

EDGERTON PLANNING COMMISSION
REGULAR SESSION
Edgerton City Hall
December 11, 2018
7:00 P.M.

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

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 November 13, 2018

6. **OLD BUSINESS**

CONTINUED FROM THE NOVEMBER 13, 2018 PLANNING COMMISSION MEETING - 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.

7. **NEW BUSINESS**

PUBLIC HEARING – UNIFIED DEVELOPMENT CODE – AMENDMENTS TO ARTICLE 10 SITE PLANS AND DESIGN STANDARDS; UDCA 2018-01

- A. Consideration of opening a public hearing to consider comments regarding amendments to the Unified Development Code pertaining to Article 10 – Site Plans and Design Standards.

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 – January 8, 2019
8. Adjournment

EDGERTON CITY HALL
PLANNING COMMISSION MEETING
REGULAR SESSION
November 13, 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: Chair John Daley and Commissioners 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 Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

ELECTION OF 2018-2019 VICE CHAIR

An election to fill the vacancy for the 2018-2019 Planning Commission Vice-Chair was considered.

After brief discussion, Commissioner Berger volunteered to be nominated.

Motion by Crooks, seconded by Little, to approve the nomination and appoint Commissioner Berger as noted Vice-Chair. Motion was approved, 4-0.

CONSENT AGENDA

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

MINUTES

- A. The minutes for Regular Session of October 9, 2018 were considered and approved.

NEW BUSINESS

FINAL SITE PLAN– FS2018-08 (LOGISTICS PARK KANSAS CITY SOUTH) – REVISIONS TO APPROVED FINAL SITE PLAN FS2018-04 AT THE NORTHEAST CORNER OF 207TH STREET AND HOMESTEAD LANE

Final Site Plan, FS2018-08, regarding revisions to approved Final Site Plan, FS2018-04, for property consisting of one (1) lot and two (2) tracts, on approximately 205.951 acres, more or less, located on the northeast corner of the intersection at 107th Street and Homestead Lane, was considered.

Applicant: NorthPoint, represented by Brett Powell and Kubota Tractor Corporation, represented by Mark Bright

Katy Crow, Development Services Director, overviewed the Final Site Plan action from April 10, 2018. Ms. Crow informed the Commissioners of an updated application from NorthPoint Development, which requested 38 changes to the originally approved site plan. She noted that several changes were approved at staff level; but due to the several changes that were significant, staff determined consideration by the Planning Commission was needed for others.

Ms. Crow informed the Commission that after staff review, the changes were combined into four sections. Section 1 notes changes considered by staff and given staff approval; Section 2 changes - which received conditional approval by staff; Section 3 changes – significant change requiring Planning Commission approval with recommendation from staff; and Section 4 consists of changes which need further staff review for presentation at the December 11, 2018 Planning Commission meeting.

The Commissioners were briefly informed of the items which staff approved.

The Development Services Director then overviewed the items which received conditional staff approval. Those changes include:

- Change 6) *reduction of height of the corner element in the northwest corner of Building 1*. Staff noted that if rooftop equipment is visible from the ground and street level, parapets or screening to conceal it would be needed;
- Change 7) *minor dimensional changes to the corner elements of both buildings*. Staff noted if the rooftop equipment is visible from the ground or street level, parapets or screening to conceal would be required;
- Change 15) *height of the northwest corner of Building 2 reduced to accommodate transition from north to west elevations*. Staff provided conditional approval; but noted, if rooftop equipment is visible from ground and street level, parapets or screening to conceal would be required; and
- Change 28) *guard shack and related striping and paved sidewalk access added along the east drive*. Staff noted the Uniform Development Code requires 100% of the surface of each exterior wall facing a public street, residential use or public open space will consist of particular materials, adding the use of cementitious products is limited to 50% of the exterior finishes where it is deemed important as a design feature where it will be applied under the highest standards for quality and durability, additionally noted that stucco may not be located in the first eight (8) feet above grade on a façade visible from public right-of-way. Ms. Crow noted the staff will review this items as part of the building permit submission to ensure compliance with the UDC.

Ms. Crow spoke about the requested changes staff deemed to be more significant. These changes are recommended by staff for consideration and approval by the Planning Commission. She also noted the requested changes are not in conflict with the Architectural Design Standards in Article 5 of the UDC but are significantly different from the April 10, 2018 approval. She also noted these changes could result in code violation if implemented inappropriately at construction. These changes include:

- Change 11) *parapet and scuppers changed to gutters and downspouts on south side of Building 2*. It was noted this change is the result of removing the parapet from roofline of the south side of Building 2. The L-P district requires all rooftop mounted equipment shall not be visible, adding rooftop equipment must be screened from ground and street level with parapets or other design features constructed of same materials of exterior walls. If the Planning Commissioners approve this request, the project will be required to have screen for any visible rooftop equipment.
- Change 14) *northwest corner of Building 2 adjusted to 45-degree corner instead of 90-degree corner*. Staff noted this change is requested for the corner with greatest public exposure and highest visibility from I-35. The applicant provided color blocking on the corner to achieve both horizontal and vertical articulation. In addition, the applicant identified the corner as potential location for signage and submitted renderings for staff and Planning Commission to visualize. Staff requested Planning Commission review this item to determine if the change meets the

spirit and intent of the Architectural Design Standards required by the Uniform Development Code;

- Change 19) *drive at northwest corner of Building 2 was widened and hardscape and docs were adjusted to accommodate the 45-degree angled corner.* The Commissioners were informed this change is contingent upon approval of the previous requested change; adding it is the driveway which navigates around the corner of the building.

Brett Powell, NorthPoint Development, addressed the requested changes from parapet and scuppers to gutters/downspouts. He noted the request is due to limited visibility of rooftop equipment and cost savings. He also indicated the change in the slope and widening of the drive allows for the reconfiguration of the northwest corner of Building 2 to a 45-degree corner in lieu of the 90-degree corner. Mr. Powell noted the Fire Department staff has no issues with the changes.

The Development Services Director informed the Commissioners of three additional items needing further staff review; indicating the matters will be placed on the Planning Commission's agenda for December 11, 2018. Those items include:

- Change 25) addition of berm along 207th Street reflecting discussion during previous Planning Commission meeting, adding the berm and landscaping were adjusted to accommodate the waterline; plan species and total did not change;
- Change 29) landscape trees along 207th Street are shown in linear installation to account for a linear peak of the berm; and
- Change C) natural gas meter/regulator sets will be located east of the east drive along 207th Street as required by Kansas Gas.

Commissioner Crooks asked about the KUBOTA sign on the northeast corner of Building 2. Ms. Crow indicated that signage is addressed at the staff level. She did note that if the request does not meet the signage standards for the district, it would be a request to be considered by the Board of Zoning Appeals.

Motion by Berger, seconded by Little, to approve the revisions of Site Plan FS2018-08 based on the following criteria: Staff approval of changes a) revised paint 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, 1) Height of Building 2 was reduced by 4 feet; 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; 8) The second story windows in the northwest 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; 12) Windows were added to the SW corner of Building 2 to accommodate an interior office; 13) A horizontal reveal was added to the north side of Building 2; 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; 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". 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; 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 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; 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; 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; 30) The widening of an internal drive lane is being considered; A) Fire hydrant locations were added/deleted/relocated to accommodate fire department request; B) Storm line changes as noted as part of item 23; and D) There are two 2" water meters and taps in lieu of one; conditional staff approval of 6) The reduced height of the corner element in the northwest corner; 7) Minor dimensional changes were made to the corner elements of both buildings; 15) Height of the northwest corner of Building 2 reduced to accommodate the transition from north to west elevations; and 28) A guard shack and related striping and paved sidewalk access added along the east Drive; and staff recommendation with Planning Commission approval of 11) Parapet and scuppers changed to gutters and downspouts on the south side of Building 2 (rendered viewpoints are provided in addition to the architectural elevations); 14) The northwest corner of Building 2 adjusted to a 45-degree corner in lieu of a 90-degree corner (Rendered viewpoints are provided in addition to the architectural elevations); and 19) The drive at the northwest corner of Building 2 widened and the hardscape and docs adjusted to accommodate the 45-degree angled corner; and approval of staff to conduct further review for submission to the Planning Commission on December 11, 2018; namely, 25.) A berm addition 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; and C.) Natural gas meter/regulator sets will be located east of the east drive along 207th Street as required by Kansas Gas. Motion was approved, 4-0.

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

A public hearing in regard to conditional use permit application, CU2018-01, pertaining to the consideration of a Conditional Use Permit for 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 one (1) lot, and containing 36.27 acres, more or less, was considered. Applicant: NPD Management, LLC, Aaron Burkes representative.

Katy Crow, Development Services Director, reminded the Commissioners that the final plat and Final Site Plan (FS2018-07) were considered and approved at the October 2018 meeting. She noted the applicant desires to use the property for cargo container storage, maintenance facility, and truck yard

purposes. Ms. Crow indicated these uses are allowed in the Logistics Park zoning but requires a conditional use permit to operate the facility under the approved Final Site Plan. She further noted the western storage lot would contain a 17,000 square-foot office building, guard shack for access control, canopied area for truck arrivals with guard enclosure, and fueling station. She indicated the BNSF intermodal facility is located approximately ½ mile to the northwest of this location and the Logistics Park Kansas City industrial park surrounds this parcel.

Ms. Crow stated the request from the applicant is for approval of the conditional use for a period of ten (10) years, as has been for similar projects. She also noted that consideration of this request be based similarly as a rezoning, in that the compliance with the Unified Development Code and with respect to general criteria under the "Golden Criteria." Ms. Crow compared the project request with the general criteria, which noted staff determinations rating from positive to neutral. In addition, Ms. Crow indicated that all cargo container storage and cargo container repair and maintenance facilities are subject to performance provisions of 7.2(d) of Article 7 of the Unified Development Code. She noted in respect to access, exterior lighting, minimum lot size, the application complies. She noted the noise issues were not addressed in the proposal, however indicated the use must continuously comply with the noise maximums in the conduct of business. Ms. Crow also indicated that in regard to the paving performance, all surfaces included in FS2018-07 must be asphalt or concrete and lined with concrete curb and gutter in compliance with American Public Works Association (APWA) recommended standards. In regard to parking, it was noted the proposed use shall continuously comply with parking requirements. She noted cargo container stacking, as well as chassis stacking/racking must continually comply and not exceed the maximum stacking number, and additionally, FS2018-07, indicates specific areas where cargo containers will be stacked, and may not be stored outside of approved areas indicated on the aforementioned Final Site Plan. Screening and landscaping plans were submitted with FS2018-07 which complies, adding the proposed use shall continuously comply with the landscaping requirements. Setbacks and Separation distance was reviewed and noted the Final Site Plan complies with both abutting, touching or across the street from non-residentially zoned property, as well as abutting, touching public right-of-way, then parking or storage shall be setback a distance equal to the height of the cargo container or semi-trailer and chassis, adding the Final Site Plan complies with both and the proposed use shall continuously comply with the setback requirements. It was also noted this property does not abut, touch, or is located across from residential-zoned property or habitable property, adding this requirement is not applicable. Ms. Crow noted no signage is proposed with this request, and indicated that if proposed later, it will be reviewed and approved according to provisions of the UDC. The Commissioners were informed the 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. She also noted the proposed use must continually comply with other rules and regulations that would be applicable to this permit. She noted staff is favorable with the recommendation of approval with several stipulations.

Chair Daily opened the public hearing.

No one appeared in support or opposition.

Motion by Berger, seconded by Crooks, to close the hearing. The motion to close the hearing was approved, 4-0.

Aaron Burkes, NPD Management, LLC, appeared. He indicated that at the Logistics Park Kansas City grows, the need to provide the area with parking operations to include trucks, containers, refrigerated units for both short and long terms will continue. He also spoke about the property's flood plain and how the requested use fits in with this area. He indicated the request is for ten years.

Commissioner Daley asked about areas in violation in the future – how can this be addressed. Staff noted that the City could take actions to revoke the conditional use permit, if not resolved.

Motion by Berger, seconded by Little, to recommend approval of the conditional use permit for transportation storage and trucking yard 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 not 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; and 8.) This Conditional Use Permit shall be valid for 10 (ten) years from date of approval by the City of Edgerton. The motion was approved, 4-0.

FUTURE MEETING

The next meeting is scheduled for December 11, 2018. Ms. Crow also informed the Commissioners, a call for the Board of Zoning Appeals would also be scheduled for the same evening.

ADJOURNMENT

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

The meeting adjourned at 7:47 p.m.

Submitted by: Debra S. Gragg, Recording Officer

STAFF REPORT

December 11, 2018

To: Edgerton Planning Commission
Fr: Katy Crow, Development Services Director
Re: Continuance of 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

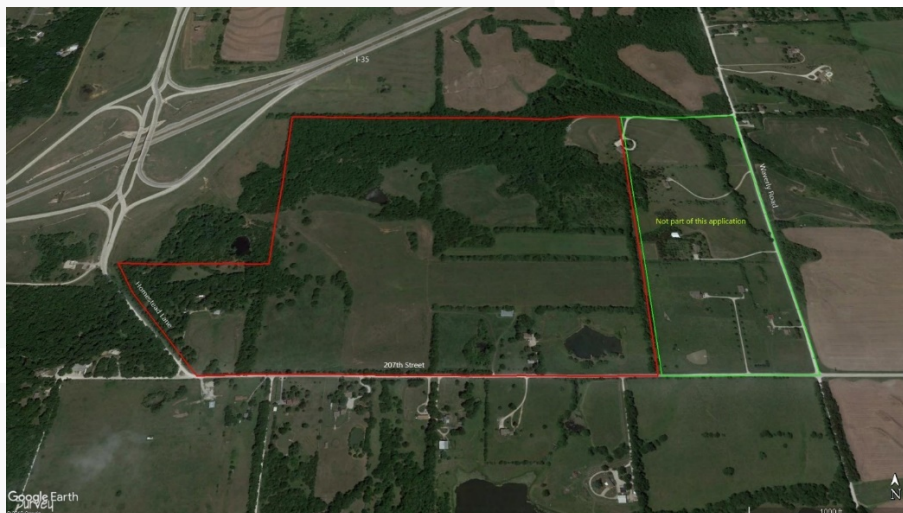
and

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 and STAFF ANALYSIS

The City of Edgerton 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. The applicant provided a letter to city staff dated November 5, 2018 which outlines the list of requested changes.

While most of the changes have already been approved at a staff level, several changes were significant enough to require Planning Commission approval. At the November 13, 2018 Planning Commission Meeting, staff reviewed and the Planning Commission granted approval, for changes meeting the following classifications with the Commission:

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.

At the same meeting, staff requested that changes requiring further staff review be brought back for presentation to the Planning Commission at the regularly scheduled December meeting. Staff has now reviewed those changes with regards to compliance with Article 10, *Site Plans and Design Standards*, and Article 5.2, *Logistics Park District* of the Edgerton Unified Development Code (UDC).

Staff recommendations with regards to each remaining item is outlined below. Item numbers/letters correspond to those in the applicant's letter dated November 5, 2018.

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. **A landscaping berm was included in the Final Site Plan reviewed and approved at the April 10, 2018 Planning Commission Meeting. Staff conducted an onsite review of adjustments to the berm made to accommodate the installation of the waterline. Line of sight diagrams reviewed at the April 10, 2018 Planning Commission Meeting were reviewed onsite for adequate berm placement. While landscaping is not currently in place, it is staff's belief that this adjustment will provide the same screening result for the residences adjacent to 207th Street as the landscaping plan submitted and approved with the Final Site Plan on April 10, 2018. Staff approval given.***
29. *Landscape trees along 207th Street are shown in linear installation to account for a linear peak of the berm. **Staff conducted an onsite review of the linear peak of the berm made to accommodate the installation of the waterline. While landscaping is not in place, staff believes the linear alignment of trees along the berm will provide adequate screening for the residents adjacent to 207th Street and will achieve the same results approved with the line of sight diagrams reviewed with the Planning Commission on April 10, 2018. Staff approval given.***

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. **This utility placement was not reviewed during initial Final Site Plan approval on April 10, 2018. Staff conducted an onsite review of where the Kansas Gas meter/regulator set will be located. Due to the size of the proposed appurtenance and its adjacency to 207th Street, staff recommends the applicant provide a landscape and screening plan for staff to review for compliance with the UDC as it relates to the screening of outdoor equipment. An Edgerton Right of Way permit will be required for utility work and city staff will review that permit application for compliance with Municipal Code when received.***

RECOMMENDATION

City staff has given staff level approval to items 25 and 29.

Staff recommends a landscaping and screening plan be provided related to item C) of the revised Final Site Plan for Kubota Tractor Corporation (application FS2018-08).

ATTACHMENTS

- Application FS2018-08
- Applicant Letter Dated November 5, 2018
- 207th Street Berm and Landscaping Comparison
- Line of Sight Drawings reviewed at April 10, 2018 Planning Commission Meeting

☐ PRELIMINARY SITE PLAN☒ FINAL SITE PLANNAME OF PROPOSED SUBDIVISION: Logistics Park Kansas City South-First Plat (Project Mustang)200.00
2059.51
2259.51LOCATION OR ADDRESS OF SUBJECT PROPERTY: SE Corner of I-35 & Homestead LaneLEGAL DESCRIPTION: See attached sheet and plan cover sheetCURRENT ZONING ON SUBJECT PROPERTY: RUR (Proposed L-P) CURRENT LAND USE: Agricultural/residentialTOTAL AREA: 205.951 Acres NUMBER OF LOTS: 1 Lot, 2 Tracts AVG. LOT SIZE: 8,320,000 Sq. Ft.DEVELOPER'S NAME(S): Brett Powell (representing the developer) PHONE: 816-888-7380COMPANY: NPD Management LLC (represented by Northpoint Development LLC) FAX: 816-888-7399MAILING ADDRESS: 4825 NW 41st St., Suite 500 Riverside MO 64150
Street City State ZipPROPERTY OWNER'S NAME(S): Kubota North America Corporation PHONE: 913.215.5280COMPANY: Kubota North America Corporation FAX: _____MAILING ADDRESS: 1000 Kubota DR Grapevine TX 76051
Street City State ZipENGINEER'S NAME(S): Steve Warger, Patrick Cassity PHONE: 816-800-0950COMPANY: Renaissance Infrastructure Consulting FAX: N/AMAILING ADDRESS: 5015 NW Canal St. Suite 100 Riverside MO 64150
Street City State ZipSIGNATURE OF OWNER OR AGENT:  [NorthPoint Development]

If not signed by owner, authorization of agent must accompany this application.

*At behest of Mark Bright - Kubota Tractor Corporation

NOTE: Ten (10) copies of the proposed preliminary plat must accompany this application for staff review. One (1) reduced copy (8 1/2 x 11) must also be submitted with the application.

FOR OFFICE USE ONLYCase No. 15-2018-08 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.

vs. 9-9-11

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

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

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

CHECKLIST

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

Front or Cover Sheet

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

CERTIFICATE:

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

_____(Zoning Administrator).

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

_____(Chair of Planning Commission).

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

Applicant signature _____ Date _____

Sheet #2

- ☐ A landscape plan drawn to scale, showing the site, building location, planting and seeding schedules, refuse and outdoor storage screening and boundary screening. All landscape features shall be shown in relation to sidewalks, paths, lawns, parking areas and drives.
- ☐ A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting.

Sheet #3

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

Sheet #4

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

Sheet #5 (if requested)

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

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

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 $88^{\circ}11'14''$ 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 $45^{\circ}15'45''$ West, coincident with the centerline of Homestead Road, as it now exists, a distance of 1,235.76 feet; thence departing said centerline, North $02^{\circ}16'47''$ West a distance of 106.90 feet; thence North $87^{\circ}45'15''$ East a distance of 1,237.62 feet; thence North $02^{\circ}16'53''$ 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 $88^{\circ}01'05''$ 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 $88^{\circ}18'55''$ East, coincident with the North line of said Southeast Quarter, a distance of 1,788.29 feet; thence departing said North line, South $01^{\circ}48'46''$ 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 $88^{\circ}09'59''$ 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 $02^{\circ}17'25''$ East, a distance of 50.00 feet to a point on the South line of said Southeast Quarter; thence South $88^{\circ}09'59''$ 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.

- 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.)
- 12.) Windows were added to the SW corner of Building 2 to accommodate an interior office
- 13.) A horizontal reveal was added to the north side of Building 2.
- 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.)
- 15.) The height of the NW corner of Building 2 was reduced to accommodate the transition from north to west elevations.

- **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.
- 20.) Fire department access lanes were added to the east side of both buildings until the future parking is built. This was required by Fire Department
- 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 reflect 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

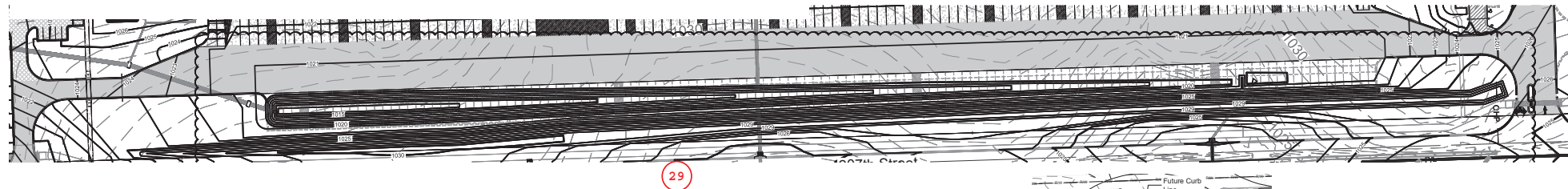
Cc:

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

Grading Plan - Original/Approved FDP with stipulation to provide berm

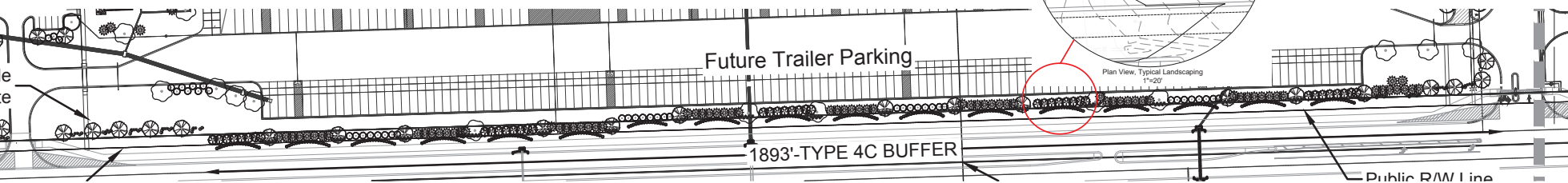


Grading Plan - Current Plan with Berm

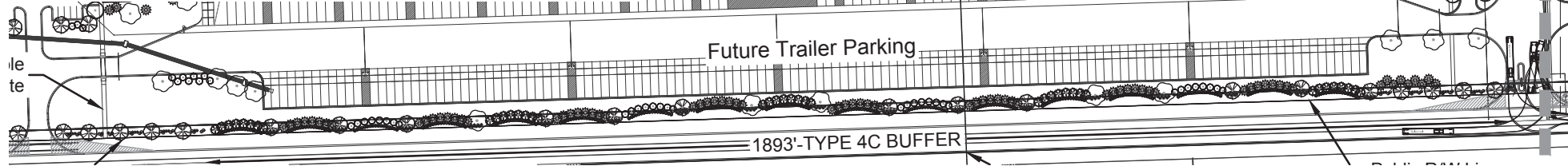


Summary of Changes since FDP
29. Added Berm and coordinated berm and landscaping with underground utilities

Landscape Plan - Current FDP



Landscape Plan - Original/Approved FDP







Renaissance

Infrastructure Consulting

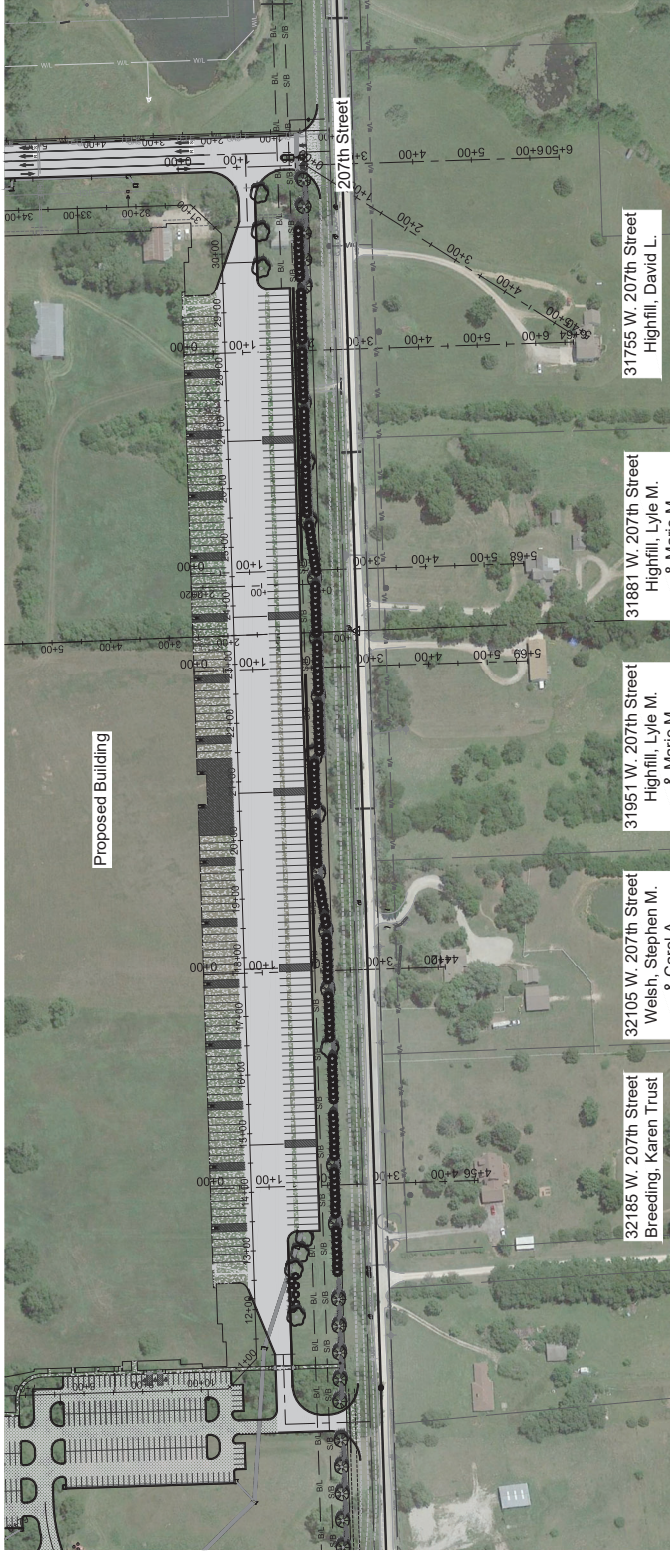
5015 NEW CANAL STREET, SUITE 100
DOWNSIDE, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM

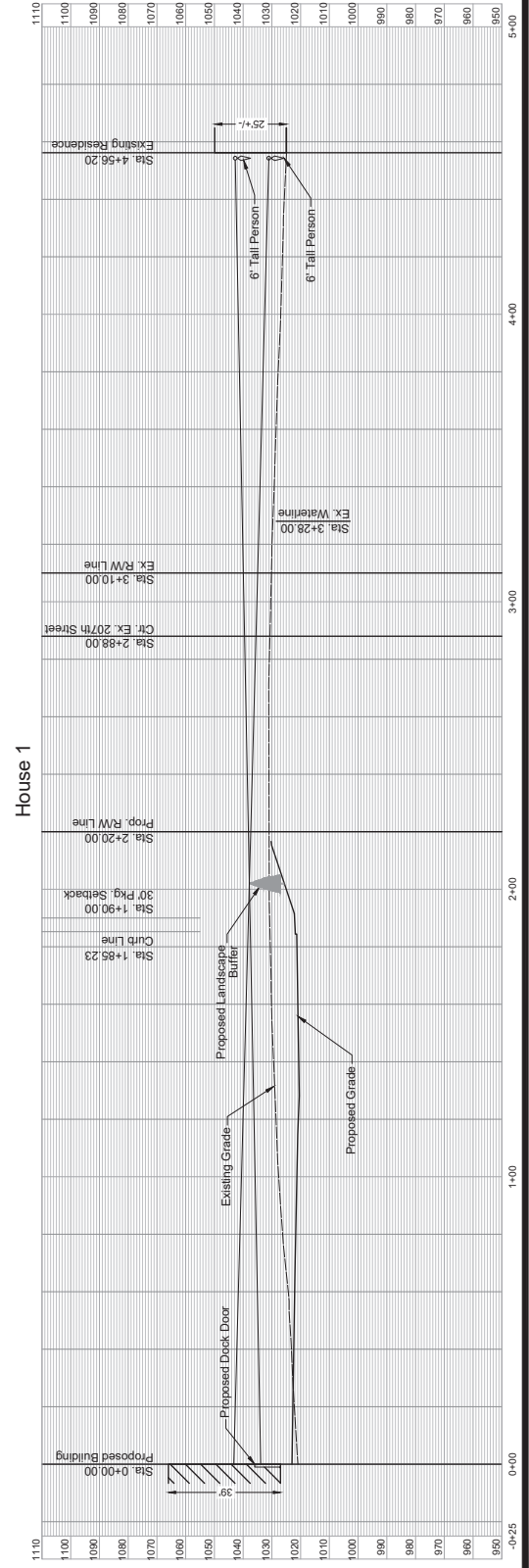
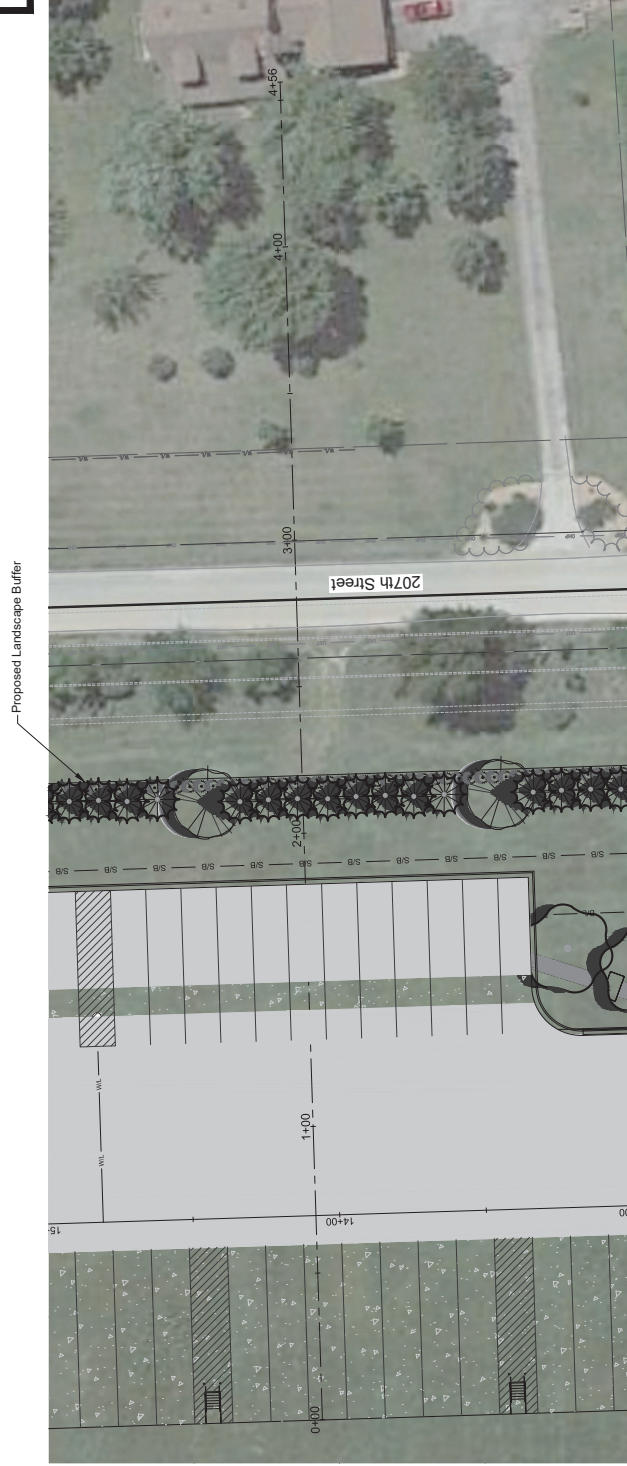
NO.	BY	DATE	REVISION
1	KKK	KKK	ORIGINAL SUBMITTAL

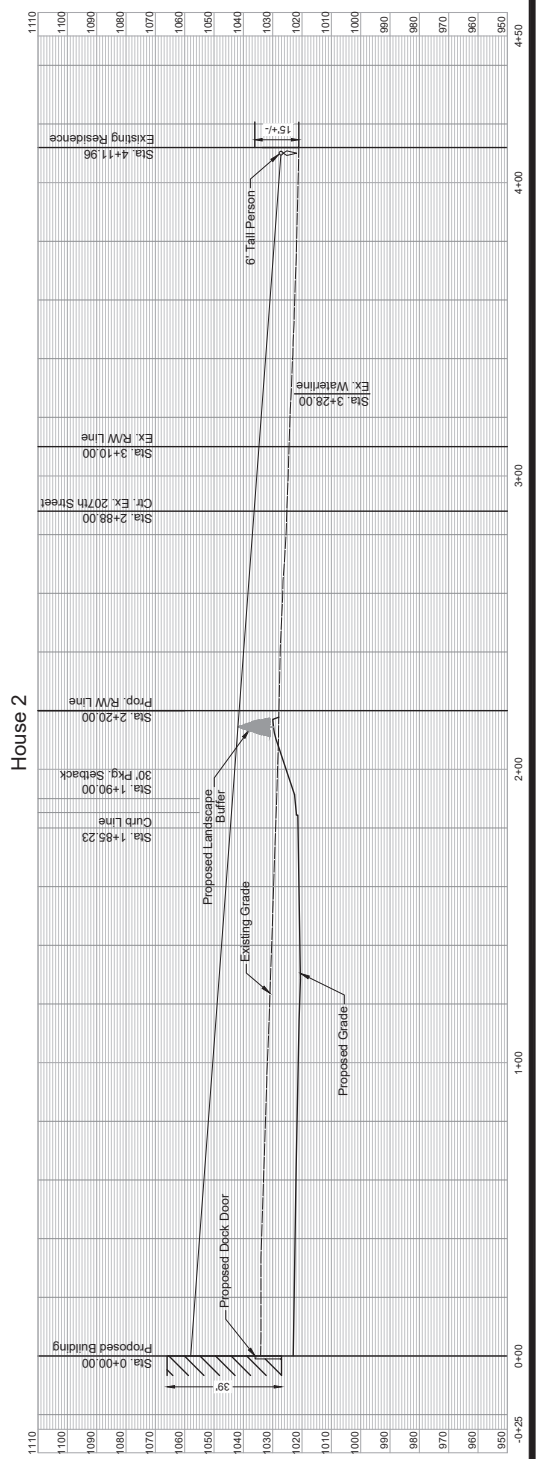
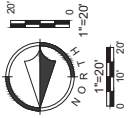
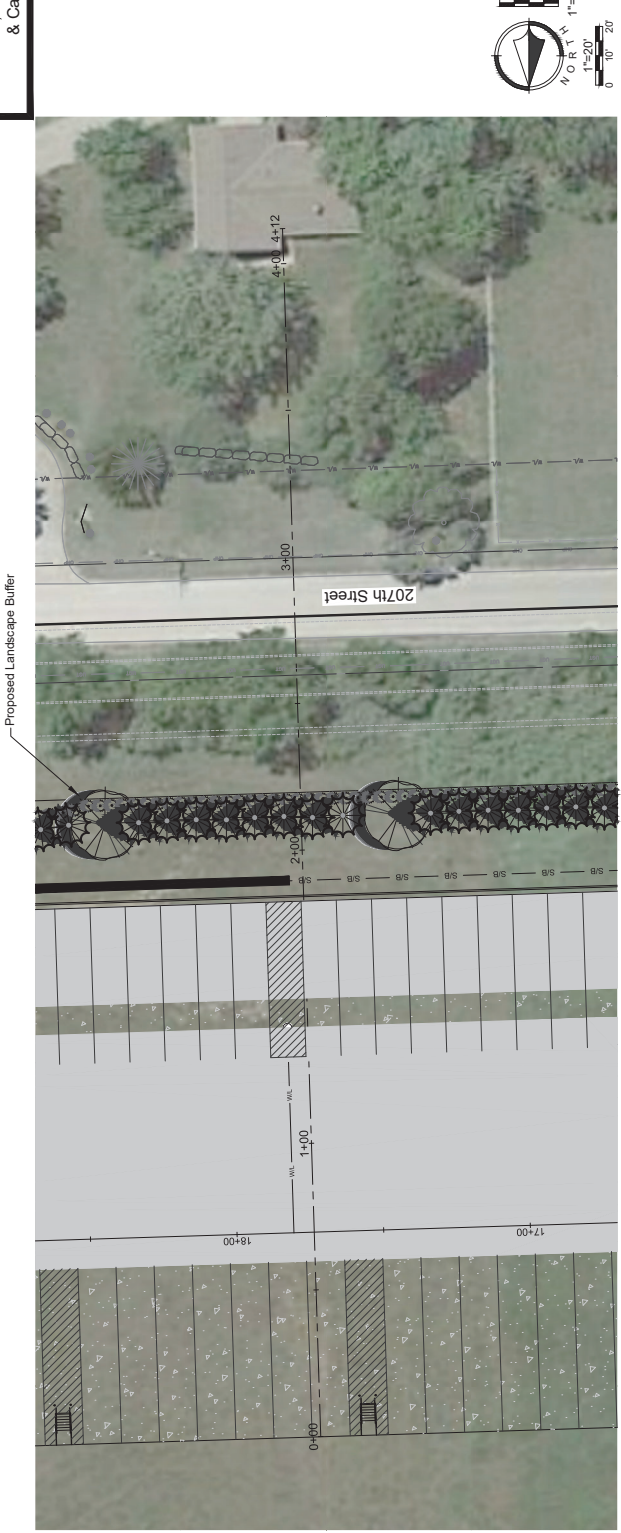
Overall Layout

Residential Sight Lines
17-0272
Project Mustang

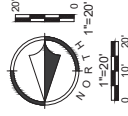
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C00



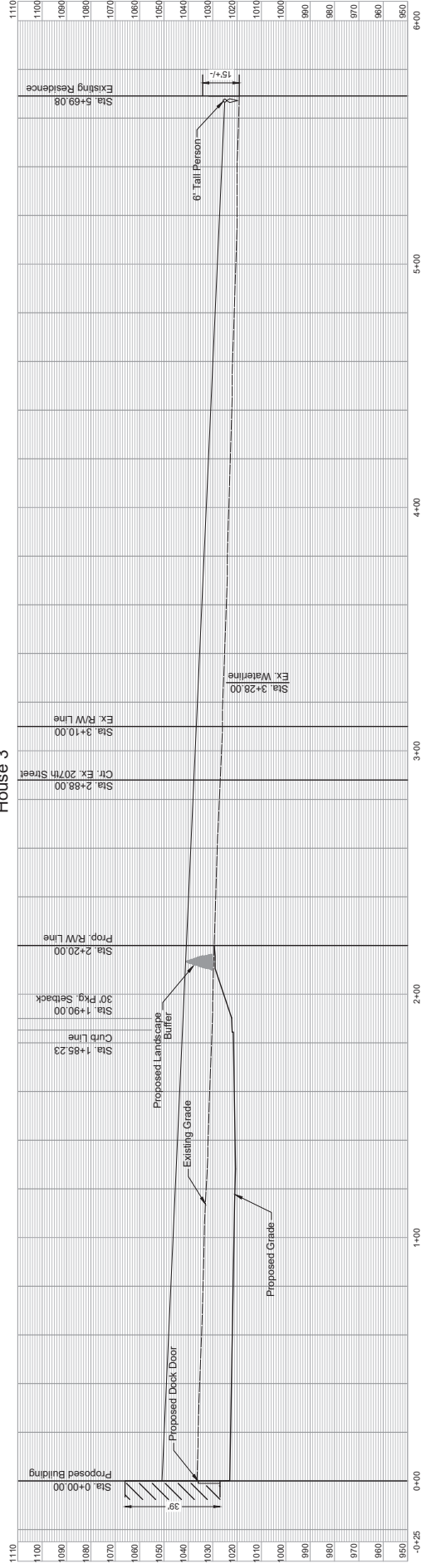




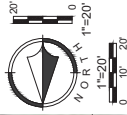
Proposed Landscape Buffer



House 3



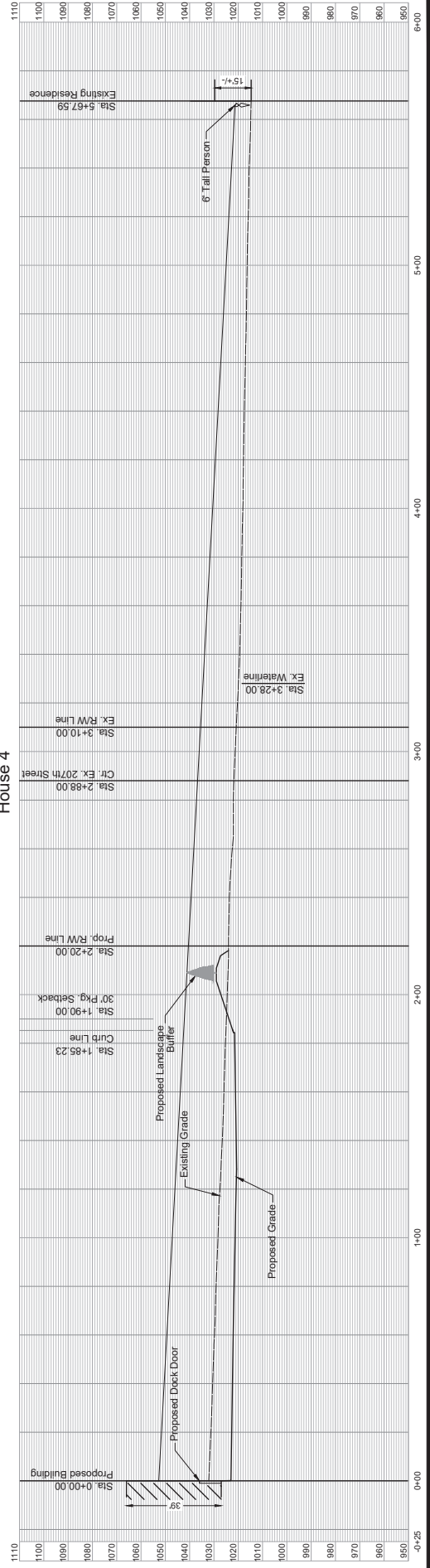
Proposed Landscape Buffer



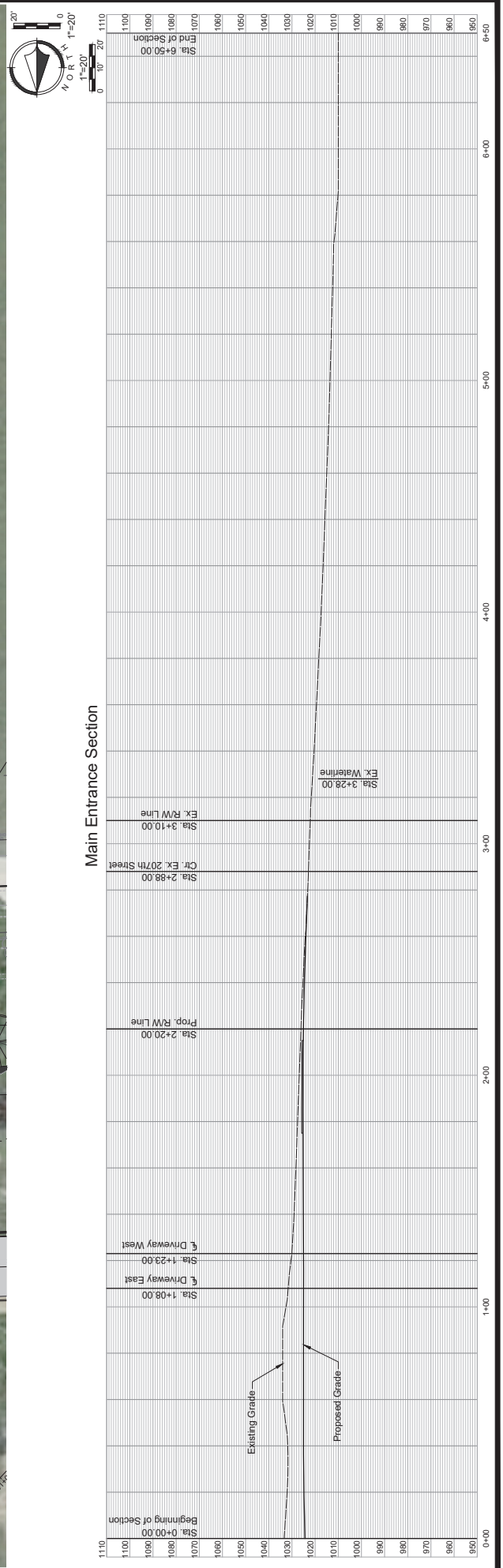
House 4
31881 W. 207th Street
Hightfill, Lyle M.
& Marie M.

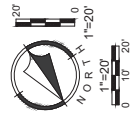
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House 4

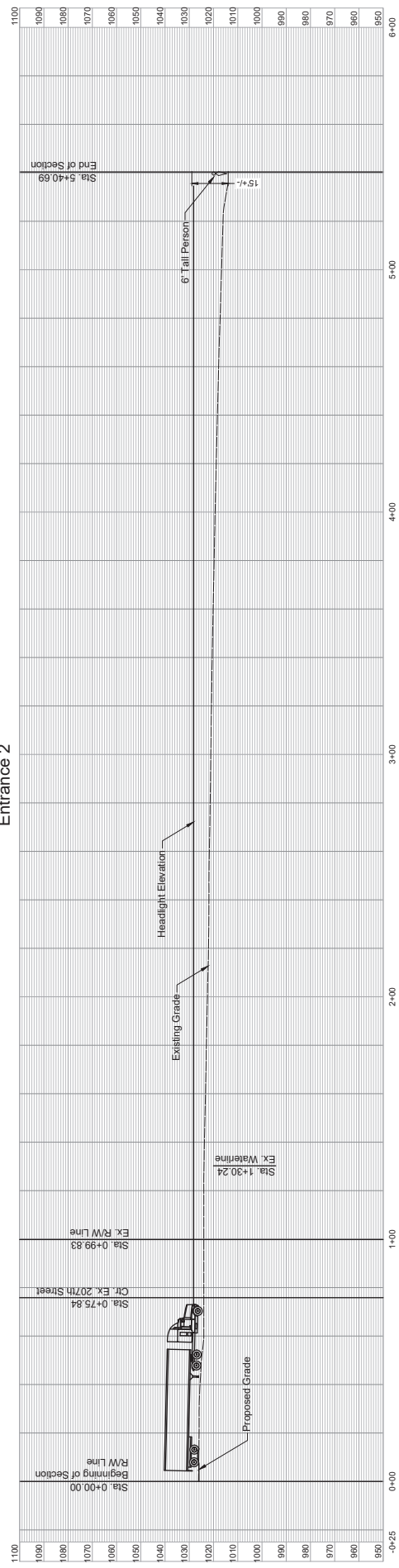


Main Entrance Section



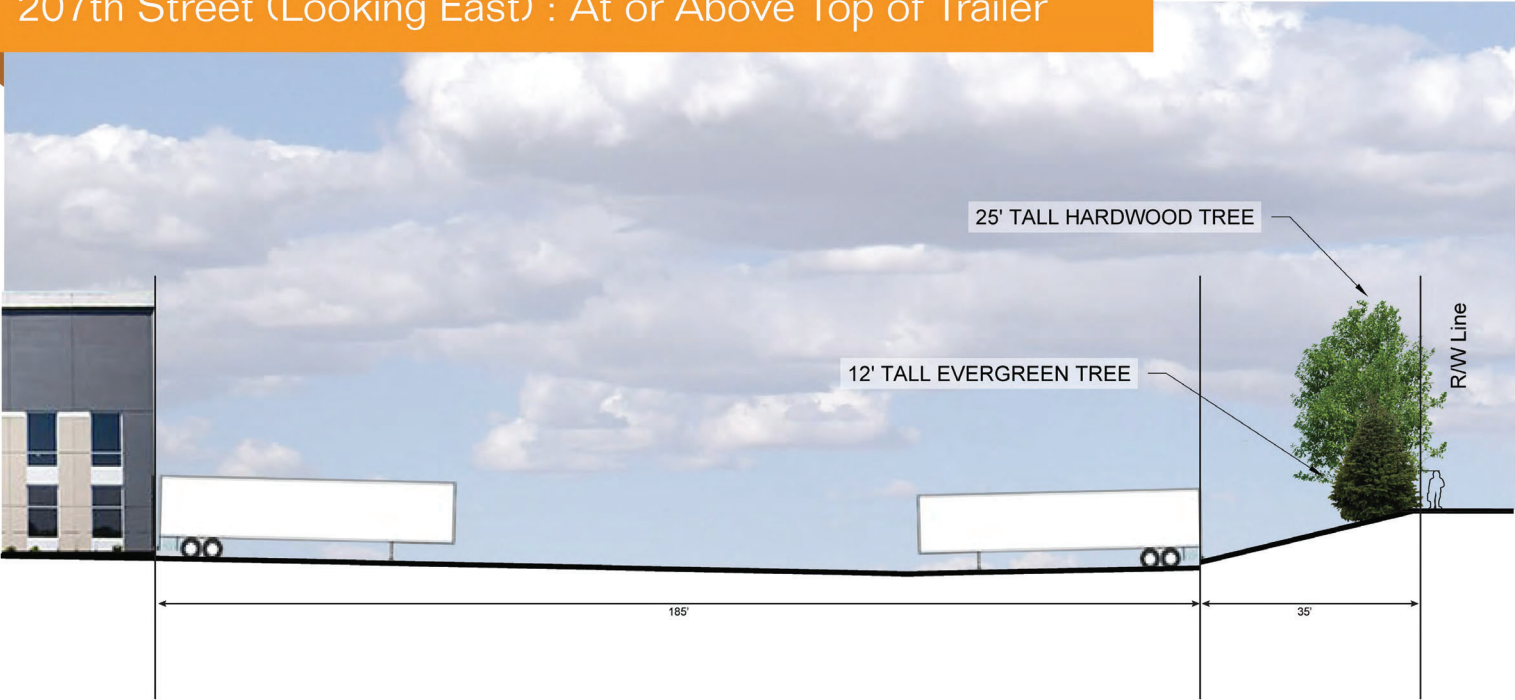


Entrance 2

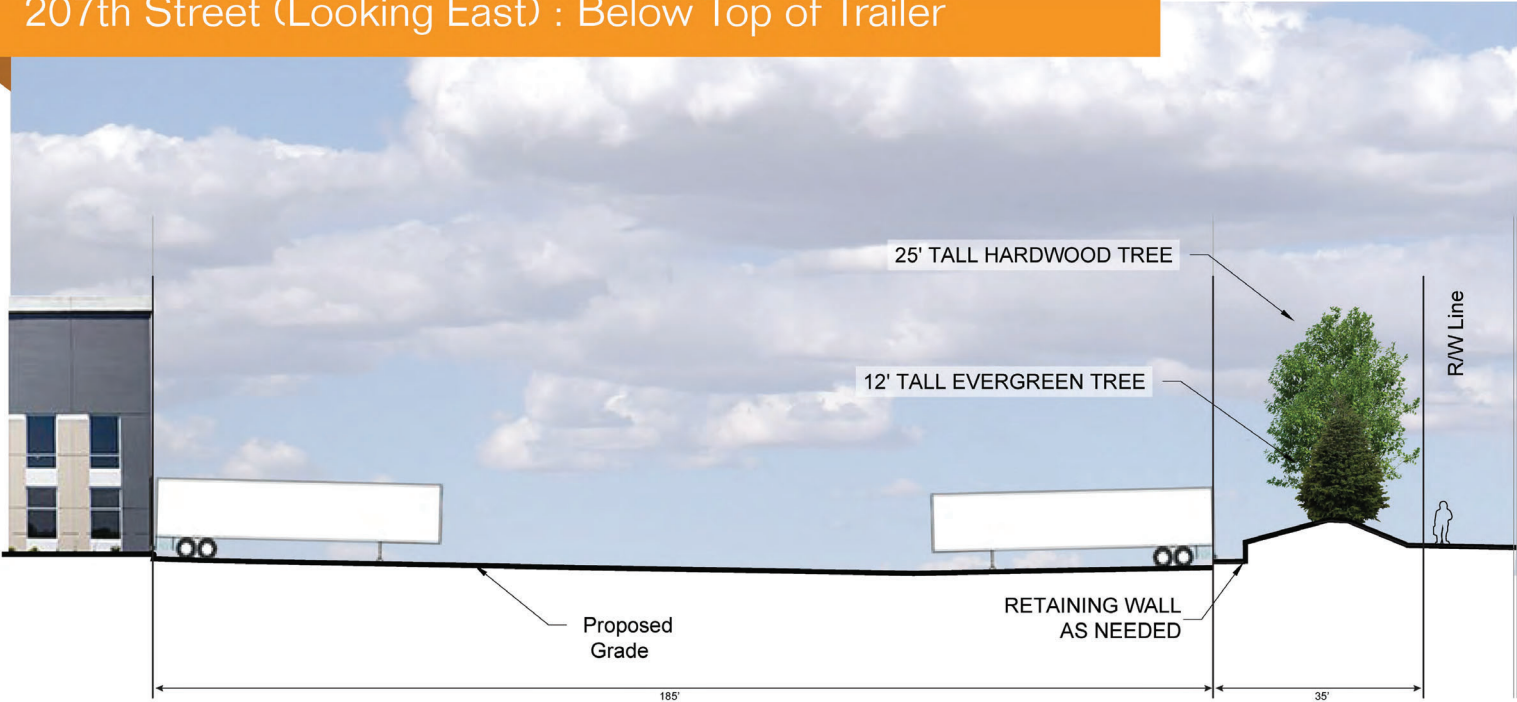


PROJECT **MUSTANG** // Landscape Buffering

207th Street (Looking East) : At or Above Top of Trailer



207th Street (Looking East) : Below Top of Trailer



STAFF UPDATE

Date: December 13, 2018
To: Edgerton Planning Commission
From: Katy Crow, Development Services Director
Re: **UDCA 2018-01** Consideration of a public hearing to consider comments regarding amendments to the Unified Development Code pertaining to *Article 10 – Site Plans and Design Standards*.

BACKGROUND INFORMATION

The City of Edgerton's Uniform Development Code (UDC) was adopted to encourage the most appropriate use of land and to insure the logical and compatible growth of various districts within the City. The UDC is intended to implement the planning goals and policies contained in the Comprehensive Plan 2000-2020 and other planning documents and policies of the Planning Commission and City Council.

It is important for the UDC to remain relevant as it relates to growth and development within the boundaries of the City of Edgerton. In keeping in line with that, the City of Edgerton entered into an agreement on December 28, 2017 to work with an outside consultant, Ron Williamson, to update the UDC in a manner that compliments Edgerton's Comprehensive Plan, other planning documents and the community's vision for the growth of Edgerton.

Currently staff has been most focused on *Article 10 – Site Plans and Design Standards*. Staff has focused this article towards the content of what makes a good Site Plan. Our goal is to create a chapter in Edgerton's UDC that will cover all the requirements of a Site Plan, and then direct applicants to the individual zoning regulations for specifics related to that particular type of development. For example, Article 10 will provide the requirement that the site plan include building design standards, and Article 4 will contain the building design standards for residential development.

As we review Article 10 we ask for your input, direction, guidance and oversight in moving forward with these changes. The attached Article 10 has been redlined to include what should be added and what should be deleted from the existing Article. Our intent is to review each section of the article with you, offering insight and explanation of how we arrived at the included details.

This is a multi-step process which will occur over several Planning Commission Meetings and additional Articles will be forthcoming for review over the next several months. Staff is still working on updates but will present the concepts for discussion by the Planning Commission as the first step in this process. As we move through the UDC and make the discussed content revisions, numbering and formatting within the Article will change. Staff will format appropriately when the content is in final form per Planning Commission recommendations.

Upon review and recommendation by the Planning Commission, the final form Article will go to the Governing Body for approval and adoption.

Article 10 Site Plans and Design Standards

Section 10.1	Site Plans
Section 10.2	Parking and Loading
Section 10.32	Streets and Access Drives
Section 10.3	Building Permit
Section 10.4	Final Approved Site Plan

10.1 Site Plans

A. Obligation. The site plan, ~~a scaled drawings map of existing and proposed~~ buildings, structures, ~~landscaping, outdoor lighting,~~ parking areas, ~~utilities,~~ easements, roads and other city requirements used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development ~~or building~~ permit shall sign all site plans. ~~A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.~~

B. Site Plans Are Required in all of the following application procedures unless specifically waived by the Planning Commission:

1. All ~~development~~ applications involving mixed-use development (when more than one type of land use is to be integrated into one site); ~~including~~ Planned Unit Development; Multi-family residential; ~~Office;~~ Commercial; ~~and~~ Industrial Districts. ~~and when required by the specific provisions of this Unified Development Ordinance.~~
2. All new buildings and proposed expansions and enlargements of more than ten percent (10%) of the existing floor area of the existing building or structure except single-family dwellings, two-family dwellings, group homes and residential designed single-family and two-family manufactured homes shall prepare and submit a site plan for Planning Commission approval in accordance with Article 10 prior to the issuance of a building permit, and
3. When required by the specific provisions of this Unified Development Code, and
4. A change in use, when in the opinion of the Zoning Administrator a site plan needs to be submitted.

C. Submission Requirements.

1. A Site Plan Fee, established within the Fee Schedule for the Unified Development Code, shall be submitted with the site plan application.
2. ~~Three~~ Two copies of the site plan ~~plus an electronic copy~~ must be submitted to the Zoning Administrator at least ~~thirty (30)~~ forty-five (45) ~~working~~ days in advance of a scheduled Planning Commission ~~or Board of Zoning Appeals~~ hearing. One copy shall be made available for public inspection at least ~~fourteen (14)~~ twenty (20) days in advance of a public hearing.
3. All ~~(FINAL)~~ Site Plans must be submitted on superior quality paper in a ~~24 X 36~~ 30 X40 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.

D. Certifications. Unless otherwise specified, each site plan shall contain the following information: ~~certifications on the front sheet of the submittal:~~

CERTIFICATE:

Received and placed on record this _____ day of _____, _____
(Zoning Administrator)

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

~~Permission for parking to encroach within setback lines by the Planning Commission is __ is not __ granted. -according to my marked notations: (Zoning Admin.) _____ date~~

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: _____

E. Contents of Site Plan Drawings.

~~1. Front or cover sheet:~~

1. A scale vicinity map showing the relationship of the site to surrounding neighborhoods, ~~zoning of surrounding properties~~, roads and other physical features.
2. A project title, zoning designation and project sponsor. A street, lot or tract address of the project.
3. An index to contents, and a data table which, at a minimum, includes: Acreage of the site and number of units per acre (if applicable); gross square feet of the building(s) area; the proposed use of each building; number of employees ~~and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load~~ and, the total number of parking places.
4. The name of the architect, engineer, surveyor or ~~draftsman~~, landscape architect, licensed in the State of Kansas, who prepared the site plan.

~~e). The following certificates and signature blocks:~~

~~2. Sheet #2~~

5. A landscape plan drawn to scale, showing the site, ~~name and size of existing trees to be retained~~, 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.

~~3. Sheet #3~~

6. A site map with the following features.
 - a. Existing and proposed topography ~~at reasonable~~ including contours at two (2) foot intervals unless the property is too flat and then spot elevations shall be provided.
 - b. Exterior lot lines with any survey pins.
 - c. Location of buildings.
 - d. Parking areas, paths, walks with sizes and surface material specifications.
 - e. Exterior lighting specifications including a preliminary photometric plan. A final photometric plan will be required at the time the applicant applies for a building permit. Lighting should be installed in an effort to minimize spillover onto adjacent properties and streets. The maximum light level at any point on a property line shall not exceed 0.0 footcandles when adjacent to a residential district or 0.2 footcandles when adjacent to a nonresidential district, measured five (5) feet above grade. Lights shall be aimed away from adjacent properties and streets and may need to be shielded to meet the footcandle requirements. The maximum height for luminaries shall not exceed 25 feet as measured between the bottom of the luminaire and grade.
 - f. Site entrance and connections to streets.
 - g. The location of existing and proposed easements.
 - h. Connection point for utilities and the location and size of all utility lines including but not limited to sewer lines and manholes; water lines and fire hydrants; telephone cable, fiber, and electrical systems; and storm drainage systems including inlets, catch basins, lines and other appurtenances, existing and proposed.
 - i. Vehicular and pedestrian circulation within the site, entrances and exits, loading and unloading areas, and adjacent curb cuts.
 - j. A proposed storm drainage master plan for the entire site which includes erosion control, runoff calculations and the size and volume of proposed detention or retention ponds. Said plan shall be based on a 100-year storm and the runoff of stormwater shall not exceed what currently exists.
7. ~~A sketch~~ Scale drawing of all proposed signage including location, height, size, area, materials and design ~~the entry sign, and all other free standing, façade, and building signs to be used on the premises.~~ Construction drawings will be required when applying for a sign permit.
8. Features to facilitate handicapped access.
9. Profile and detail for roads, ~~the location and width of sidewalks and the location of trails (if required by the Zoning Administrator).~~

~~4. Sheet #4~~

10. Scale drawing of building floor plans with dimensions and square foot calculations.
 - b). ~~Dimensions and use of rooms and areas.~~
 - c). ~~Dimensions of entrances/exits and corridors.~~
 - d). ~~Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance.~~

~~5. Sheet #5 (if requested)~~

Commented [KC1]: Confirm with City Engineer

11. Scale drawings of all building elevations with all dimensions.
12. Roof pitch and materials.
13. Building façade elevations including siding type, and materials, exterior materials and color, including facie.
14. Location, line of site, and screening of roof top and ground HVAC units and other utility boxes from view of the street and adjacent properties.
15. Location and screening of all outside trash bins and dumpsters from view of the street and adjacent properties.

E. Additional Requirements:

16. Depending upon circumstances (especially buildings used for assembly) the ~~Planning Commission~~ the Zoning Administrator may require additional information related to operations and their impact on adjacent properties. ~~sheets for mechanical and electrical and building materials specifications. The Planning Commission and~~ may also require additional information for hazardous material or other environmental impacts.

17. The Zoning Administrator may also require a detailed traffic impact study prepared by a Traffic Engineer, licensed in the State of Kansas, for large uses, mixed use and multi-tenant developments, or for developments in heavy traffic or congested areas to include:

- a. The projected number of motor vehicle trips to enter and leave the site, estimated for daily and peak hour traffic levels;
- b. The projected traffic flow pattern including vehicular traffic movements at all major intersections likely to be affected by the proposed use of the site; and
- c. The impact of the proposed traffic upon existing, public and private ways in relation to existing and projected daily and peak hour road capacities.
- d. A recommendation of whether additional improvements would be needed such as turning lanes or traffic signals to accommodate the projected traffic.
- e. Any other information as determined by the City Engineer.

18. Site Plan shall include the layout and design of all property designed required parking and loading areas in accordance with Article XX of the Unified Development Code.

F. Design Standards:

1. ~~All new parking spaces shall be located within the building envelope inside the required front, side and rear yard setback. When permission to encroach into the setbacks is granted by the Zoning Administrator, a green area of no less than six (6) feet must be provided between the R.O.W. and property lines.~~
2. ~~Parking spaces must be on a prepared bed with either a rock, asphalt or concrete surface. Surface requirements are set by the Planning Commission and depend upon the need for dust control, amount of parking, nature and size of the vehicles, in-out traffic flow, erosion control, and visual design.~~

F. Appearance Regulations.

1. The Planning Commission may require additional landscape materials, open space buffering, setback from property lines and/ or screening materials for all buildings that abut residentially used or zoned parcels.
2. Building tones and color shall be of a quality that is compatible with other new development in the City.
3. All buildings with a metal exterior shall have a facade (surface covering material) composed of stone, brick, custom siding or a combination of these materials which include the total surface of all sides of the building. Allowed materials may vary between districts. Check district requirements for specifics allowances.

G. Standard of Approval.

The Planning Commission shall give consideration to the following criteria in approving or Disapproving a Site Plan:

1. The site is capable of accommodating the building or buildings, parking areas and drives with appropriate open space and landscaping.
2. Utilities are available or can be extended to serve the proposed development.
3. The proposed plan provides for adequate management of stormwater runoff.
4. The plan provides for safe and easy ingress, egress and internal traffic circulation.
5. The plan is consistent with good land planning and site engineering design principles.
6. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building or buildings and the surrounding neighborhood.
7. The plan provides adequate landscaping, screening and buffering for the benefit of adjacent properties.
8. The plan represents an overall development pattern that is consistent with the Comprehensive Plan and other adopted City policies.

The Planning Commission may, in the process of approving a site plan, approve deviations of the standard requirements provided any deviation is in keeping with accepted land planning principles and in the interest of efficient land development and utilization.

H. Improvements.

The Planning Commission may require the construction or installation of infrastructure improvements such as sidewalks, traffic signals, street widening and channelization, acceleration and deceleration lanes, storm drainage improvements and other similar improvements that are related to the proposed project and may require the dedication of

trail easements.

I. Site Plan Modifications.

Minor modifications may be made to an approved site plan by the applicant with the approval of the Zoning Administrator and without resubmittal to the Planning Commission provided that the modifications do not substantially change the pedestrian or vehicular flow; the juxtaposition of land uses; the relationship of open space in the development; the degree of screening or buffering and the architectural appearance and building design approved for the project.

If, in the opinion of the Zoning Administrator, a Site Plan is substantially changed from the approved plan, the applicant shall resubmit the revised plan to the Planning Commission for approval.

J. Planning Commission Action

Building permits shall not be issued for use of any land or proposed construction in which a Site Plan Approval is required, until such time as Site Plan Approval has been granted by the Planning Commission. The Planning Commission may require revisions to the Site Plan, building designs and materials, landscaping, screening or any other element in order to improve the compatibility of the proposed project.

~~10.2 Parking and Loading Standards~~

- ~~A. General Provisions.~~** ~~When an existing structure or use is expanded, parking shall be provided in accordance with the following regulations: Parking stalls and spaces shall be used by motor vehicles in operating condition by patrons, occupants, or employees.~~
- ~~1. Parking may be located in any yard however; In residential districts no parking shall be located in a required front yard or a required side yard adjacent to a street except in the driveway.~~
 - ~~2. No major vehicle repair work or service of any kind shall be permitted in any parking facilities.~~
 - ~~3. No unlicensed or inoperable vehicle or part of such vehicle may be left, parked or stored upon any street, public or private property, or on any driveway within the city. If said violation occurs, the owner shall remove the vehicle after notice by the Police Department. Codes Enforcement Officer.~~
- ~~B. Parking Site Plan.~~** ~~A site plan showing shall include the layout and design of all required parking and loading areas. shall be submitted and approved by the Zoning Administrator prior to issuance of a building permit. All required spaces shall be properly designed according to standards and shall be indicated on the plan.~~
- ~~C. Number of Parking Spaces Required.~~** ~~Unless waived or modified by the Planning Commission Zoning Administrator, parking requirements and space development standards for all uses shall be established in accord with the following standards set forth in Table 1.~~

Average Space/Parking Requirements	
Use	Parking
Residence – single and duplex	3 spaces per dwelling unit
Residence 3 – 5 units	3 spaces per dwelling unit
Residence – multi-family	See R-3 Zoning District
Church/Chapel	½ of Rated Occupancy
Car wash (customer holding areas)	5 spaces per stall
Hotels and motels	1 space per rental unit, plus spaces as required for restaurants.
Funeral facility	½ of Rated Occupancy
General Office	1 per 300 sq. ft.
General Office – Customer	1 per 200 sq. ft.
Service – No Sales (parts)	1 per 400 sq. ft.
Service – Merchandise Sales	1 per 200 sq. ft.
Retail – Convenience – 1000 sq. ft. or less	1 per 150 sq. ft.
Retail – Convenience – 1000 sq. ft. or more	1 per 125 sq. ft.
Retail/Personal Service [Video; Copying; Etc]	1 per 125 sq. ft.
Retail – General Merchandise	1 per 200 sq. ft. to 1 per 50 sq. ft.
Retail – Specialized Mercantile [Furniture; Home Sales; Housewares	1 per 400 sq. ft.
Taverns – Entertainment	½ of Rated Occupancy
Health Care	1 per 75 sq. ft.
Restaurant	½ of Rated Occupancy
Restaurant – Fast Food	½ of Rated Occupancy
Restaurant – Express	10 + employees
Govt., Utilities, Etc	1 per 400 sq. ft.
Public/semi-public assembly of any type	To be Negotiated
Manufacturing – Light	1 per 100 sq. ft.
Manufacturing – General	1 per 150 sq. ft.
Manufacturing – Heavy	1 per 200 sq. ft.
Day Care – Home	1 + employees
Day Care – Commercial	5 + employees
Recreation	To be Negotiated
NOTE: Minimum parking standards may be adjusted to greater or lesser capacities to account for location, expected circulation flows, and the likelihood of conversion by the Zoning Administrator. Specific uses not included in this table shall use commonly accepted parking and circulation standards promulgated by standard site design principles and anticipated occupancy loads.	
The parking requirement for any use not listed in this table shall be determined by the Planning Commission based on a recommendation from staff.	
When a determination of the number of off-street parking spaces required by this regulation results in a fraction, the fraction of 0.5 or less may be disregarded and the fraction of greater than 0.5 shall be counted as one parking space.	
When a building or development contains a mix of uses, the parking requirement shall be calculated for each use and the total parking requirement shall be the sum of all the individual parking requirements.	

D. Design Standards and Required Dimensions:

1. ~~Access. Each required parking space shall open directly on an aisle or driveway to provide safe and efficient means of ingress and egress.~~
2. ~~Location. All parking shall be located on the same zoning lot as the structure or use served, or an adjacent lot under the same taxpayer's name, unless special permission is granted for collective or group parking.~~
3. ~~Lighting. All lighting used to illuminate parking areas shall be directed away or shielded from residential properties.~~
4. ~~Bumper Guards & Pavement Marking. Parking areas shall have adequate bumper guards to prevent extension or overhang of vehicles beyond property lines or parking spaces. Parking areas shall have adequate markings for channelization and movement of vehicles. If vehicles overhang sidewalks, the sidewalks shall be widened to accommodate pedestrians as well as ADA Standards.~~
5. ~~Screening. All parking areas containing more than six (6) spaces shall be screened on each side that adjoins any property situated in a residential district. Screening shall be by a wall, or fence, or evergreen hedge not less than six (6) feet nor more than eight (8) feet in height. Parking areas shall be arranged and designed so as to prevent damage to, or intrusion into, walls, fences, or hedges.~~
6. **Regular Parking Spaces:**
 - a. ~~Unless otherwise specified in this ordinance or waived by the Planning Commission and/or Zoning Administrator, overflow parking spaces shall be on a prepared surface of concrete or asphalt. If waived or modified, the parking 5" of AB-3 surface shall be prepared on compacted soil with a minimum of or 4" of gravel.~~
 - b. ~~All regular required parking and loading spaces, driveways and aisles shall be graded and paved with asphalt, concrete or asphaltic concrete and on hard surfaces shall be delineated striped using painted lines or pre-cast concrete parking blocks.~~
 - c. ~~The minimum dimension for all regular angle parking spaces shall be 9' in width and 20' in depth.~~

E. Off-Street Loading and Unloading Requirements:

~~On-premises loading and unloading spaces shall be provided off-street in the side or rear yard for all uses involving receipt or distribution of materials or merchandise by motor vehicle or rail. All loading and unloading operations shall be located so as to avoid undue interference with traffic and public use of streets, alleys and walkways.~~

Commented [KC2]: Move all to a new Article which addresses all parking requirements in one place.

10.2 Streets and Access

A. General Design and Layout Criteria:

1. **Relation to Adjoining Street System.** The arrangement of streets in new subdivisions shall make provisions for the continuation of the principal existing streets in adjoining subdivisions (or their proper projection where adjoining

property is not subdivided) where required by the Planning Commission or the Governing Body.

2. **Street Provisions for Future Development.** Where appropriate, areas shall be reserved for future street usage in conjunction with the development of adjacent tracts. Areas reserved for future street usage will not be required to be improved; however, these areas shall be reserved for street improvements to be provided by the subdivider of the adjacent tract.
3. **Lot Access.** The Planning Commission may disapprove any point of ingress or egress to any lot, tract, or development from any street or highway when the proposed ingress or egress would create unsafe conditions, reduce the capacity of the adjoining street or highway, or result in substandard circulation and impaired vehicle movement.
4. **Construction Standards.** All streets shall be built to standards established by the City of Edgerton.

Commented [KC3]: Confirm with City Engineer; include in new parking Article.

10.4 Building Permit

- A. No building permit shall be issued for any use of land, building, structure or addition required to have site plan approval until such time as said plan has been approved by the Planning Commission.
- B. An application for a building permit shall include a complete set of construction construction drawings based on the approved site plan and if in the opinion of the Zoning Administrator, the submitted drawings are significantly different from the approved site plan, the applicant shall either revise the drawings to comply with the approved site plan or resubmit site plan to the Planning Commission for re-approval.

10.5 Final Approved Site Plan

Within fourteen (14) days after the approval of the Site Plan by the Planning Commission, the applicant shall submit one set of paper drawings plus an electronic copy to the Zoning Administrator with all changes required by the Planning Commission and all changes shall be listed on the cover sheet.

Commented [KC4]: Should discuss expiration of Final Site Plan.