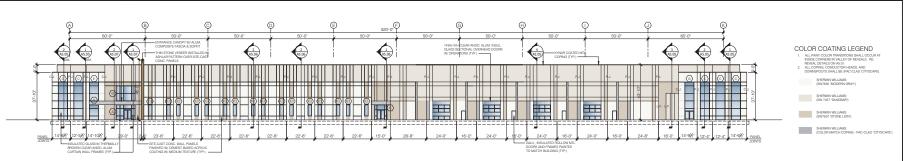
NorthPoint*



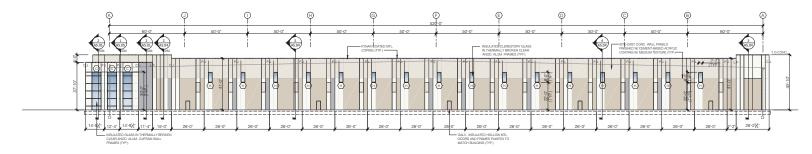
Project Mustang Building 1 (Parts Building)



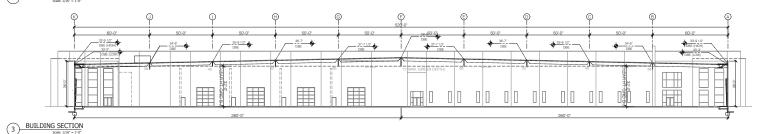
A4.02P NORTH BUILDING ELEVATIONS



WEST ELEVATION Scale: 1/16" - 1'-0"



2 EAST ELEVATION





POWER UP ELECTRICAL CONTRACTORS, LLC





Project Mustang Building 1 (Parts Building)

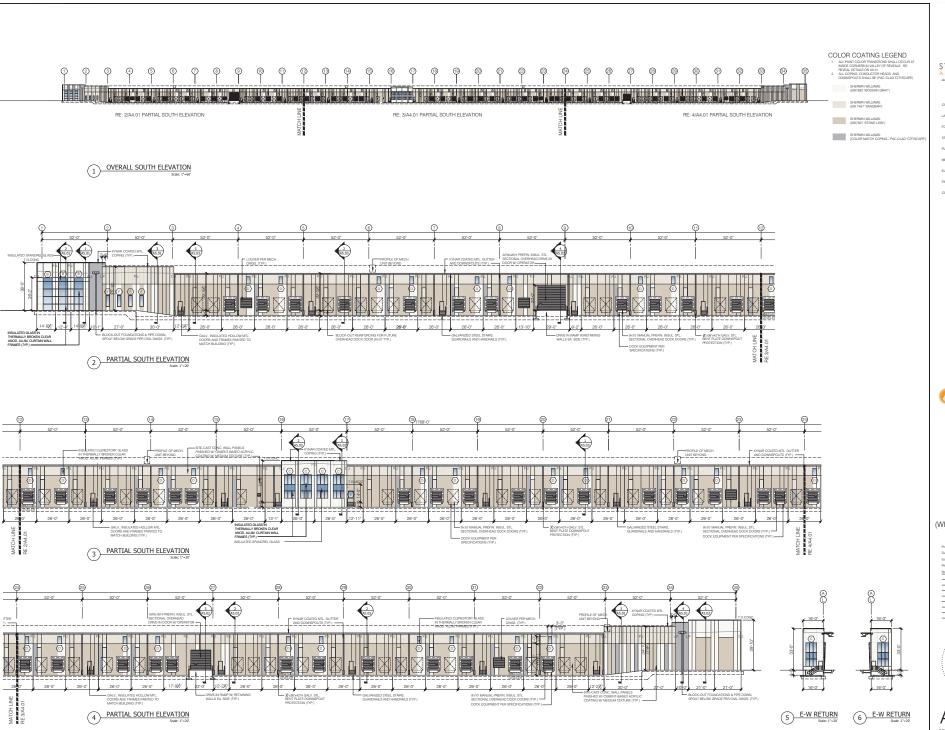
Date: 10.24.18
Issued For: REV. FINAL DEVELOPMENT PLAI

No. Date Description





A4.03P EAST & WEST ELEVATIONS





4825 NN 41st Street | Suite 500 | Riverside 816 | 888 | 7380 North-Point Development, LLC Kanssas Certificate of Authorization No.

SCAPE PENASSANCE INTRASTRUCTURE
COMBUSTINI
C

CTURAL BSE STRUCTURAL ENGINEER
BING CENTRAL PLUMBING
HANICAL NATIONAL DESIGN-BULG
SERVICES

SERVICES
CTRICAL TORGESON ELECTRIC
PROTECTION F.E.MORAN

NorthPoint"





Project No. 2017-59

Date: 10.24.18

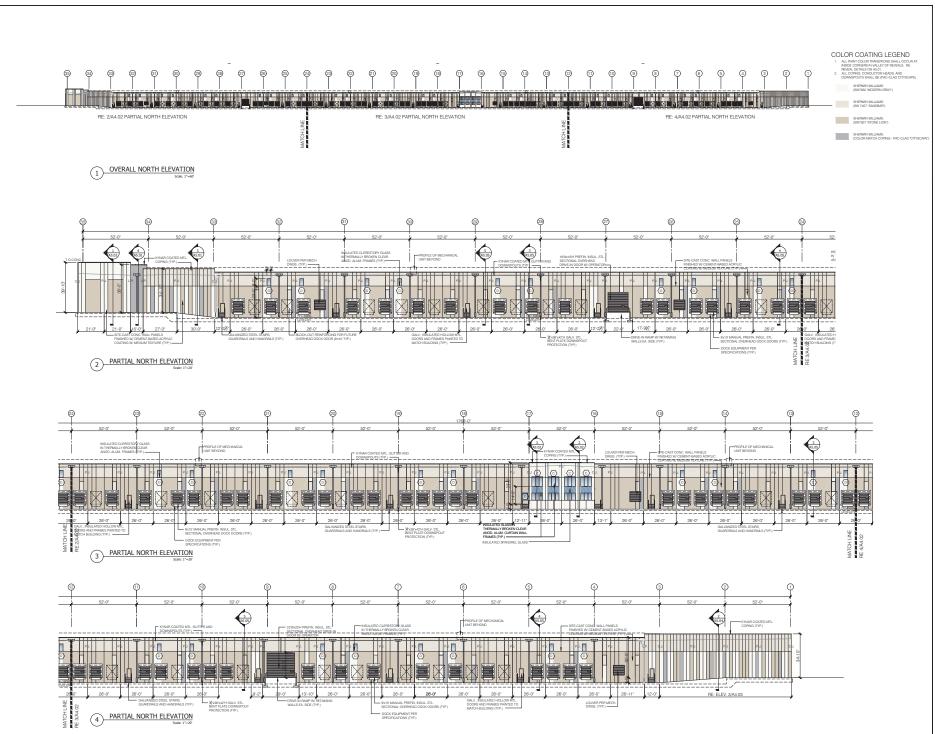
Issued For: REV. FINAL DEVELOP

Revisions: No. Date Description

o. Date Description

Paradic Dans Schwander - Activised
Konnas Licenson No. 2824

A4.01W
SOUTH BUILDING ELEVATIONS







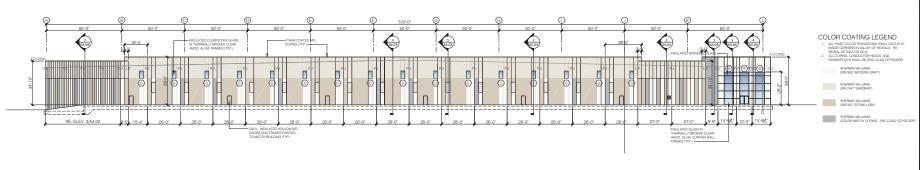


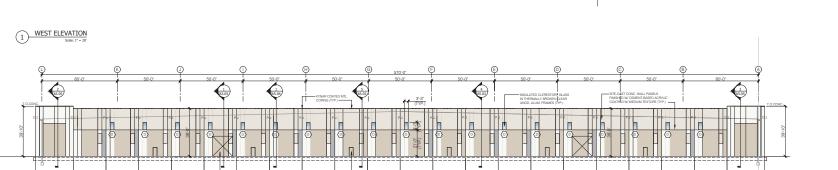
Project Mustang Building 2 (Whole Goods Building)

Issued For: REV. FINAL DEVELOR

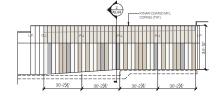


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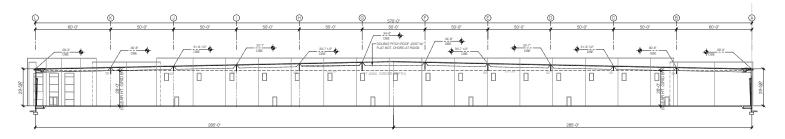




2 EAST ELEVATION Scale: 1" = "1"



3 NORTHWEST LEVATION Scale: 1" - 20"



BUILDING SECTION
Scale: 1" = 20'







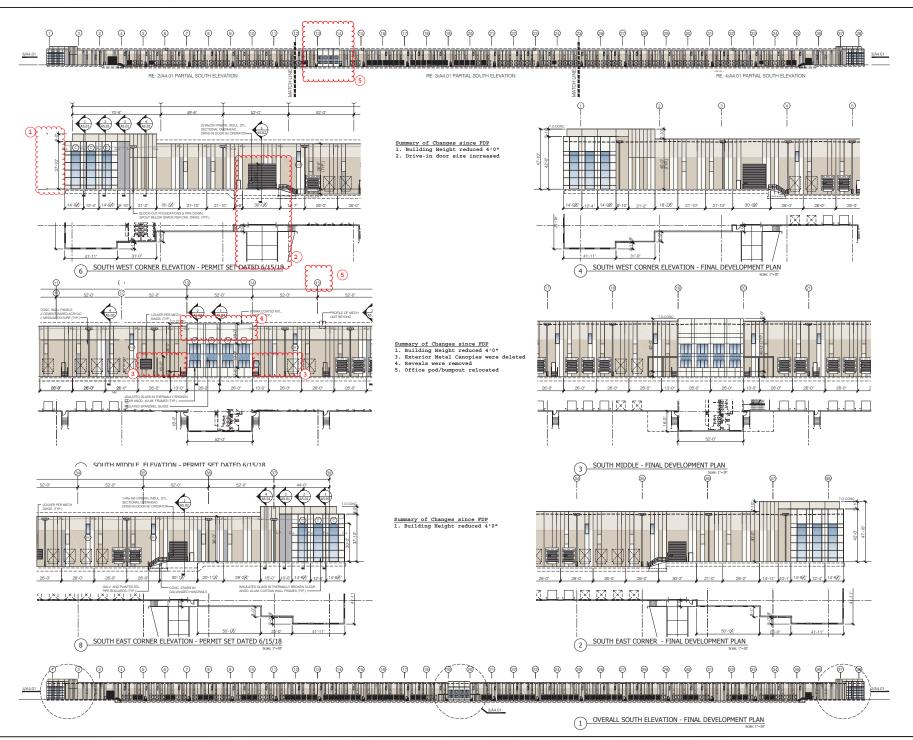
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ARTICULATION COMPARISON STUDY





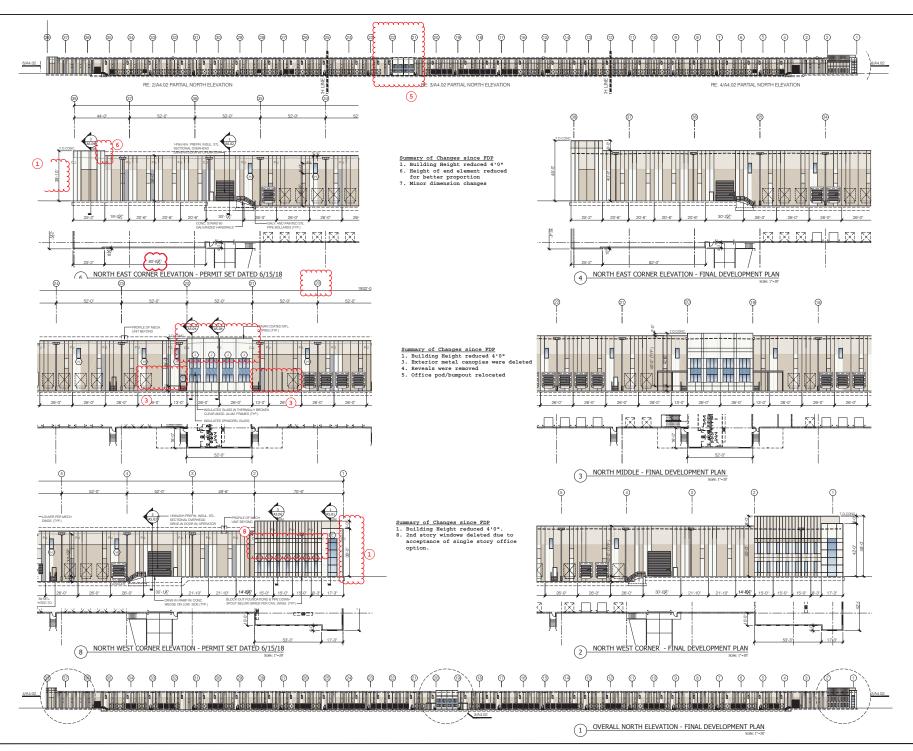
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ARTICULATION COMPARISON STUDY





Project Mustang Building 1 (Parts Building)

Project No. 2017-59
Date: 09.05.18
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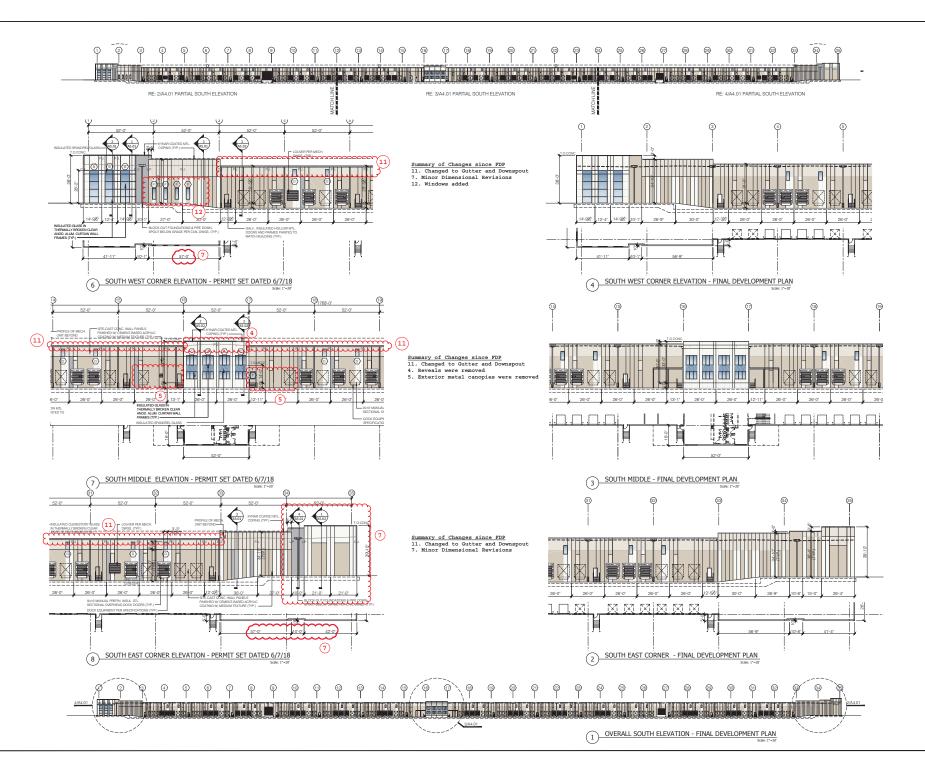
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E-W BUILDING ELEVATIONS





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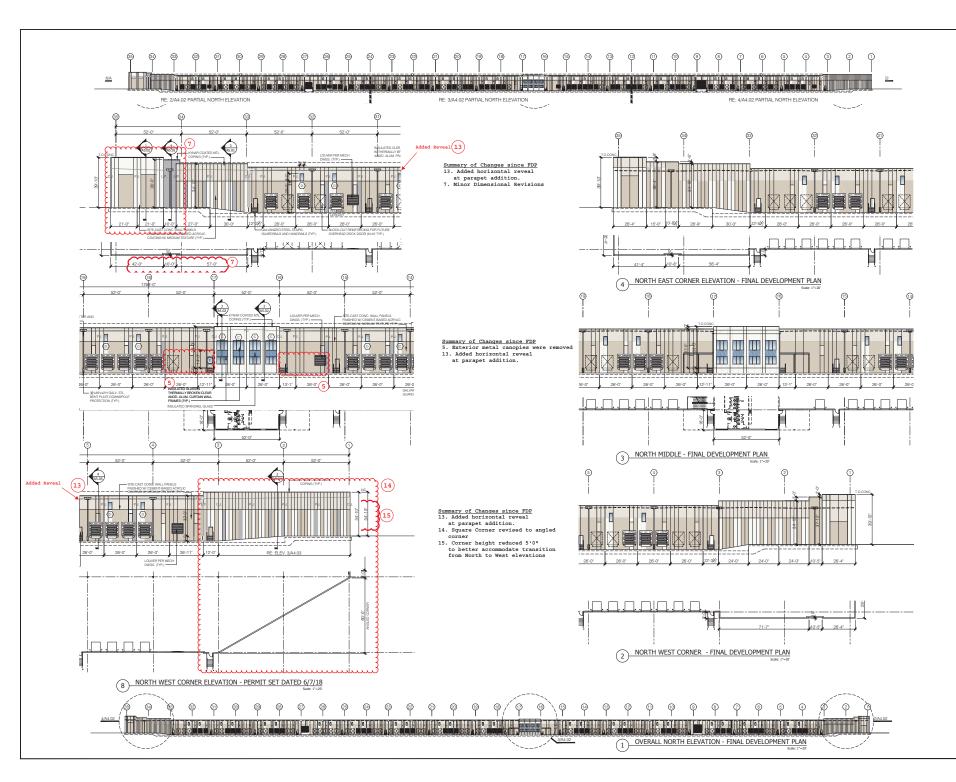
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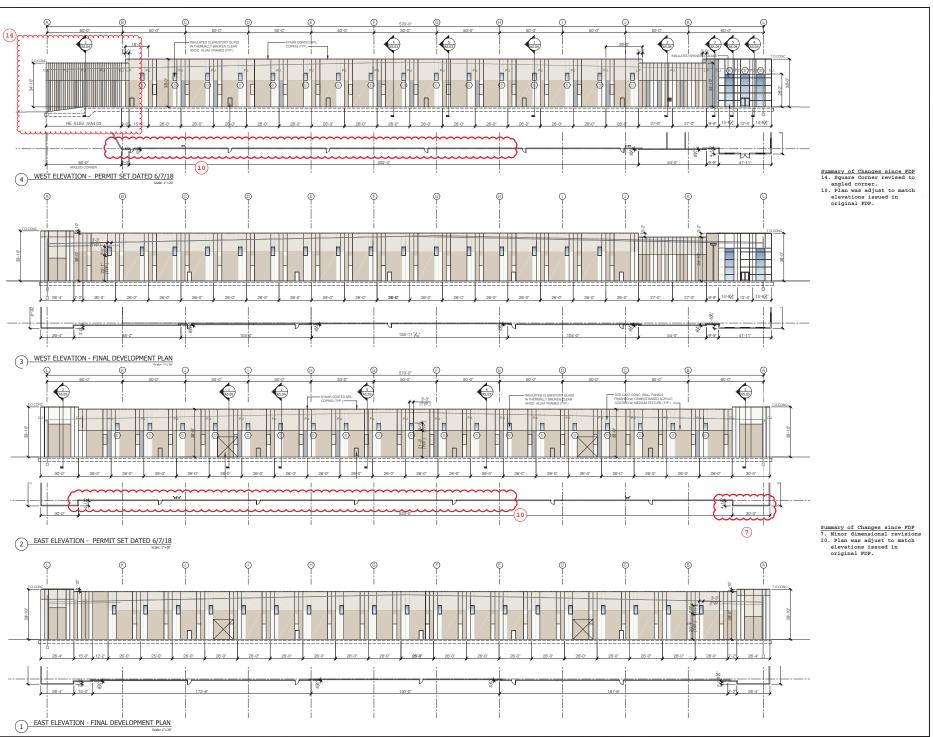
ARTICULATION COMPARISON STUDY





Project Mustang Building 2 (Whole Goods Building)

A4.02 NORTH BUILDING ELEVATIONS





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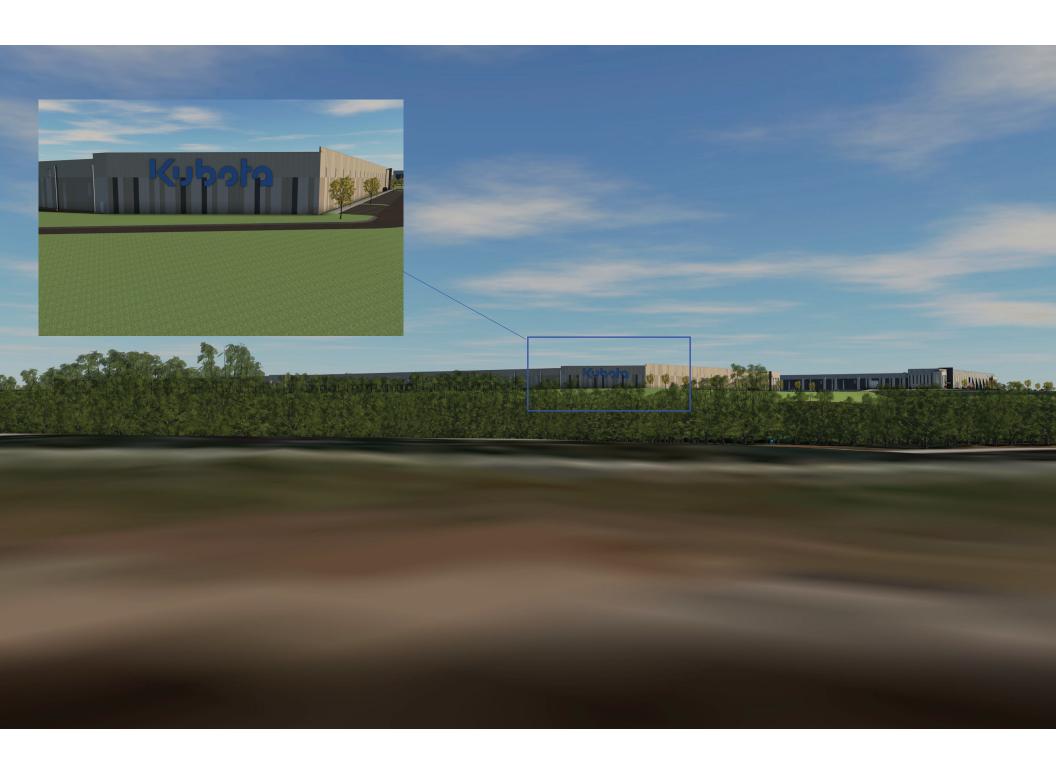
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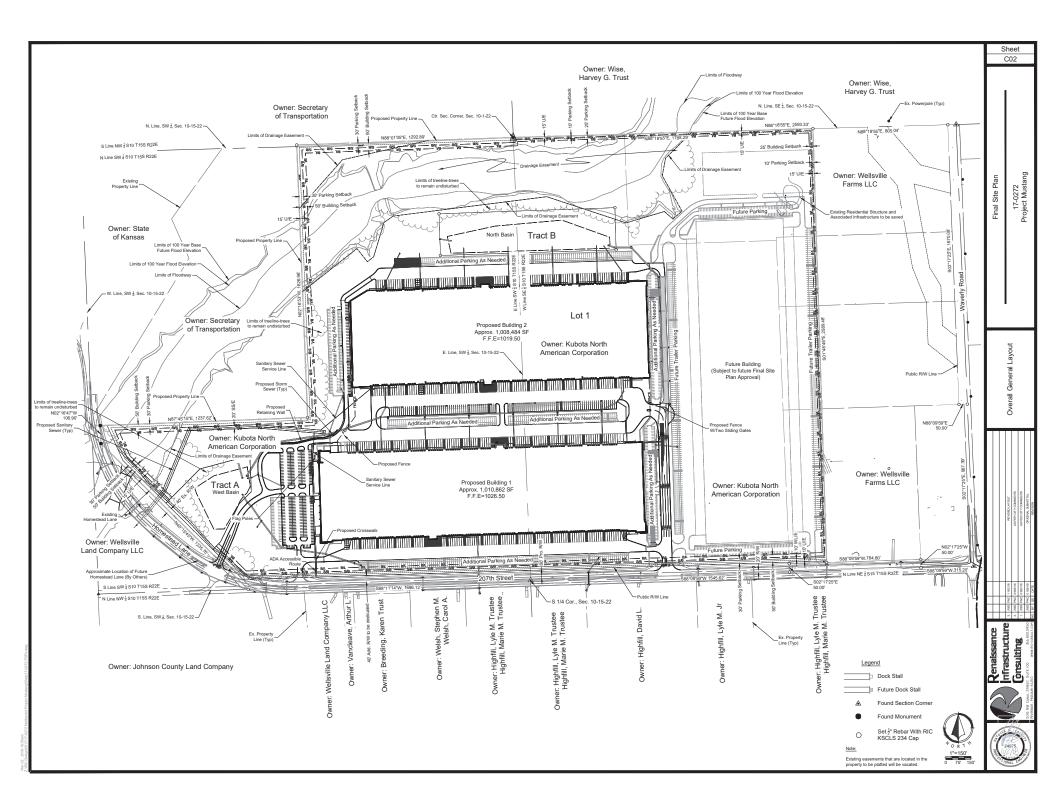
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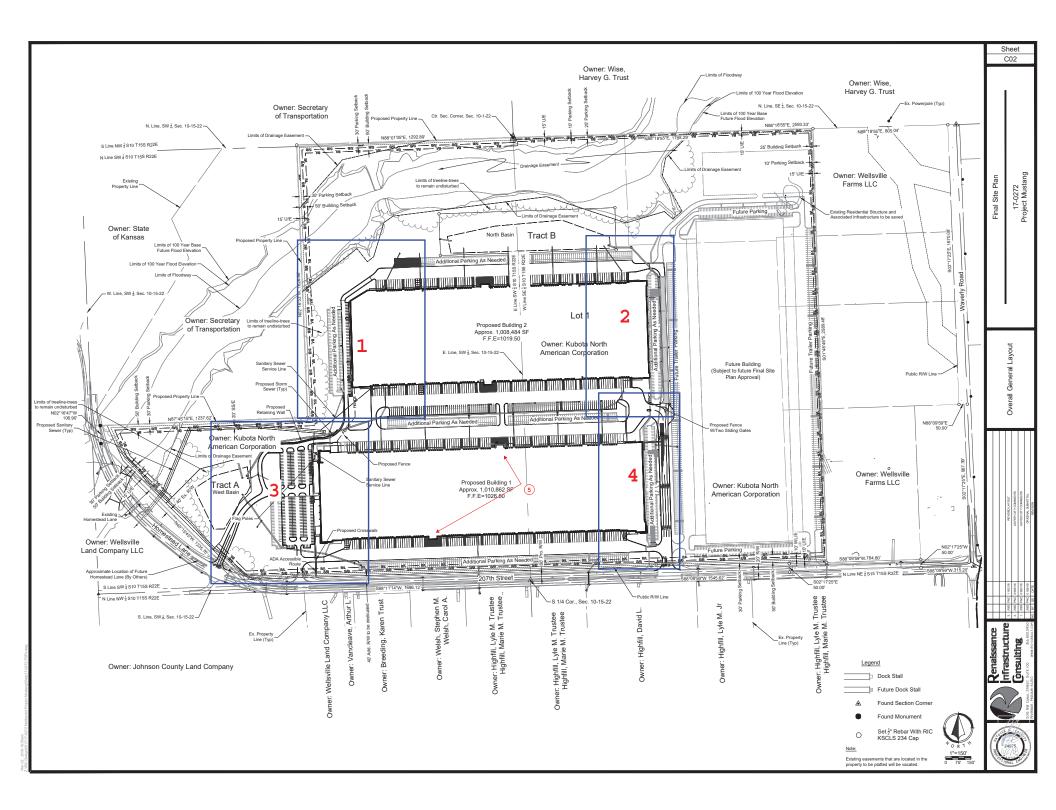
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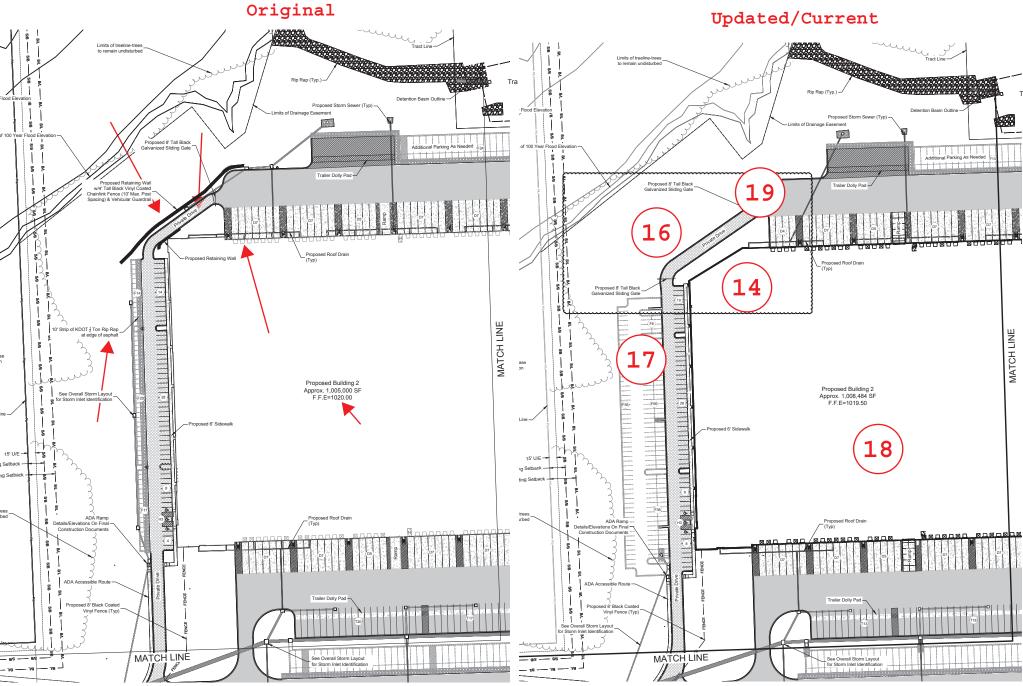
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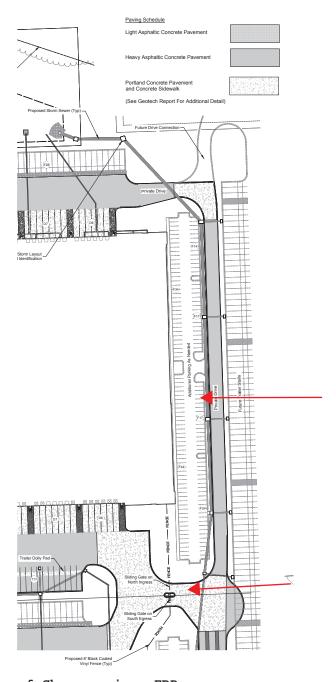






- Summary of Changes since FDP
- 14. The square corner was revised to angled corner.
- 16. Retaining wall was removed allow slope to continue to drive.
- 17. Curb replaced rip rap along existing parking
- 18. Finished floor elevation was ajusted down 6"
- 19. The drive was widened and the hardscape and docks were adjusted to accommodate angled corner.

Original



Summary of Changes since FDP

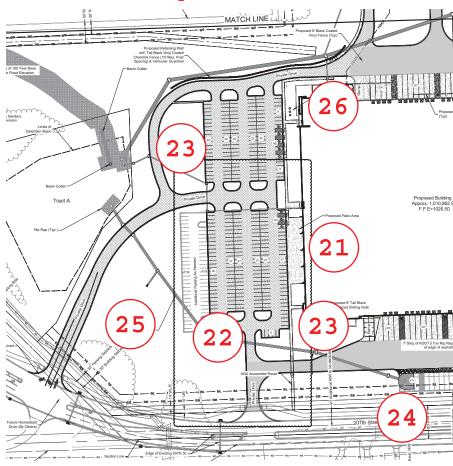
- 20. Added fire Access lane with chain barricade per Fire Department
- 30. The Widening of the internal drive lane is being considered.

Updated/Current Transition to CG-2 Curb at Asph Fire Lane Connecti

Original

Tract A

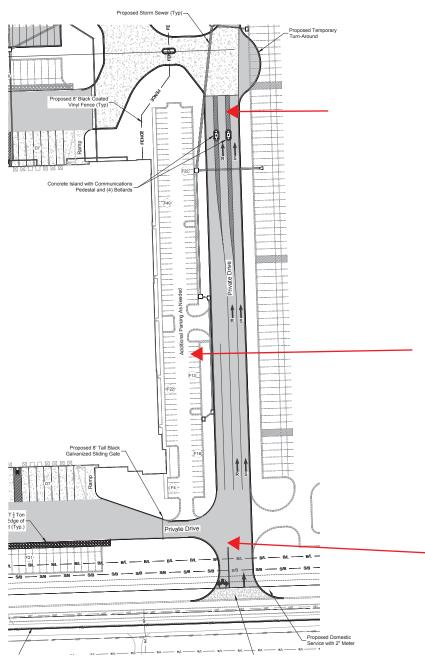
Updated/Current



Summary of Changes since FDP

- 21. Added concrete paved area to match architectural rendering.
- 22. Adjusted parking lot to accommodate concrete paving.
- 23. Updated stormwater piping design.
- 24. Added Berm along 207th street.
- 25. Adjusted grading.
- 26. Adjusted Flag Pole Location.

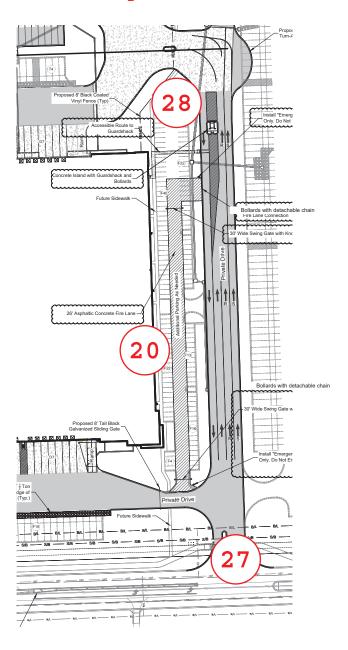
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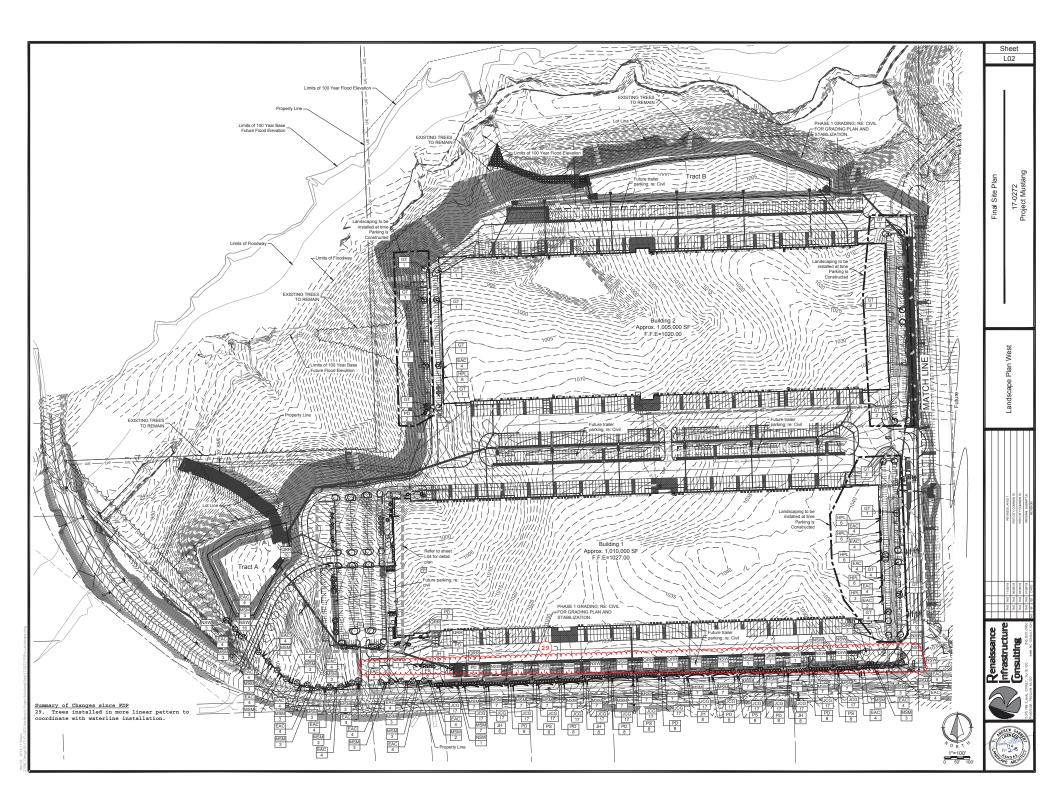


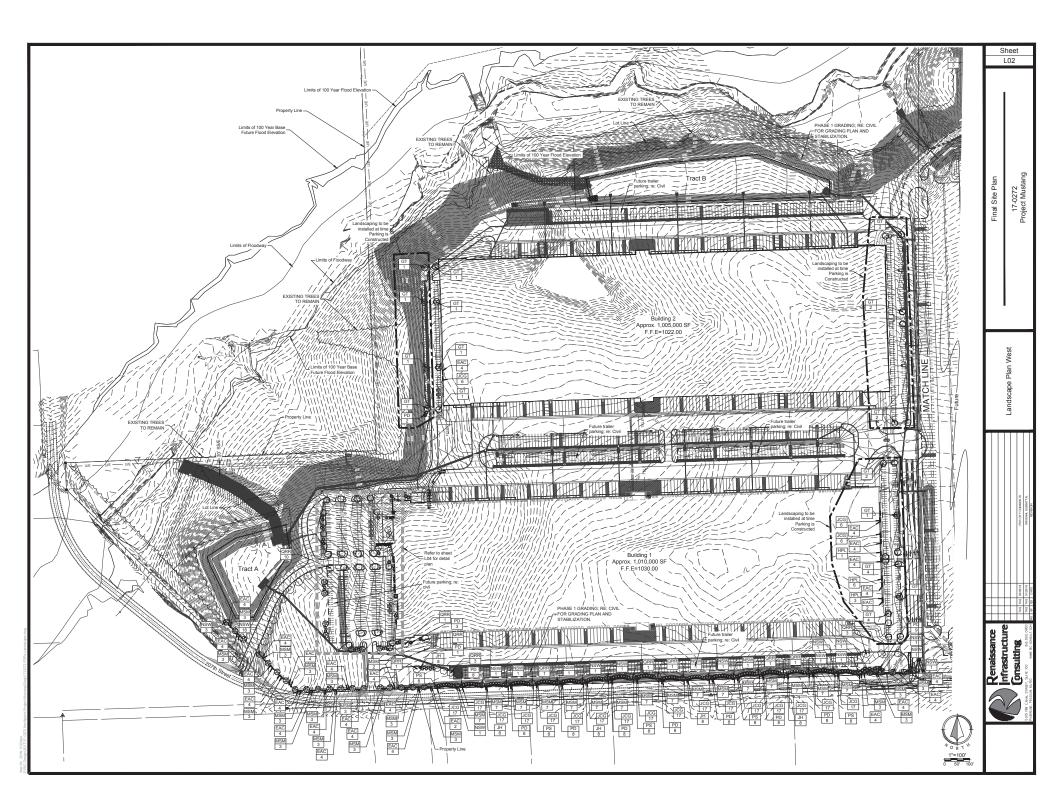
Summary of Changes since FDP

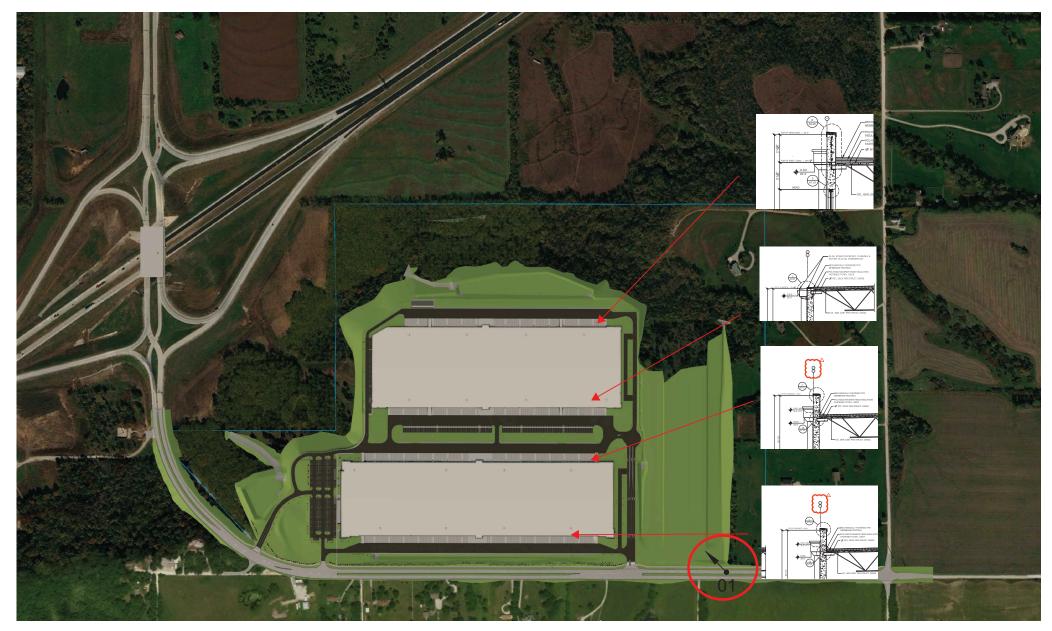
- 20. Added fire Access lane with chain barricade per Fire department.
- 27. Add pedestrian island at drive per Staff comment.
- 28. Added Future Guardshack and pedestrian access.

Updated/Current



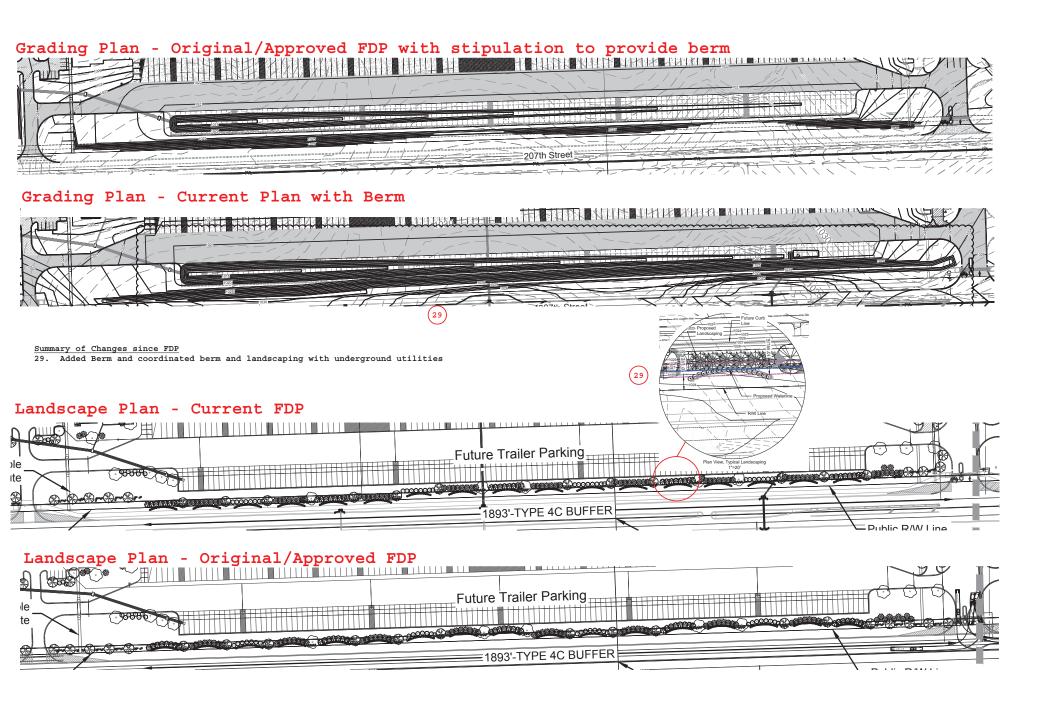














404 East Nelson Edgerton, KS 66021 P: 913.893.6231 EDGERTONKS.ORG

STAFF REPORT

November 13, 2018

To: Edgerton Planning Commission

Fr: Katy Crow, Development Services Director/Zoning Administrator

Re: **CU 2018-01** for Conditional Use Permit Request for Transportation Storage and Trucking

Yard – *LPKC Logistics Support*

APPLICATION INFORMATION

Applicant: Aaron Burks representing

NPD Management, LLC

4825 NW 41st Street, Suite 500

Riverside, MO 64150

Property Owners: BNSF Railway Company (BNSF)

PO Box 961089

Fort Worth, TX 76131

Edgerton Land Holding Company, LLC (ELHC LLC)

4825 NW 41st Street, Suite 500

Riverside, MO 64150

Logistics Park Kansas City, Inc. (LPKC, Inc.)

4825 NW 41st Street, Suite 500

Riverside, MO 64150

Michael A. and Pamela L. Gifford

13995 W. 157th Street Olathe, KS 66062

Requested Action: Conditional Use Permit approval for a cargo container

storage/maintenance facility and truck yard – LPKC

Logistics Support

Legal Description: NW Quarter of Section 3, Township 15 South, Range 22

East; see attached application for complete legal

description.

Site Address/Location: Along the south side of 191st Street, one-half mile west of

Waverly Road; directly east of 32285 W. 191st Street.

Site Size: Approximately 36 Acres

Existing Improvements: None

Current Zoning and Land Uses:

	ZONING	LAND USE	USER/OWNER
SITE	LP, Logistics Park District	Current use is Agricultural; site plan application for storage and trucking operations was approved by the Planning Commission on October 9, 2018.	BNSF, ELHC LLC, LPKC, Michael A. and Pamela L. Gifford
NORTH	LP, Logistics Park District	Warehouse Operations	Flexsteel and Demdaco existing operations
SOUTH	LP, Logistics Park District	Agricultural	Harold J. Curry, Trustee of the Curry Survivor's Trust dated June 13, 1996 and the Curry Family Trust dated June 13, 1996 and LPKC, Inc.
EAST	LP, Logistics Park District	Cargo container storage, trucking yard and undeveloped Agricultural	Transpec Leasing Incorporated and Hastings Family Holding LLC
WEST	RUR, Agricultural	Agricultural	Prairie Tree, LLC

BACKGROUND AND PROJECT DESCRIPTION:

On October 9, 2018, the City of Edgerton Planning Commission considered and gave contingent approval to Final Site Plan FS2018-07 which would allow for the construction of a cargo container storage yard and truck parking/maintenance facility. Application CU2018-01 is a request for a Conditional Use Permit to operate said facility utilizing that approved Final Site Plan.

The western storage lot would also contain a 17,000 SF office building, one guard shack for access control, a canopied area for truck arrivals with a guard enclosure, and a fueling station. The BNSF intermodal facility is located about 1/2 mile to the northwest of the proposed location and the Logistics Park Kansas City (LPKC) industrial park surrounds this parcel.

Applicant requests a ten (10) year use period be assigned to this Conditional Use Permit as that time frame has been granted for similar projects.

INFRASTRUCTURE AND SERVICES:

All infrastructure and services remain the same as the submitted with Final Site Plan FS2018-07.

STAFF ANALYSIS

Based on review of the application and the plan submitted, staff determined the request for a cargo container storage and trucking/maintenance yard, as allowed by the Edgerton Unified Development Code (UDC), to be a Conditional Use in the Logistics Park (L-P) zoning district.

The Planning Commission, in accordance with the procedures and standards of the UDC, may authorize buildings, structures, and uses as conditional uses in specific instances and in particular zoning districts provided that:

- the location is appropriate and consistent with the Comprehensive Plan;
- that the public health, safety, morals, and general welfare will not be adversely affected;
- the necessary safeguards will be provided to surrounding property, persons, and

- neighborhood values; and
- may further provide that additional standards of this Article be specified as a condition of approval.

No Conditional Use shall be authorized unless the Planning Commission finds that the establishment, maintenance, or operation of the Conditional Use meets the standards set forth in the UDC. The burden of proof and the burden of persuasion is on the applicant to bring forth the evidence on all questions of fact that are determined by the Planning Commission.

Staff has reviewed the Conditional Use application for compliance with the requirements in Section 7.1(c) of Article 7 of the Edgerton UDC as it relates to the issuance of Conditional Uses. Review comments are listed below.

GENERAL CRITERIA

- a. The extent to which there is a need in the community for the proposed use. Demand for businesses to store and maintain cargo containers and chassis, such as the facility proposed here, is a by-product of the activity in and around the intermodal facility. LPKC's primary function is to transport and redistribute containers and the products they contain. There is a need for companies that specialize in storage and truck parking/maintenance. The proposed use would fill a need for this type of support service in LPKC. Staff determination: *Positive*
- b. The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space. The character of the neighborhood is established as a transportation and logistics hub. The BNSF Intermodal Facility is across 191st Street to the west and north of this proposed location. Land use zoning for the parcels comprising this project is L-P Logistic Park District. The lot would be wholly contained within Site Plan FS2018-07 as submitted for Planning Commission review. Staff determination: *Positive*
- c. The nature and intensity of the proposed use and its compatibility with the zoning and uses of nearby properties. Such determination should include the location, nature, and height of structures, walls, fences, and other improvements connected with the proposed use, their relation to adjacent property and uses, and the need for buffering and screening. The existing parcel zoning of LP Logistics Park and the adjacent property uses are similar in nature to other Logistics Park support services. The conditionally approved Final Site Plan FS2018-07 meets the Edgerton UDC requirements with stipulations for a Type 4 landscape buffer and berming along 191st Street. Proposed fencing of 1" black vinyl coated chain link to be installed around the perimeter of the operation will meet L-P zoning design guidelines per Article 5.2 of Edgerton's Uniform Development Code. Staff determination: *Positive*
- d. <u>Suitability of the uses of the property without the proposed conditional use permit</u>. The property is zoned L-P district. Cargo container storage and truck yards are an important support function at the Logistics Park Kansas City. Staff determination: *Positive*
- e. <u>Length of time the subject property has remained vacant without the proposed conditional use permit</u>. Before the Gifford's property was annexed in 2018, the property was an agricultural use in unincorporated Johnson County. The remaining parcels were annexed into Edgerton in 2010 but they have remained vacant with no existing operations in place. Staff determination: *Neutral*

- f. The extent to which the proposed use may detrimentally affect nearby property. No long term detrimental effects are expected for the use of the property as the use requested is not extraordinary at Logistics Park Kansas City. There are currently four other cargo container storage use facilities in operations at the Logistics Park, including one directly adjacent to this project. Staff determination: *Positive*
- g. The adequacy of ingress and egress to and within the site of the proposed use, traffic flow and control, the adequacy of off-street parking and loading areas, the adequacy of required yard and open space requirements and sign provisions. During Final Site Plan review, FS2018-07 was determined to meet City requirements for ingress/egress, traffic flow, etc. onsite. During the approval process for the Preliminary and Final Plats for this project, staff requested the applicant grant a cross access easement to parcels located south and east of the project currently owned by Harrold J. Curry, with that access transferable to future owners of those parcels. Applicant has agreed to work with LPKC, Inc. to provide that access on a six-acre parcel owned by LPKC, Inc. south of this project. Staff determination: *Positive*
- h. The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services. Availability and adequacy of utilities and services was addressed in Final Site Plan FS 2018-07. Staff determination: *Positive*.
- i. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the proposed use, or present parking problems in the vicinity of the property. The application is not anticipated to adversely affect the capacity of safety of the road network as the project is located on 191st Street which is a designated Heavy Haul Corridor. Staff determination: *Positive*
- j. The environmental impacts that the proposed use would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm. The City will follow NPDES (stormwater management requirements) guidelines that require the developer to address runoff and water pollution mitigation measures as part of the development of the property. As part of the stipulations for conditional approval of Final Site Plan FS 2018-07, the applicant was required to submit a stormwater study for the City Engineer to review, submit documentation and obtain a Land Disturbance Permit, and complete a City of Edgerton Floodplain Development Permit. Staff determination: *Neutral*
- k. The economic impact of the proposed use on the community. Prior to the development of the BNSF intermodal and logistics park, there were few commercial and industrial uses within the City. Warehousing and related uses in the L-P District have the potential to benefit the residents and community in a positive way by providing needed jobs and tax revenues. This type of use is seen as necessary support for warehousing and other related Logistics Park uses. Staff determination: *Positive*
- I. The relative gain (if any) to the public health, safety, and welfare from a denial of the application for conditional use permit as compared to the hardship imposed upon the conditional use applicant from such denial. The conditionally approved Final Site Plan application FS2018-07, with stipulations, met the requirements of the UDC. Due to the nature of the request, there would be little gain to the public health, safety and welfare of the City of Edgerton and the property owner should this request be denied. Staff determination: *Positive*

m. <u>Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton, and the general safety, health, comfort and general welfare of the community</u>. The Future Land Use Map (attached) within the Comprehensive Plan designates the subject property for industrial development. Staff determination: *Positive*

In addition to the above criteria, the recommendation of professional staff is also required per Ordinance 798 (2005). Staff recommendation is addressed in the Recommendations Section following staff review of Article 7, Section 7.2 of the UDC below.

Staff has reviewed the Conditional Use application for compliance with the requirements in Section 7.2(d) of Article 7 of the Edgerton UDC as it relates to uses within an area with an L-P Zoning District designation.

CARGO CONTAINER STORAGE, REPAIR, AND MAINTENANCE FACILITY PERFORMANCE CRITERIA.

All cargo container storage and cargo container repair and maintenance facilities (collectively referred to as "facilities") shall be subject to the following performance provisions:

- 1. <u>Access:</u> No cargo containers or semi-trailers (either on or off a chassis), or a chassis, may be stored in a manner that impedes access to public rights-of-way, public utility or drainage easements, structures, and buildings. *Final Site Plan FS 2018-07 complies*.
- Exterior Lighting: Facilities shall provide lighting on-site, including at all vehicular entrances and exits. A lighting plan shall be submitted and approved. Final Site Plan FS 2018-07 complies.
- 3. <u>Minimum Lot Size:</u> Facilities shall have a minimum lot size of twenty (20) acres. *Property complies with 36 acres.*
- 4. <u>Noise:</u> Noise from businesses and facilities shall not exceed 60 dB(A) in any adjacent residential district or 70 dB(A) in any adjacent commercial or industrial district or property. *Noise issues are not addressed in the applicant's proposal; however, if approved, the use must continuously comply with these noise maximums in the conduct of business.*
- 5. <u>Paving:</u> All interior driveways, parking, loading, and storage areas shall be paved and dust-free. For purposes of this stipulation:
 - a. Paving shall mean concrete or asphalt: and
 - b. Dust-free shall mean that all interior driveways and storage area surfaces shall be kept free of dust, dirt or other materials to prevent the migration of dust off-site.

All surfaces included as part of FS 2018-07 must be asphalt or concrete and lined with concrete curb and gutter in compliance with APWA recommended standards.

6. <u>Parking:</u> Facilities shall comply with the Article 5.2 L-P District Off Street Parking and Loading regulations. No portion of any required off-street parking or loading/unloading areas shall be used for the storage of cargo containers, semi-trailers (either on or off a chassis), chassis or similar storage devices. *The proposed use shall continuously comply with parking requirements*.

- 7. <u>Cargo Container Stacking:</u> Cargo containers shall not be stacked more than five (5) in number. The proposed use must continually comply and not exceed the maximum stacking number. Additionally, Final Site Plan FS2018-07 indicates specific areas where cargo containers will be stacked. Cargo containers may not be stored outside of approved areas indicated on FS2018-07.
- 8. <u>Chassis Stacking/Racking:</u> Empty chassis may be stored on end (racking) or may be stacked. When stacked, chassis shall not be more than five (5) in number. *The proposed use must continually comply with and not exceed the maximum stacking number. Additionally, Final Site Plan FS2018-07 indicates specific areas where cargo containers will be stacked. Cargo containers may not be stored outside of approved areas indicated on FS2018-07.*
- 9. <u>Screening and Landscaping:</u> Screening may be required on the perimeter of the property. Screening shall be a combination of fencing and landscaping or berming and landscaping. Screening shall comply with requirements Article 5.2 L-P District Landscape Standards. *Submitted Final Site Plan FS 2018-07 complies. The proposed use shall continuously comply with landscaping requirements*.
- 10. <u>Setbacks and Separation Distance:</u> All buildings, structures, parking and other uses on the property, shall be subject to the setback requirements in Article 5.2 L-P District Setback, Yard, Area Regulations, except, however, the parking or storage of cargo containers or semi-trailers (either on or off a chassis), and chassis (racked or stacked) shall be subject to the following setback standards that may vary depending upon the difference scenarios set forth below:
 - a) When abutting (touching, or across the street from non-residentially zoned property, such parking or storage shall be setback from any exterior property line of the subject property a distance equal to the height of the cargo container or semi-trailer (either on or off a chassis), and chassis (racked and stacked). *Final Site Plan FS 2018-07 complies. The proposed use shall continuously comply with setback requirements.*
 - b) When abutting (touching public right-of-way, such parking or storage shall be setback from any exterior property line of the subject property a distance equal to the height of the cargo containers or semi-trailers (either on or off a chassis), and chassis (racked or stacked. *Final Site Plan FS 2018-07 complies. The proposed use shall continuously comply with setback requirements.*
 - c) When abutting (touching), or across the street from, residentially zoned property, such parking and storage shall be setback a minimum of 250 feet from the nearest property line of the residentially zoned property. *This requirement is not applicable as there is no property adjacent to this project that is residentially zoned.*
 - d) When abutting (touching), or across the street from, a habitable dwelling, such parking and storage shall be setback a minimum of 300 feet from the nearest dwelling. There are no habitable dwellings adjacent to the proposed area. The nearest dwelling to the west is approximately 1100 feet from the storage area. Final Site Plan FS 2018-07 complies.
- 11. <u>Signage: Business signs shall be allowed according to Article 5.2 L-P District Signage regulations.</u>

 No signage, other than shipping company identification logos and placards, shall be allowed on any cargo container, semi-trailer or chassis. No signage is proposed with this application.

Signage proposed later shall receive separate approval according the provisions of the UDC.

- 12. <u>Site Plan: A site plan shall be submitted with the application.</u> The site plan shall be prepared in accordance with the requirements of Article 9 (B) (3) of these regulations. *Final Site Plan FS2018-07 shall be revised to comply with all stipulations as required through the approval of the Planning Commission and as part of the Conditional Use Permit review.*
- 13. Other Rules and Regulations. All facilities shall abide by any and all governmental rules, regulations, codes and specifications now in effect or hereafter adopted that would be applicable to this permit or the use of the property by the applicant/landowner. The proposed use must continuously comply with these requirements.

RECOMMENDATION

Based upon the above staff analysis, City staff recommends **approval** of the Conditional Use Permit for a Transportation Storage and Trucking Yard on these parcels as shown in the enclosed site plans for a period of ten years with the following stipulations:

- 1. The Conditional Use Permit CU2018-01 approval shall be transferable, but it must stay with the ownership of these parcels for which its use is approved (Final Plat 2018-05);
- 2. The property owner shall continuously comply with all performance criteria in Article 7 pertaining to Cargo Container Storage Facilities and Cargo Repair and Maintenance Facilities, including, but not limited to, noise maximums and cargo container and chassis stacking height requirements. The applicant shall comply with height requirements by limiting cargo container stacking to four (4) units in perimeter rows on the east, south and west sides of the property. not to exceed the maximum of 5 (five) cargo containers. This condition shall be continually met for the duration of the conditional use permit.
- 3. The property shall be developed in accordance with the Site Plan FS2018-07, as approved by the Planning Commission, prior to commencement of the cargo container storage use. Landscaping material shall be continuously maintained and replaced when dead.
- 4. Cargo containers and chassis may only be stored in the designated areas shown on Site Plan FS2018-07.
- 5. No other outside storage of equipment or materials shall be allowed on the property.
- 6. Any future phases or additional areas used for cargo container maintenance and repair uses shall not commence until a new, revised Site Plan is submitted and approved by the City for that phase, including photometric and landscaping plans.
- 7. The applicant and/or property owner, shall continue to work with LPKC, Inc., to dedicate a cross access easement to the parcels located south and east of this project currently owned by Harrold J. Curry, with said access transferable to future owners of the Curry property.
- 8. This Conditional Use Permit shall be valid for 10 (ten) years from date of approval by the City of Edgerton.

ATTACHMENTS

- Application CU 2018-01
- Future Land Use MapFS2018-07 Staff Report dated October 9, 2018

CITY OF EDGERTON, KANSAS

APPLICATION FOR CONDITIONAL USE PERMIT

Please print or type

ING ADDRESS:STREET CITY	Agricultural/V	
A A-G (application on file for A-G to L-P) SPERTY OWNER'S NAME(S): See attached. MPANY:		acant
IPANY:	PHONE.	
LING ADDRESS:STREET CITY		
STREET CITY	FAX:	
NPD Management LLC or it's assignee IPANY: (represented by NorthPoint Development LLC) LING ADDRESS: 4825 NW 41st St. Suite 500 Riverside	STATE PHONE: <u>816-8</u> FAX: <u>816-8</u> Mo	64150
STREET CITY INEER/ARCHITECT'S NAME(S): Patrick Cassity	STATE PHONE: <mark>816-80</mark>	ZIP 10-0950
PANY: Renaissance Infrastructure Consulting	FAX: N/A	70-0330
ING ADDRESS: 5015 NW Canal St. Suite 100 Riverside STREET CITY	Mo STATE	64150 ZIP
ATURE OF OWNER OR AGENT: If not signed by owner, authorization of agen	t must accompany	this application.
OFFICE USE ONLY		
No.: CU-2018-01 Amount of Fee Paid:\$ 250.00 Date of Paid Date of Paid:\$ 250.00 Date	Fee Paid: 7	30/18

CITY OF EDGERTON, KANSAS

CONDITIONAL USE PERMIT INSTRUCTIONS

CERTIFIED LETTERS: The applicant will be responsible for mailing notices (see attached form letter) of the public hearing for the requested conditional use permit by certified mail, return receipt requested to all owners of land within the notification area: two hundred (200) feet within the city limits; one thousand (1,000) feet in the unincorporated area of the subject property. These notices must be sent a minimum of twenty (20) days prior to the public hearing. Information regarding ownership of the land within the notification area can be obtained from the Johnson County Department of Records and Tax Administration or through a title insurance company (preferred method). A list of property owners within the notification area must be submitted with the application.

AFFIDAVIT OF COMPLIANCE: An affidavit (see attached form) concerning the mailing of property owner notification letters must be returned to the office of the City Clerk by no later than the Monday preceding the public hearing.

PLANNING COMMISSION REVIEW AND DECISION: The Edgerton Planning Commission meets in the City Hall on the second Tuesday of every month. The agenda and staff reports will be available the Friday preceding the public hearing. The chairperson will open the public hearing for each case to hear presentations by the city staff, the owner or authorized agent, and the audience, respectively. After everyone has had the opportunity to speak, the Planning Commission will close or continue the public hearing to a later date. After the public hearing is closed, discussion will be limited to the Planning Commission and action will be taken in the form of a recommendation for approval or denial to the Governing Body.

PROTEST PERIOD: After the conclusion of the public hearing, a fourteen (14) day protest period begins. During the protest period, property owners within the notification area of the subject property may file a petition indicating their protest to the requested conditional use permit in the office of the City Clerk. The submission of valid protest petitions from property owners of twenty (20) percent of the land within the notification area of the subject property within the allotted time will require a three-quarter (3/4) vote for approval by the Governing Body. Copies of protest petitions may be obtained in the office of the City Clerk.

GOVERNING BODY ACTION: After the protest period has concluded, the application will be placed on an agenda for Governing Body action (up to thirty (30) days after the conclusion of the public hearing). The Governing Body will review the transcript of the public hearing and the recommendation of the Planning Commission and will take action by concurring with or overriding the Planning Commission recommendation, or by returning the request to the Planning Commission.

CITY OF EDGERTON, KANSAS

PROPERTY OWNER NOTIFICATION LETTER

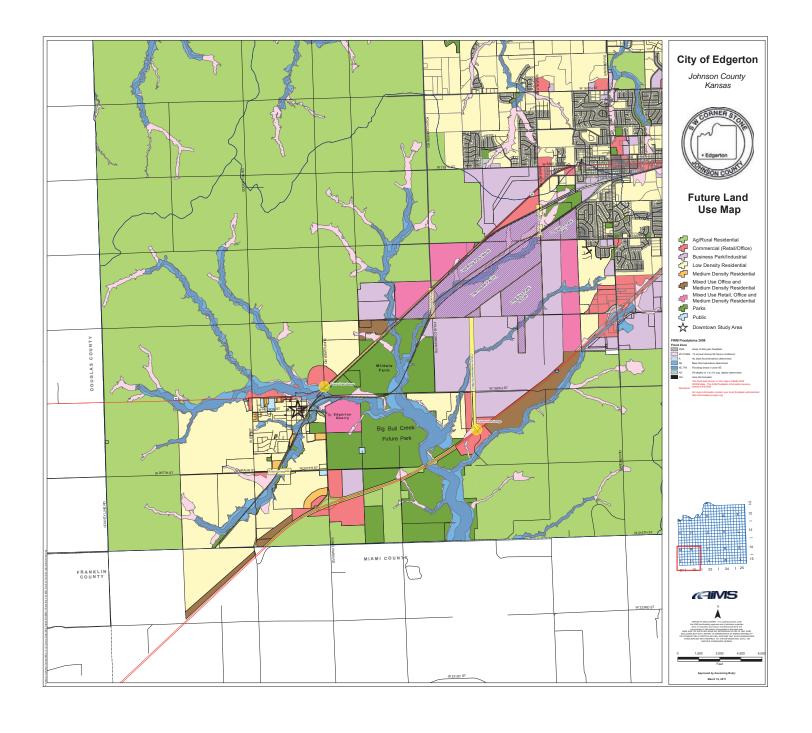
Case No.: CU-____

Dear Sir or Madam:			
This letter is to notify you that a public hear Nelson St., Edgerton, Kansas, to consider a on the follo	a conditional use permit re	equest for	04 E.
Legal Description:			
General Location:			
A public hearing will be held to consider the tract at 7:00 p.m. on	, 20 Any interes garding this conditional us by phone at (913) 893-623	ted persons or prose permit request 31. You may also	operty is available
A fourteen (14) day protest period begins at may file a protest petition in the office of the twenty (20) percent of the property owners whe Governing Body is required to approve to	City Clerk. If valid protes within the notification area	t petitions are rec , a three-quarters	eived from
Copies of the protest petitions are available	in the office of the City Cl	erk.	
Respectfully,			
Applicant (or Owner or Agent)			
ADDRESS:			
STREET	CITY	STATE	ZIP



PROPERTY OWNER NOTIFICATION AFFIDAVIT

Case No.: RZ
I, Evan Fitts , of lawful age being first duly sworn upon oath, state:
That I am the Attorney (agent, owner, attorney) for the property for which the application was filed and did, not later than twenty (20) days prior to the date of the public hearing scheduled before the Edgerton Planning Commission, mail certified notice to all persons owning property within the notification area (two hundred (200) feet in the City of Edgerton, one thousand (1,000) feet in the unincorporated area of the subject property) in compliance with the Unified Development Code.
These notices were mailed on the 23 rd day of October, 20 18. Signature of Agent, Owner or Attorney
Subscribed and sworn to before me this 28 rd day of October, 20/8. Wotary Public PHILECIA L. MARKOVICH Notary Public, Notary Seal State of Missouri Jackson County Commission Expires: My Commission Expires 07-26-2020



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

STAFF REPORT

October 9, 2018

To: Edgerton Planning Commission

Fr: Katy Crow, Development Services Director

Re: **FS-2018-07** Final Site Plan for *LPKC - Logistics Support Phase 1,* located along the

south side of 191st Street, one-half mile west of Waverly Road.

APPLICATION INFORMATION

Applicant: Aaron Burks representing

NPD Management, LLC

4825 NW 41st Street, Suite 500

Riverside, MO 64150

Property Owners: BNSF Railway Company (BNSF)

PO Box 961089

Fort Worth, TX 76131

Edgerton Land Holding Company, LLC (ELHC LLC)

4825 NW 41st Street, Suite 500

Riverside, MO 64150

Logistics Park Kansas City, Inc. (LPKC, Inc.)

4825 NW 41st Street, Suite 500

Riverside, MO 64150

Michael A. and Pamela L. Gifford

13995 W. 157th Street Olathe, KS 66062

Requested Action: Final Site Plan approval for *LPKC – Logistics Support*

Phase I.

Legal Description: NW Quarter of Section 3, Township 15 South, Range

22 East; see attached application for complete legal

description.

Site Address/Location: Along the south side of 191st Street, one-half mile

west of Waverly Road; directly east of 32285 W. 191st

Street.

Existing Zoning and Land Uses: L-P - (BNSF, ELHC LLC, LPKC, Inc. properties);

A-G - (Gifford property – request for rezoning to L-P will be heard by City Council on September 13,

2018)

Parcels are currently undeveloped.

Existing Improvements: None.

Site Size: Lot 1 – 31.315 acres

Tract A - 0.997 acres Tract B - 1.177 acres Tract C - 1.015 acres R/W - 1.773 acres Total - 36.277

PROJECT DESCRIPTION

Subject Property



The current request is for Final Site plan approval to construct a cargo container storage/maintenance facility and truck yard. The western storage lot would also contain a 17,000 SF office building, two (2) guard shacks for access control, and a fueling station. The BNSF intermodal facility is located about 1/2 mile to the northwest and the Logistics Park Kansas City (LPKC) industrial park surrounds this parcel. Demand for businesses to store and maintain cargo containers and chassis, such as the facility proposed here, is a by-product of the activity in and around the intermodal facility. LPKC's primary function is to transport and redistribute containers and the products they contain.

A Preliminary Site Plan was not required due to the nature of the project and the proposed operation. Tracts A, B, & C are to be utilized as part of the stormwater system. Building elevations submitted have been included. The Final Site Plan sheets include general information about the development including items such as overall layout, access (including sight distance considerations), circulation and landscape plans.

Cargo container storage facilities are considered a Conditional Use in LP Zoning Districts and as such operate are required to obtain a Conditional Use Permit. The applicants request for a Conditional Use Permit (CU2018-01) will be considered under separate review from this Site Plan application.

INFRASTRUCTURE AND SERVICES

- a. Access to the property and development will be from 191th Street via three (3) private drives.
- b. Utilities and service providers.
 - 1. Johnson County Rural Water District #7.
 - 2. Sanitary Sewer City of Edgerton.
 - 3. Storm Sewer City of Edgerton.
 - 4. Electrical Service Kansas City Power & Light.
 - 5. Gas Service Kansas Gas Service.
- c. Police is provided by the city of Edgerton through the Johnson County Sheriff's Office.
- d. Fire protection is provided by Johnson County Fire District #1.
- e. Located within the Bull Creek watershed.

STAFF ANALYSIS

Staff has reviewed the Final Site Plan submittal for compliance with Article 10, *Site Plans and Design Standards* and Section 5.2 *Logistics Park (L-P) District*. The combined details of that review are listed below.

Article 10

Section 10.1 - Site Plan requirements

- 1. Sheet C02 thru C08.
 - a) A site map with the following features:
 - i. Topography at reasonable intervals. *The proposed plan shows fill located in the floodplain. A City of Edgerton Flood Plain Permit and State permits are required.* **Submit copies of the approved permits to the City.**
 - b) A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises. *No signage was submitted with the application. Signage proposed later shall receive separate approval according to the*

provisions of the UDC. Applicant acknowledges.

Section 5.2 Logistics Park (L-P) District regulations DISTRICT REGULATIONS:

1. All operations other than limited storage of motorized machinery and equipment, materials, products or equipment, shall be conducted within a fully enclosed building. The L-P District regulations require that all activities shall be conducted within a totally enclosed building. Any outside activities or outside storage of materials within the L-P District should be screened and buffered, and external effects such as excessive noise or odor should not extend beyond the property lines. Applicant plans include an outdoor fueling station. Additional screening is required for this activity. Applicant has submitted plans for 6' solid vinyl fencing to screen the fueling facility from view.

BUILDING MATERIALS:

1. 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 cultured stone, concrete (tilt-up walls), glass or a combination of these materials. The Submitted plans show the rear wall and one wall extending from the building on the west elevation as pre-finished metal panel system. These walls may be viewable from 196th Street and/or the public trail system. All surfaces on this building should be finished with the same material as the front of the building that faces 191st Street. Additionally, the entrance canopy is shown as a metal panel system. It should be screened with some sort of façade or surfacing that complies with the approved building materials listed above. Update Final Site Plan.

FAÇADE GUIDELINES

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. Applicant has represented that this project will have
no rooftop equipment.

OFF-STREET LOADING STANDARDS

- 1. <u>Number of Loading Spaces Required</u>. 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 buildings need to provide the following number of loading spaces;*
 - a. Office Building: 1 loading space.

The Final Site Plan depicts no dedicated loading spaces for the office building. Update Final Site Plan.

2. <u>Temporary Outdoor Storage Regulations for Cargo Containers, Operational Trailers, and</u> 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 north end of the site contains cargo container storage and fronts along the 191st Street right-of-way. It is anticipated significant activity will occur in the trailer storage lot areas and storage in these areas will be ongoing. Applicant has included a Type 4 Landscape Buffer in this area which will provide appropriate buffering and screening.

LANDSCAPE STANDARDS:

- 1. Right-of-way Buffer Width Requirements. ROW buffer requirements for a 2 lane or 4 lane undivided road includes 1 tree per 50 LF of ROW within a 10-foot buffer width. Lot 1 abuts 191st Street right-of-way along the northern property line.
- 2. <u>Perimeter Landscape Buffer Requirements</u>. The perimeter landscape requirements are based upon the use of the adjacent property. The Final Site Plan under consideration is adjacent to road right-of way, L-P (Logistic Park) land uses and other rural/residential zoning and uses. Given the nature of the proposed use, operations on the site will result in the outdoor storage of tractor trailers, refrigeration trailers and shipping containers.
- 3. <u>Buffer Composition Requirements</u>. *Deciduous trees and/or evergreen trees shall be a minimum of 2.5" caliper and 12' in height at installation. Bushes shall be a minimum 24" high and planted on centers a maximum of 48" apart. All plant material needs to comply with these minimum requirements. No single species of tree or plant material shall comprise more than 30% of the cumulative total of plantings on a site.*

Proposed landscape buffer submitted exceeds these requirements. Final Site Plan complies.

4. <u>Dumpster screening</u>. *Trash enclosures and their required screening are not shown. Plans shall be updated to satisfy the dumpster screening requirements in Article 5.2 K 8. Applicant acknowledges.*

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. Hook-ups must be indicated on site plan.

- 3. Signs shall be posted by owner(s) of the facility at each vehicle entrance to the facility notifying drivers of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds to turn off engines when not in use.
- 4. The operation and idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds, including circulation, shall be restricted within 300 feet of any property zoned for or committed to residential use, or the owner/developer shall provide alternative measures including the possible installation of a wall or other mitigating measures to assure buffering of residences from heavy-duty truck operations, unless the owners of property located adjacent to said heavy duty diesel truck operations consent and agree, in writing to:
 - a. Allow the location of heavy-duty diesel truck operations within 300 feet of their property zoned for and committed to residential use, and
 - b. Restrict areas of their property located within 300 feet of adjacent trucking operations to only non-residential uses;
- 5. Warehouse managers and employees shall be trained by the employer(s) or operator(s) of the facility to use efficient scheduling and load management to eliminate unnecessary operation, queuing, or idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds.
- 6. Warehouse managers and employees shall be provided by the employer(s) or operator(s) of the facility with information about the possible effects of diesel emissions on their own health and the importance of being a good neighbor by minimizing idling and avoiding other potentially adverse impacts on adjacent or nearby residences;
- 7. 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.
- 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. A storm water study has not been submitted.
- 2. A SWPPP plan has been submitted and is currently under review by the City Engineer.
- 3. Applicant has indicated they will not seek additional access to 191st Street.
- 4. All edges of paved surfaces for this project are to be treated with curb and gutter in compliance with APWA recommended standards.

RECOMMENDATION

City staff recommends **approval** of proposed FS2018-07 Final Site Plan for *LPKC Logistics Support Phase I*, with the following stipulations:

- 1. The Final Site Plan must be approved prior to commencement of uses and the property must be developed in accordance with the approved Final Site Plan, Landscaping Plan, and Photometric Plan as required by City approval of the submitted Final Site Plan, as amended by these stipulations, and approved by the City.
- 2. All Final Site Plan requirements of the City listed above shall be met or addressed as part of the plan set submitted for construction permits as identified above.

- 3. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
- 4. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.
- 5. A stormwater study must be submitted and all staff comments will be addressed to the satisfaction of the City Engineer.
- 6. All comments from the City Engineer related to the SWPPP submission must be addressed to the full satisfaction of the City Engineer.
- 7. An Edgerton Flood Plain Permit must be obtained prior to work commencing on the project.
- 8. A Land Disturbance Permit is required, and plans must be submitted prior to permit issuance. All staff comments regarding land disturbance will be addressed to the satisfaction of the City Engineer.
- 9. 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.
- 10. The above recommendations are stipulated as a part of granted approval and are incorporated into the Final Site Plan document set.
- 11. The Final Site Plan is contingent upon the approval of Conditional Use Application CU2018-01 which will be heard at the November 13, 2018 Planning Commission Meeting.

ATTACHMENTS

- Application FS2018-07
- Final Site Plan, LPKC Logistics Support
- Building Elevations

Site Plan Application (Fee: \$200 Plus \$10 Per Acre)

□ PRELIMINARY SITE PLAN □ FINAL SITE PLAN	
NAME OF PROPOSED SUBDIVISION: Logistics Park Kansas Cit	
LOCATION OR ADDRESS OF SUBJECT PROPERTY: Directly East of	f 32285 W. 191st St.
LEGAL DESCRIPTION: See attached Sheet	
CURRENT ZONING ON SUBJECT PROPERTY: L-P & A-G (application on file for A-G to L-P)	CURRENT LAND USE: Agricultural/Vacant
TOTAL AREA: 36.27 Acres NUMBER OF LOTS:_	1 AVG. LOT SIZE: 1,580,216 Sq. Ft.
DEVELOPER'S NAME(S):Aaron Burks (representing the developer)	PHONE: 816-888-7052
NPD Management LLC or it's assignee (represented by NorthPoint Development LLC)	FAX:816-888-7399
MAILING ADDRESS: 4825 NW 41st. St. Suite 500, Riverside	MO 64150
Street City	State Zip
PROPERTY OWNER'S NAME(S): See Attached	PHONE:
COMPANY:	FAX:
MAILING ADDRESS:	
Street City	State Zip
ENGINEER'S NAME(S): Patrick Cassity	PHONE: 816-800-0950
COMPANY: Renaissance Infrastructure Consulting	FAX: _N/A
MAILING ADDRESS: 5015 NW Canal St. Suite 100 Riverside	MO 64150
Street City	State Zip
SIGNATURE OF OWNER OR AGENT:	M
If not signed by owner, authorizat	ion of agent must accompany this application.
NOTE: Ten (10) copies of the proposed preliminary plat must accompany this must also be submitted with the application.	application for staff review. One (1) reduced copy (8 ½ x 11)
FOR OFFICE USE ONLY	
Case No.: $\% FS 2018 - 07$ Amount of Fee Paid: $$560.00$	Date Fee Paid: 130 18
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.

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

Frank as Cause Chart

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.

FI OIIL O	Cover Sileet
□ A sca	le, vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features.
□ A pro	ject title, zoning designation and project sponsor.
□ A str	eet, lot or tract address of the project.
□ An in	dex 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	e of the architect, engineer, surveyor or draftsman.
□ Follo	wing 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

vs. 9-9-11

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.

-		40
2	heet	#.5

☐ Siding type and materials, including facie

□ A site map with the following features:
□ Topography at reasonable intervals
□ Exterior lot lines with any survey pins
□ Location of buildings
$\hfill\Box$ 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
$\hfill \square$ 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

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.



FS 2018-010

Payment Confirmation

Payer Information:

Aaron Burks

Payment Made By: **Payment Made For:**

NorthPoint Development

Email:

aburks@northpointkc.com

Address:

4825 NW 41st ST STE 500

Riverside, MO 64150

Payment Description:

Business Name

Building Permit

Payment Date:

7/30/2018 3:39:20 PM

Account

Payment Payment Confirmation Number

Auto-Pay

automatically.

>> Sign up now

Save time and pay your bill

Amount

City of Edgerton, KS (Misc. Payments)

Method **VISA**

****6766

76302656

\$10.00

This notice confirms that the above payment was successfully submitted to our payment processor, PSN, and is currently being processed. Thank you for using PSN.

NOTE: While credit and debit cards generally are immediately approved, the transaction is not considered paid" until the credit or debit card company has "settled" the payment which occurs most often within 24" hours. If there are any issues with your payment, PSN will send an email to the address you provided. To check on the progress of your payment, you can log into your profile. Thanks for using PSN.

Contact Us

PSN Customer Support Submit your question and get a response within one business day.

Payment Processing Powered by Payment Service Network (PSN)

THIS COMMUNICATION IS INTENDED ONLY FOR THE ADDRESSEE(S) AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED AND CONFIDENTIAL. YOU ARE HEREBY NOTIFIED THAT, IF YOU ARE NOT AN INTENDED RECIPIENT LISTED ABOVE, OR AN AUTHORIZED EMPLOYEE, OR AGENT OF AN ADDRESSEE OF THIS COMMUNICATION RESPONSIBLE FOR DELIVERING E-MAIL MESSAGES TO AN INTENDED RECIPIENT, ANY DISSEMINATION, DISTRIBUTION, OR REPRODUCTION OF THIS COMMUNICATION (INCLUDING ANY ATTACHMENTS HERETO) IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY A REPLY E-MAIL ADDRESSED TO THE SENDER AND PERMANENTLY DELETE THE ORIGINAL E-MAIL COMMUNICATION AND ANY ATTACHMENTS FROM ALL STORAGE DEVICES WITHOUT MAKING OR OTHERWISE RETAINING A COPY.

LOGISTICS PARK KANSAS CITY-LOGISTICS SUPPORT

191st and Kill Creek Road Edgerton, Johnson County, KS

DESCRIPTION

A replat of Tract B, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, a platted subdivisio together with part of the Northeast Quarter of Section 3, Township 15 South, Range 22 East, all in the City of Edgerton, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter; thence North 88'09'02' East, along the North int of said Northeast Quarter, a claimore of 30.00 to the Point of Beginning, thence continuing Northeast Quarter, thence South '10'12'/4' East, along the West line of said East Half, a distance of 1,678'20 feet to the Southeast corner of said Tract B, said point also being on the North line of Tract A, of said LOGISTICS PARK KANASA CTY PHASE IV, SECOOD PLAT: thence South 88'21'32' West, 10'12' We along said North line, a distance of 543.38 feet to a point 768.4 feet east of the West line of said Northeast Quarter; thence North 01°31'08" West, parallel with said West line, a distance of 749.19 feet thence South 88°0902" West, parallel with the North line of said Northeast Quarter, a distance of 388.40 feet; thence North 72°27'03" West a distance of 370.32 feet to a point 30.00 feet east of the West line of said Northeast Quarter; thence North 01°31'08" West, parallel with said West line, a distance of 802.00 feet to the Point of Beginning, containing 1,575,974 square feet, or 36.179 acres, more or less.

PROJECT BENCHMARK

Johnson County Vertical Control Benchmark BM 1021. Elev.=998.68 NAVD 88

Note:
Screening of added site items and site signage will be the responsibility of the

Overhead door positions to be used as loading spaces when necessary.

Project Sponsor

Northpoint Development, LLC 4825 NW 41st Street, Suite 500 Riverside, Missouri 64150

Project Engineer

Renaissance Infrastructure Consulting, LLC 5015 NW Canal St. Suite 100 Riverside, Missouri 64150

Project Architect

4825 NW 41st Street, Suite 500 Riverside, Missouri 64150

Project Surveyor

Renaissance Infrastructure Consulting, LLC 5015 NW Canal St. Suite 100 Riverside, Missouri 64150

Project Location NW 1/4 NE 1/4 SW 1/4 SE 1/4

191st Street

LOCATION MAP SECTION 3-15-22 Scale 1" = 1000'

INDEX OF SHEETS

- Title Sheet Existing Condition General Layout Grading Plan Landscape Plan Landscape Plan

SITE DATA TABLE

Existing Zoning: Proposed Zoning:

36.17 Acres

A-G and L-P (Application currently in for L-P Rezoning)

Building Area: Proposed Building Use: Total Number of Proposed Stalls: Employee Parking: Total Number ADA Stalls: Number of Employees: BOCA Building Code(3005F)(esso): Building Coverage (17,0001,575,588):

CERTIFICATE:

Received and placed on record this _____ day of ____

Katy Crow, Zoning Administrator

Approved by the Edgerton City Planning Commission this ____

John E. Daley, Chair of the Planning Commission

Permission for parking to encroach within setback lines is __ is not__ granted according to my marked notations: __ Zoning Admin. ____ date Zoning Admin.

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.

Date

Applicant Signature

Nathaniel Hagedorn, Manager

Northpoint Development, LLC

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 20091C0134G, revised August 3, 2009, portions of this tract lie in: OTHER AREAS, ZONE X, defireds as reaso determined to be outside the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology, and ZONE AE, Special Flood Hazard areas subject to inundation by the 1% armula chance flood, Base Flood, detections determined.





Renaissance Infrastructure Consulting

C01

Final Site Plan 18-0221 Project Yard

UTILITIES

ELECTRIC SANITARY Kansas City Power & Light City of Edgerton Phone: 816 471 5275 404 Fast Nelson P.O. Box 255 Edgerton, Kansas Kansas Gas Service Phone: 913.893.6231

11401 West 89th Street Overland Park, Kansas TELEPHONE Phone: 913.599.8981 Century Link

WATER

Johnson Rural Water District 7 CABLE 534 West Main P O Box 7 Phone: 800 788 3500 Gardner, Kansas

Phone: 913.856.7173

LEGEND

- Existing Section Line Proposed Right-of-Way ----- Existing Right-of-Way Line Proposed Property Line Existing Lot Line Existing Easement Line Proposed Easement Existing Curb & Gutter Proposed Curb & Gutter Existing Storm Sewer Proposed Storm Sewer Existing Storm Structure — w∧. — Existing Waterline Proposed Fire Hydrant Proposed Waterline - SAN - Existing Sanitary Sewer Existing Sanitary Manhole Proposed Contour Major - - Existing Contour Minor

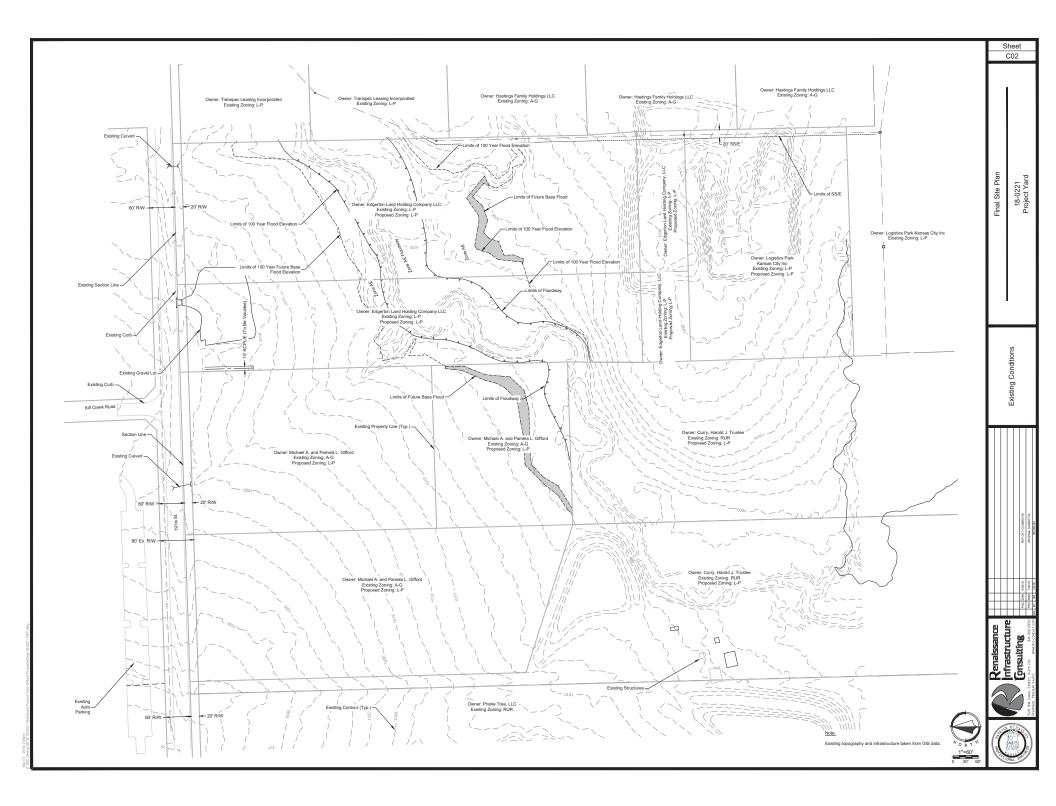
Proposed Storm Structure

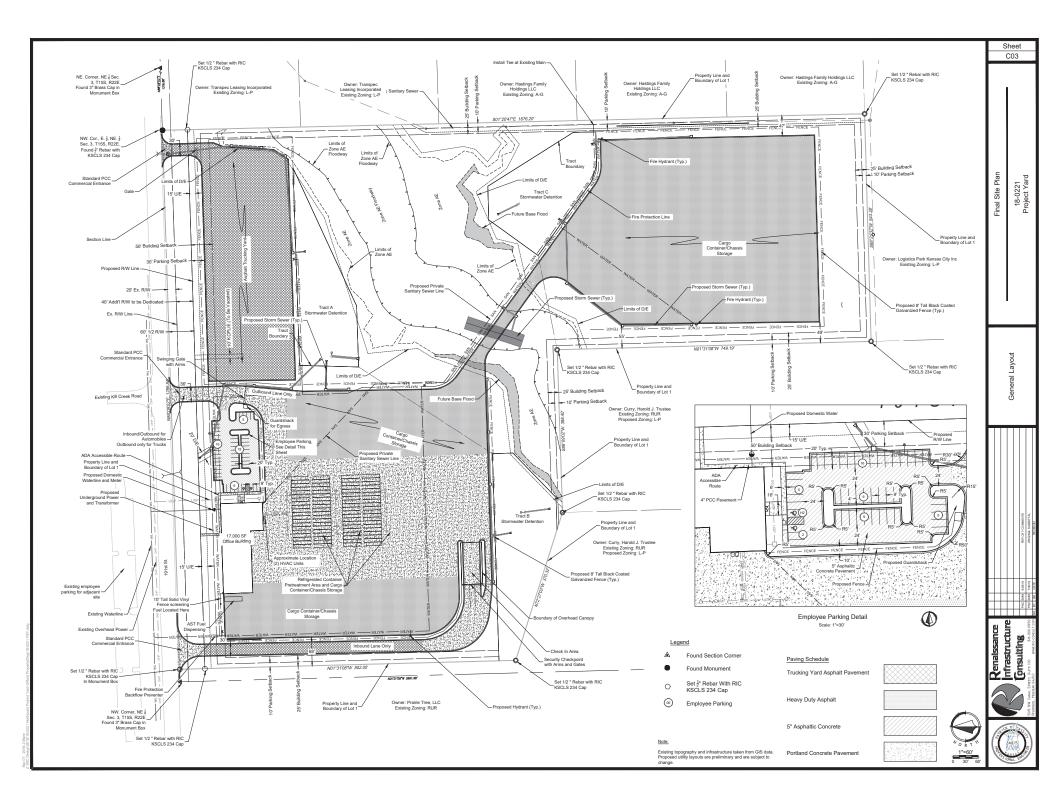
Proposed Contour Minor

Proposed Sanitary Manhole

Future Curb & Gutter

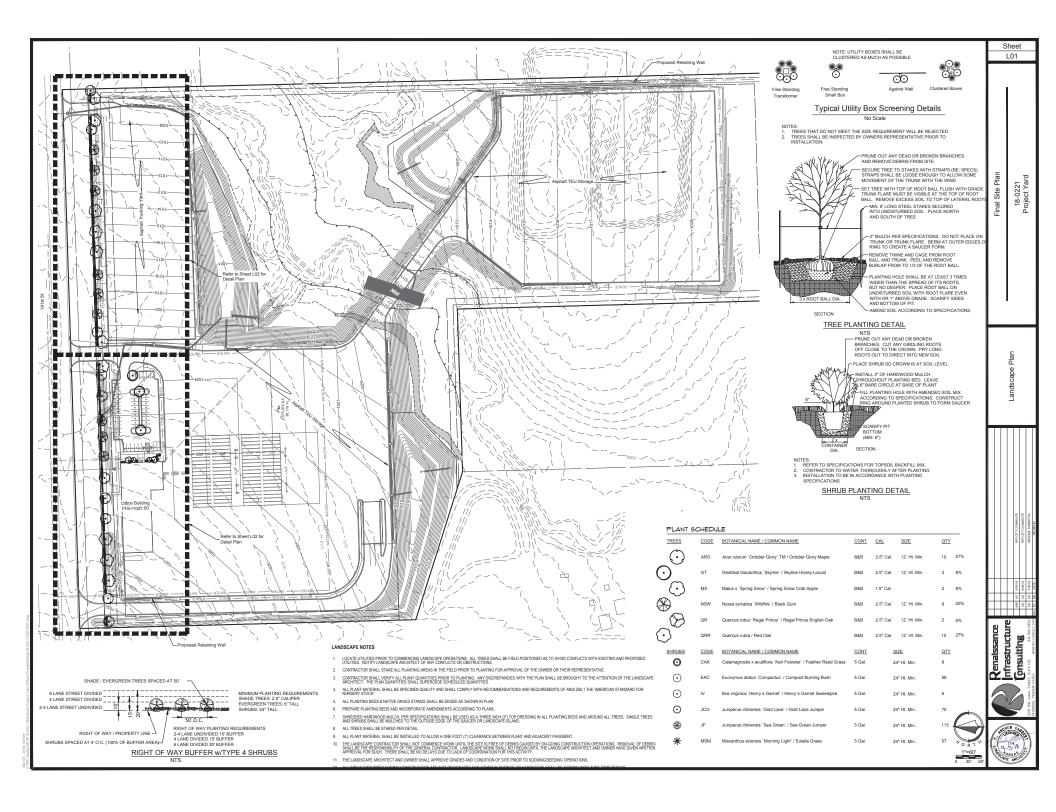


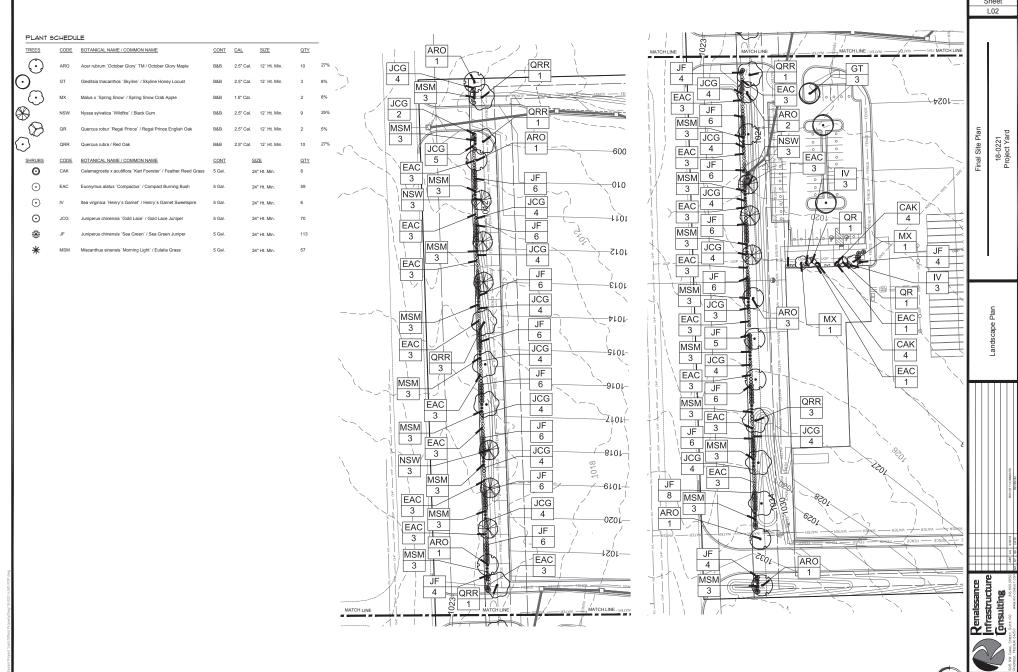


















LOCATED AT:

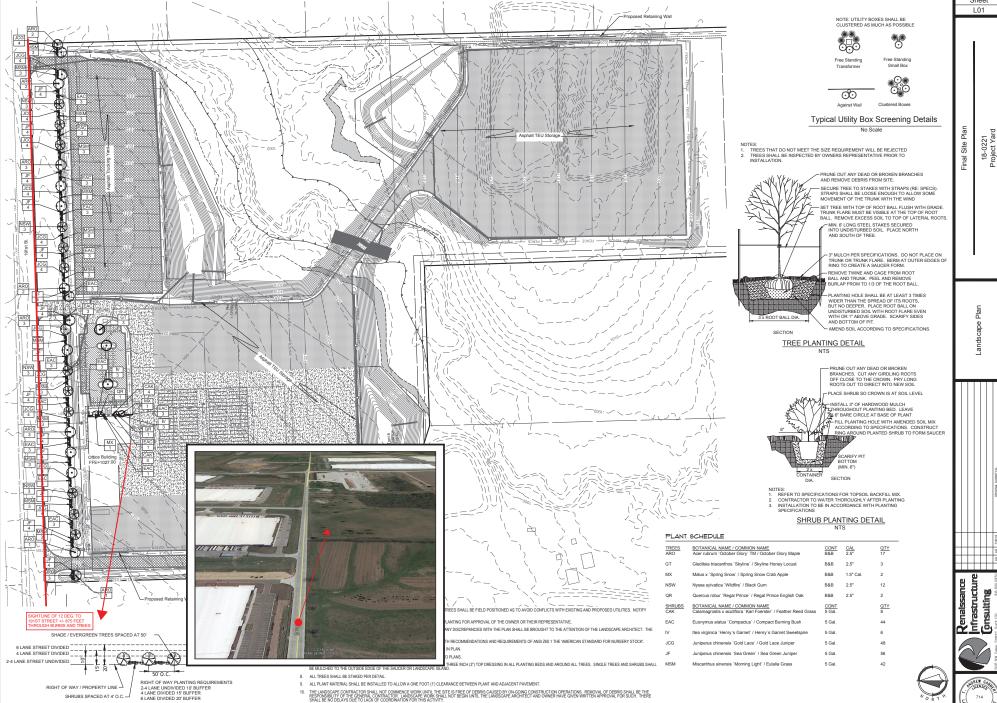


LPKC Logistics Support

Project of 25 18 Insued For Florida Control Co



BUILDING ELEVATIONS



11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDINGISEEDING OPERATIONS.

12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE

RIGHT OF WAY BUFFER

NTS



