

**EDGERTON PLANNING COMMISSION  
MEETING AGENDA  
EDGERTON CITY HALL - 404 EAST NELSON STREET  
April 12, 2022  
7:00 P.M.**

**Call to Order**

1. **Roll Call** \_\_\_\_\_ Daley \_\_\_\_\_ Berger \_\_\_\_\_ Crooks \_\_\_\_\_ Lebakken \_\_\_\_\_ Little
2. **Welcome**
3. **Pledge of Allegiance**

**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.)*

4. Approve Minutes from the March 8, 2022 Planning Commission Meeting.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**Regular Agenda**

5. **Declaration.** At this time Planning Commission members may declare any conflict or communication they have had that might influence their ability to impartially consider the agenda items.

**Business Requiring Action**

**Old Business**

6. **CONSIDER APPLICATION FS2022-01 FOR A FINAL SITE PLAN FOR LOGISTICS PARK KANSAS CITY SOUTH, FOURTH PLAT LOCATED EAST OF THE NORTHEAST OF THE CORNER OF 207<sup>TH</sup> STREET AND GARDNER ROAD - CONTINUED FROM MARCH 8, 2022 PLANNING COMMISSION MEETING**  
Applicant: Brett Powell, Agent – NorthPoint Development, LLC, Developer

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**New Business**

7. **CONSIDER APPLICATION FP2021-05 FOR A FINAL PLAT FOR EDGERTON CROSSING LOCATED AT THE SOUTHWEST CORNER OF 199<sup>TH</sup> STREET AND HOMESTEAD LANE**  
Applicant: Shannon McMurdo, Property Owner

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

8. **DISCUSSION REGARDING PLANNED UNITED DEVELOPMENTS (PUD)**
9. **DISCUSSION REGARDING DEVELOPMENT CALENDAR**

#### **10. Future Meeting Reminders**

- May 10, 2022 at 7:00 PM – Regular Session
- May 26, 2022 time TBD – Joint Work Session with City Council regarding the Comprehensive Plan
- June 14, 2022 at 7:00 PM – Regular Session
- July 12, 2022 at 6:30 PM – Board of Zoning Appeals
- July 12, 2022 at 7:00 PM – Regular Session

#### **11. Adjourn**



**PLANNING COMMISSION MEETING**  
**March 8, 2022**

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Edgerton, Kansas on March 8, 2022. The meeting convened when Chairperson John Daley called the meeting to order at 7:00 PM.

**1. ROLL CALL**

Jeremy Little	present
Charlie Crooks	present
Tim Berger	absent
Deb Lebakken	absent
John Daley	present

With a quorum present, the meeting commenced.

Staff in attendance:      Katy Crow, Development Services Director  
Chris Clinton, Planning and Zoning Coordinator  
Beth Linn, City Administrator  
Lee Hendricks, City Attorney  
Kara Banks, Marketing and Communications Director

2. **WELCOME** Chairperson Daley welcomed all in attendance to the meeting.
3. **PLEDGE OF ALLEGIANCE** All present participated in the Pledge of Allegiance.

**CONSENT AGENDA**

4. Approve Minutes from the December 14, 2021 Planning Commission Meeting.
5. Approve Extension of Site Plan Expiration Date for FS2019-02 TSL-Edgerton Phase II.

Commissioner Crooks moved to approve the consent agenda. Commissioner Little seconded the motion. The consent agenda was approved, 3-0.

**REGULAR AGENDA**

**6. DECLARATION**

Chairperson Daley asked the Commissioners to declare any correspondence they have received or communication they have had regarding the matters on the agenda. If they have received correspondence or have had any communication, he asked if it may influence their ability to impartially consider the agenda items.

The Commissioners did not have anything to declare at this time.

**BUSINESS REQUIRING ACTION**

## **NEW BUSINESS**

Chairperson Daley stated there will be two (2) public hearings for new items and an opportunity to hear public comment. He stated Mr. Lee Hendricks, City Attorney, will outline the public hearing process for these items.

Mr. Hendricks stated the 2 items up for a public hearing are a Preliminary Plat and a Final Site Plan and there were fourteen (14) people who signed up to speak. He explained the Preliminary Plat is for the unification and division of land and the Final Site Plan addresses any vertical construction. Each item will have a brief introduction by City staff, then the public hearing will be opened. At the conclusion of the public hearing, the applicant will be provided the opportunity to discuss their request. City staff will then present their Staff Report which contains their review of the project, and any additional questions City staff has gathered from public comment. He explained the Commission will then ask any questions they have for City staff or the applicant and allow responses from City staff or the applicant. The Commission will then take action on the application.

Mr. Hendricks explained public comment shall be limited to discussion specific to the application at hand. This is not an opportunity for a global discussion on the applicant, the property, or the project. Should a public commentor attempt to speak on matters outside those pertinent to the hearing, they will be asked to focus instead on issues related to the specific application or their time will be forfeited. He said the Preliminary Plat is a document that does not proceed to the City Council. The Commission reviews the plat to ensure that it meets or exceeds the requirements of Edgerton policies and regulations. Any discussion from the public should also focus on whether or not the proposed plat meets or fails to meet City policies and requirements. Only a subsequent Final Plat, as listed later on the agenda, will be presented to the City Council. Mr. Hendricks said the Final Site Plan will not go to the City Council as well. The Commission reviews Site Plan applications for conformance to City policy and regulations, such as zoning, parking design, site and building design, landscaping, traffic engineering, utilities, and stormwater, to ensure they too meet or exceed those requirements. Any discussion from the public should again focus on whether or not the proposed Final Site Plan meets or fails to meet City policies and requirements.

Mr. Hendricks explained the public hearings are not an opportunity to jointly filibuster or share a combined statement over multiple public comments, it is instead an opportunity to provide honest feedback on a proposal. He said all comments shall be limited to three (3) minutes and public comment for each item will not exceed one (1) hour.

**7. PUBLIC HEARING TO CONSIDER APPLICATION PP2022-01 FOR A PRELIMINARY PLAT FOR LOGISTICS PARK KANSAS CITY (LPKC) SOUTH, FOURTH PLAT LOCATED EAST OF THE NORTHEAST CORNER OF 207<sup>TH</sup> STREET AND GARDNER ROAD.** Applicant: Brett Powell, Agent – NorthPoint Development, LLC, Developer.

Chairperson Daley introduced the application. He stated the City Attorney outlined that public comment is only allowed during the public hearing. Once the hearing is closed, the time for comment has passed and no further comments from the audience will be taken. He reminded those in attendance that speaking time will be limited to 3 minutes per speaker and each hearing will be limited to 1 hour.

Chairperson Daley opened the public hearing for Application PP2022-01, Preliminary Plat for LPKC South, Fourth Plat. He said if a person has signed up to speak, they will be called forward as time allows. Once they are called up to speak, they will approach the podium to speak, and state their name and address prior to making their comments.

Mr. Chris Clinton, Planning and Zoning Coordinator, stated an email was received from Brett and Mindi Kuper, 22241 S Moonlight Road, Spring Hill, KS 66083, and printed out for the Commissioners to read at their daises.

Mr. Frank Bannister, 19815 S Gardner Road, Gardner, KS 66030, addressed the Commission. He said the posted agenda does not match what Mr. Hendricks just outlined. Mr. Hendricks asked if Mr. Bannister wanted to speak about the platting of the land or the vertical construction of the building. Mr. Bannister stated he wants to address all of the issues. He is opposed to everything being considered by the Commission because he lives near where the building is and will be occurring. He finds it unbelievable that the Commission is considering these items where people live. He is opposed to any changes to the use of the land east of Gardner Road. He wanted to know if the Commission was aware of the City being sued for the annexation and rezoning of the land east of Gardner Road. Mr. Hendricks informed Mr. Bannister they are not there to discuss any ongoing litigation and said there is no conflict between any ongoing litigation and the items being considered by the Commission during this meeting. Mr. Bannister asked if the City does lose the lawsuit, what is the back up plans the Commission has if it is deemed an illegal acquisition of land. He inquired what would the Commission do if the litigation is successful. Chairperson Daley said the Commission will answer questions will be provided after the public hearing.

Ms. Connie Mayberry, 20365 S Gardner Road, Gardner, KS 66030, approached the Commission. She said he is representing the Pearce Trust and their properties. The proposed buildings are going behind her house. She said when she looked at the map, it appears it is over on their property. She requested a meeting with a surveyor for the project and to discuss where the property lines are. She stated she is opposed to the construction but will address that during the next public hearing.

Ms. Jennifer Williams, 21993 Moonlight Road, Spring Hill, KS 66083, spoke to the Commission. She said there are 2 active lawsuits regarding this land east of Gardner Road. It is possible the courts rule that the land is not in Edgerton. She believes the zoning is inappropriate for this area. Some citizens in Miami County are attempting to create a new City for their own protection from NorthPoint. She stated the property owners are like the Ukrainian people having their land overtaken. They are waiting for litigation to conclude so they proceeded in the incorporation. She claimed people are dying of heart attacks and cancer from the stress caused by this development. NorthPoint are over a mile from the original development and are leaping frogging. She said the City Edgerton is no different than Vladimir Putin and Russia. She claimed it is the most un-American thing to occur. The property owners thought they had rights to the area. The planning and zoning of this area should be fair, but what is going on is not fair and there is nothing the neighbors can do about it. She pled the Commission to wait until the litigation was settled.

Mr. Hendricks addressed the Commission and the audience. He stated it is important for the public to be heard regarding these topics, but he requested that the speakers' comments remain relevant to the topics on the agenda.

Mr. Mike Duffield, 27555 W 207<sup>th</sup> Street, Gardner, KS 66030, spoke before the Commission. He said he too is against all of the items and agrees with the other speakers about the lawsuits and that the Commission needs to wait for those to be settled before proceeding. He feels NorthPoint and the City of Edgerton is being disrespectful to the courts and laws by not letting the lawsuits finish first.

Mr. William Bushno, 20685 W 207<sup>th</sup> Street, Gardner, KS 66030 addressed the Commission. He explained he had a project that he took before the Johnson County Planning Commission and there were people who objected to his development, including NorthPoint and the City of Edgerton. He stated he thinks this is premature replatting. NorthPoint has not completed the proper infrastructure of other developments to the east. The road along 207<sup>th</sup> Street is not finished and NorthPoint has not finished platting development along Waverly Road. He referenced the rezoning staff reports where he stated the stated it would be adversely affected due to the loss of the tax revenue. He is not questioning the fact NorthPoint can develop their land, he is questioning the methodology they have gone about doing so. He feels NorthPoint is not fulfilling the agreements with the City. He stated a 3-lane road was specified during the construction of Hostess and was agreed to, but that is not what was constructed. A result of the road not being constructed as specified is the death of Richard M. Clawson. Mr. Bushno explained he lives on the northeast corner of the intersection of 207<sup>th</sup> Street and Gardner Road. He thought NorthPoint would develop the road and not use other land. The City allowed to people occupy the Hostess warehouse before the road was finished. Hosted consolidated five (5) distribution centers into this one. Chairperson Daley informed Mr. Bushno that his time has expired.

Mr. Devin Self, 27200 W 215<sup>th</sup> Street, Spring Hill, KS 66083, approached the Commission. He stated he wants to echo what the others have said. These proposals are premature as the lawsuits are still ongoing and the infrastructure is not capable to handle the traffic. He said he has concerns regarding the Traffic Impact Study (TIS) as it does not recommend there be lanes added to Gardner Road nor have there been any easements granted to add the small turn lane that is recommended. He believes Gardner Road is the absolute bare minimum as he drives it daily. There are steep ditches from 199<sup>th</sup> Street to 207<sup>th</sup> Street on both sides of Gardner Road. The TIS does not discuss 207<sup>th</sup> Street to the east of the project to 169 Highway. He said not all of the trucks will go to Interstate 35 (I-35). Mr. Self said there will also be idling trucks and asked how it would be handled. It is common to have the truck idle overnight. He requested an answer from the Commission immediately. He also requested the Commission answer how the lighting will be handled. Chairperson Daley replied that those issues will be discussed during the Site Plan application.

Chairperson Daley stated that the public hearing on Application PP2022-01 has concluded. He requested the applicant present their application.

Mr. Brett Powell, agent of NorthPoint Development, LLC, who is the developer, addressed the Commission. He stated this Preliminary Plat is for 2 parcels that were legally rezoned on April 22, 2021. The replatting of the land would change the layout of the lots from

horizontal to vertical lots with 2 buildings. The drainage easement is being worked on with City staff and there will one (1) sewer main for both buildings in a proposed easement.

Chairperson Daley requested City staff present the Staff Report related to the review of Application PP2022-01.

Ms. Katy Crow, Development Services Director, stated the subject site is approximately 118.783 acres and are located within the Bull Creek watershed and was annexed into the City on December 17, 2020. Water will be provided by Johnson County Rural Water District #7, the City will provide sanitary sewer service, electrical service will be from Evergy, and Kansas Gas will supply gas service to the site. Police protection will be provided by the City through the Johnson County Sheriff's Office and Johnson County Fire District #1 will provide fire protection.

Ms. Crow said the subject site has been undeveloped since 2006 per the Johnson County AIMS map. The parcels were rezoned from Johnson County Rural (RUR) to City of Edgerton L-P (Logistics Park) on April 22, 2021. The Commission will be presented with a Final Plat and Final Site Plan application later this meeting. She explained the applicant has proposed combining 2 parcels into 1 and then dividing the new parcel into 2 lots with both having access from 207<sup>th</sup> Street. The Preliminary Plat request is being made in preparation for logistics park development. She stated the application was submitted to the City on January 18, 2022. The public hearing notice was published in the Gardner News newspaper on February 16, 2022 and on the same day, the applicant mailed public hearing notices as required by State statute to twenty-one (21) properties.

Ms. Crow explained City staff reviewed the Preliminary Plat in accordance with Section 13.3 of Article 13 of the Edgerton Unified Development Code (UDC). The only item City staff wanted to point out on the Preliminary Plat is there are no restrictive covenants shown and they will need to be shown on the Final Plat if there are any.

Ms. Crow stated the applicant is subject to all applicable City codes, whether specifically stated in the Staff Report or not, including, but not limited to, zoning, buildings and construction, subdivisions, and sign code. The applicant is also subject to all applicable local, state, and federal laws.

She said City staff does recommend approval of Preliminary Plat Application PP2022-01 with the following stipulations:

1. All Preliminary Plat requirements of the City listed earlier shall be met or addressed.
2. All infrastructure requirements of the City shall be met.
3. All City Engineer comments related to the Stormwater Management Plan must be addressed.
4. Preliminary Plat shall 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 1 year, the Preliminary Plat shall be ruled null and void. The Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the Preliminary Plat.

Chairperson Daley stated the Commission may ask questions to City staff or the applicant regarding the Preliminary Plat application.

Ms. Beth Linn, City Administrator, stated the questions raised by the public were written down. She requested Mr. Hendricks address the pending litigation.

Mr. Hendricks stated there are 3 pending lawsuits regarding the annexation and zoning of some of the parcels. He explained the pandemic has seemingly slowed resolution of all three lawsuits. The City has filed a Motion to Dismiss in one of the lawsuits. The other two are in the discovery phase, with the City intending to file for Summary Judgment. He explained none of the lawsuits involve wild claims of misconduct and are focused on procedural items. He said he was present for all of the meetings and feels the City feels comfortable with their position regarding these lawsuits. He explained there are specific actions that are needed to take place per state statutes for plaintiffs to follow and prove and those have not been done. It is not unusual for these matters be pending while applications are considered and voted on. Mr. Hendricks summed his explanation up by stating there are suits pending, but the suits in no way affect the Commission's ability to make a decision.

Ms. Linn stated NorthPoint can address the survey with the property owner as that is a private matter. She said there were lots of questions regarding infrastructure, lighting, idling trucks and those items would be better addressed during the Site Plan hearing. Concerning the installation of the 2-lane road and not the 3-lane road, Ms. Linn explained the City was limited on the right-of-way they were able to obtain and therefore, the road was constructed differently than what was shown. She said in no way does that impact the applications before the Commission this evening.

Chairperson Daley stated the plat is only changing the layout of the lots.

8. **CONSIDER APPLICATION PP2022-01 FOR A PRELIMINARY PLAT FOR LPKC SOUTH, FOURTH PLAT LOCATED EAST OF THE NORTHEAST CORNER OF 207<sup>TH</sup> STREET AND GARDNER ROAD.** Applicant: Brett Powell, Agent – NorthPoint Development, LLC, Developer

Commissioner Crooks moved to approved Preliminary Plat Application PP2022-01 with the stipulations outlined by City staff. Commissioner Little seconded the motion. Preliminary Plat PP2022-01 was approved with the stipulations, 3-0.

9. **CONSIDER APPLICATION FP2022-01 FOR A FINAL PLAT FOR LPKC SOUTH, FOURTH PLAT LOCATED EAST OF THE NORTHEAST CORNER OF 207<sup>TH</sup> STREET AND GARDNER ROAD** Applicant: Brett Powell, Agent – NorthPoint Development, LLC, Developer

Chairperson Daley introduced the item and requested the applicant present their application.

Mr. Powell addressed the Commission. He stated this application is similar to that of the Preliminary Plat. The 2 parcels will be split vertical, meaning north and south, instead of

horizontal, or east and west. He explained the stormwater comments will be addressed during the Final Site Plan hearing, but they have provided the information for the easement to the City Engineer. The proposed setbacks meet the City's code. The Final Plat does dedicate the proper amount of right-of-way to facilitate the construction of 207<sup>th</sup> Street. He stated this is another big investment in the area and NorthPoint understands the risk to move forward with the application.

Chairperson Daley asked City staff to present their findings from the Staff Report.

Ms. Crow explained the history and the information regarding the parcels were addressed during the Preliminary Plat application. She said City staff did have a few comments during review of the Final Plat and the requirements of Section 13.3 of Article 13 of the UDC. The applicant will confirm the monuments have been set upon recording of the Final Plat. The proposed stormwater detention area does extend to the property to the north that is not covered by this Final Plat. A drainage easement will be required for that area. The applicant has provided the drainage easement to the City Engineer for review. Upon approval of the easement by the City Engineer, the applicant is to record the easement with or before the Final Plat. The applicant has acknowledged the County will add their information upon recording of the Final Plat. The final comment City staff has is the Final Plat may not be recorded prior to receipt and approval of public infrastructure plans by the City Engineer. The applicant has acknowledged that requirement as well.

Ms. Crow stated City staff does recommend approval of Final Plat Application FP2022-01 for LPKC South, Fourth Plat, subject to the following stipulations:

1. The commencement of any improvements shall not occur prior to the approval and endorsement of the Final Plat by the Governing Body and the submittal and approval of construction plans for all streets, sidewalks, stormwater sewers, sanitary sewers, and water mains contained within the Final Plat.
2. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton UDC.
3. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton UDC.
4. All Final Plat requirements of the City list in the Staff Report shall be met or addressed.
5. If the Final Plat is not recorded with the Johnson County Register of Deed within 1 year after acceptance by the Governing Body, the plat will expire. Commission reapproval and Governing Body reacceptance is required for expired Final Plats.

Chairperson Daley stated the Commissioners may now ask any questions they have to the applicant or City staff.

Chairperson Daley asked if the detention area was not on the subject property. Ms. Crow replied it is on an adjacent property to the north. Chairperson Daley inquired if that property is owned by the applicant. Ms. Crow answered it is.

Commissioner Crooks moved to approve Final Plat Application FP2022-01 with the stipulations outlined by City staff. Commissioner Little seconded the motion. Final Plat FP2022-01 was approved with the stipulations, 3-0.

Ms. Crow stated the earliest Final Plat FP2022-01 will be presented to the Governing Body will be March 24, 2022. That date is dependent on the applicant addressing the comments in the Staff Report.

**10. PUBLIC HEARING TO CONSIDER APPLICATION FS2022-01 FOR A FINAL SITE PLAN FOR LPKC SOUTH, FOURTH PLAT LOCATED EAST OF THE NORTHEAST CORNER OF 207<sup>TH</sup> STREET AND GARDNER ROAD.** Applicant: Brett Powell, Agent – NorthPoint Development, LLC, Developer

Chairperson Daley opened the public hearing for Application FS2022-01, Final Site Plan for LPKC South, Fourth Plat. He stated if someone has signed up to speak, they will be called forward as time allows. Once a speaker is called, they will speak at the podium and state their name and address.

Ms. Mayberry addressed the Commission. She asked why a fence is proposed on the east side of the development when there is only farm ground on that side. She and her family are worried about the lighting and noise from the project which will be about 300 feet behind their house. She stated these warehouses are in someone's back yard. She does not think any of the warehouses are in somebody's backyard north of I-35. She requested the Commission to think how they would like the warehouses in their backyards. She claimed her parents were misrepresented and lied to by NorthPoint. She wants NorthPoint to be good neighbors.

Mr. Duffield spoke before the Commission. He said he is against the Site Plan. He feels the TIS is flawed. The TIS shows truck traffic coming from I-35 by either Gardner Road or Homestead Lane. He said there will be trucks going down other routes already and it will only increase. Trucks using roads not built for truck traffic is a safety issued. He said the TIS shows over 3,000 vehicles going to this area that have not been there before. He stated the roads are not improved in this area and Edgerton does not have right of way in this area to improve the roads. Mr. Duffield said he is also concerned about potential watershed issues. There is a small stream on his property that is downhill from this project, and the project will cause flooding. He claimed this project will cause water contamination to Hillsdale Lake where the residents get their water drinking. He said considering these applications is disrespectful to the judicial system. NorthPoint and the City are not being good neighbors if they do not let the lawsuits progress through the legal system.

Mr. Bushno spoke to the Commission. He said the TIS states 3,118 total trips per weekday. Failure to complete the required infrastructure did result in a death. That was complete negligence by the Commission and the City. He claimed if another person is killed on the roads before they are upgraded, it will remove the Commission's and City's qualified immunity.

Ms. Lora Winslow, 28640 W 207<sup>th</sup> Street, Gardner, KS 66030, approached the Commission. She stated her house is closer than Ms. Mayberry's. She stated her property line is twenty



(20) to thirty (30) feet to the proposed warehouse. She knows a berm is proposed along this property line, but it will not be tall enough and neither will any of the landscaping. She said she has videoed trucks turning around in fields and on the roads. She feels this is complete negligence on everyone involved. Ms. Winslow said the Commissioners are supposed to work for the residents not a large corporation. She claimed the property owners are losing value on their homes. Ms. Winslow stated she will no longer be able to hold events in their house because of the truck traffic and the smell of the exhaust. She inquired if any of the Commissioners have driven out there, and if they have not, it is a shame.

Mr. Mike McGuire, 20260 S Gardner Road, Gardner, KS 66030, addressed the Commission. He is concerned about the traffic and the lack of improvements made to the roads. The TIS estimated 60% of the traffic is to be on Gardner Road even though a vast majority of the improvements are to be on 207<sup>th</sup> Street. He stated Gardner Road is not built for the truck traffic. Mr. McGuire said that during the rezoning hearings the developer stated the rezonings were not leapfrog development, but he feels that it is. He claimed this land was illegally annexed into Edgerton via a ten (10) feet connection point. He understands NorthPoint needs to keep up with demand and he does not know how many available acres are west of I-35 for development, but he said there is room west of Gardner Road. He stated there is room north of the Hostess distribution center and next to Kubota. He claimed NorthPoint is leapfrogging their own land to develop this site. He said the construction will bring blasting and he warned of the gas well north of this area that has been providing the residents gas for fifty (50) years. He inquired as to who will compensate the people who could lose their source of heat.

Mr. Matt Combs, 20950 S Moonlight Road, Gardner, KS 66030, spoke before the Commission. He said he is echoing what his neighbors have said. He opposes all of the applications. He knows many have accepted the development, but the residents want to know why this area needs to be developed. He stated he has many questions regarding TIS. The ITE 154 code was used to get the vehicle trips data and it grossly underestimated the number of trips. He inquired if the will the Commission will hold the developer responsible to develop it to the standards of that code. Mr. Combs said the code uses 0.1 trips for every 1,000 square feet of warehouse. That would equate to 1.3 trips for an Amazon warehouse. Mr. Combs addressed Mr. Hendricks by stating everyone signed the same public hearing sheet because that is human nature. He said the same thing will happen when people leave the warehouses. He claimed they will all follow one another regardless of the suitability of the road.

Mr. Shawn Winslow, 28640 W 207<sup>th</sup> Street, Gardner, KS 66030 approached the Commission. He informed the Commission he lives just east of the development and has lived there for fifteen (15) years and raised eight (8) children. He stated his back yard is like a playground for the kids. He previously worked for a distribution center before and knows about the issues coming, such as regarding the noise and smog. He indicated his wife was incorrect and their house is forty-five (45) feet from the property line. He said is concerned about the berms and wants them to be higher since his house is so close to the development. He knows the area is going to be busy and does not want his animals and kids going there. He would prefer a wall or fence for separation between the 2 properties. He doesn't want trucks looking into his property and does not think it is unreasonable to ask for such an item

to provide security and privacy. He stated the site is a lot larger than his 5-acre lot and he wants his property to be blocked from the development. Mr. Winslow said he is also concerned about the truck traffic as west bound trucks are already going down 207<sup>th</sup> Street and this project will just increase the truck traffic. He stated there is a field that drains to his property, and he also wants to know where the water will go.

Ms. Jenni Koch, 27449 W 215<sup>th</sup> Street, Spring Hill, KS 66083, spoke before the Commission. She stated this area is where her and her family planed on building their lives. They are already seeing the truck traffic as there are trucks everywhere in this area. She claimed it is in the power of the Commission to stop the development. She inquired if any of the Commissioners have driven out by where the proposed project is. She said there are horses, dogs, and kids in this area. It is the Commission's role to make sure they preserve the property value, the public health, safety and welfare, and the peaceful and quiet enjoyment of property. She does not think approval of this project meets their role. She asked how the development fits where it is proposed. She said when she built her outbuilding, Miami County would not allow to put in a small washing machine, but now, a neighbor could put in a million square feet warehouse. She claimed no other jurisdiction would do this and this is not what being a good neighbor looks like.

Mr. Charlie Koch, 27449 W 215<sup>th</sup> Street, Spring Hill, KS 66083, addressed the Commission. He said it has been a little over a year since the rezonings. He stated everyone had their own perspective as to why this development didn't fit. That was about rezonings, and now the residents and Commission are talking about warehouses. He claimed the reasons brought forth during the rezonings still apply. This is not normal development for the area. He claimed this development does not happen anywhere else in the county where there are warehouses around houses. He said NorthPoint is taking tax benefits and doing the minimum they could do. There are infrastructure issues all over and truckers don't know where to go. He said the lawsuits regarding the annexation has not been tested in court and at any time a judge can say this is illegal.

Mr. Kuper handed out a copy of his email and photos to the Commission. Ms. Linn informed him those documents have been provided to the Commission before the meeting. He said he has lived in his house for eight (8) years. He said the truck traffic has increased on many roads making turns illegal turns and backing up while vehicles are behind the truck. Truck drivers are stopping and getting out of their truck to figure out where they are. These issues are just going to get worse with development. He claimed it is not a matter of if people are going to die, but when. He said he and his family and neighbors are afraid for their lives. These roads have no shoulders, and the trucks hog the middle of the road. The City can't keep kicking the can down the road when it comes to improving the roads. The proposed turning lanes are not going to help. He said if development continues, more people will get hurt as the roads cannot handle the traffic. He knows the Commission has many pressures, both seen and unseen. The decision is letting NorthPoint build or look after the safety of the people who live in the area. There needs to be actions taken before the warehouses are built.

Chairperson Daley closed the public hearing and requested the applicant present their project.

Mr. Patrick Robinson, NorthPoint, approached the Commission. He explained the engineers who worked on the Site Plan and the TIS are available for questions as well. He explained this project is a big picture prospective as these applications are an indication of the 100-plus cargo vessels waiting to get unloaded in different ports on the costs of the United States. Warehouses have an ongoing demand as people want next day or sooner delivery on their orders. What NorthPoint has presented is taking in account everything that has been discussed. He claimed the traffic counts are higher in another development similar to this one and the TIS is a conservative view as it overestimates the counts. He understands these are things that people do not want to hear. Mr. Robinson also stated that some of the streets that the addresses are on, like 223<sup>rd</sup> Street, is not in Johnson County and it becomes an issue of which jurisdiction can upgrade the road. Mr. Robinson claimed most of the trucks coming from this area will go west to I-35 as they follow their GPS. When he did it before the meeting, his directed him to Homestead Lane and I-35. He understands there is a lot of emotion and is happy to answer any questions. He explained since NorthPoint has entered Edgerton, there was about 100 million square feet of development, and the City has reaped many benefits from LPKC. NorthPoint continues to work with Johnson County and is also seeking help from the Kansas Department of Transportation and state senators. NorthPoint does have more property and they could connect to streets to the north if needed as development will continue and NorthPoint will look to distribute the traffic. He explained there will be a road going north to 199<sup>th</sup> Street that will help distribute traffic west of the current residential area. NorthPoint is listening to the citizens and City staff and that is why they do a TIS and line of sight drawings. He stated NorthPoint has lowered the tax burden on Edgerton residents and has helped improve the life for the citizens of Edgerton.

Mr. Powell addressed the Commission. He explained this project consists of 2 parallel 1.1 million square foot buildings. Access will be from 207<sup>th</sup> Street which will allow access to Homestead Lane and I-35. He explained the stormwater runoff from this project will be diverted north to another NorthPoint owned property. The typical measures that have been used in LPKC will be used at this project to protect the watershed. He claimed Hillsdale Lake is in better condition now than when NorthPoint started developing and said it is possible Hillsdale Lake has improved due to the development.

Mr. Powell explained these will be spec buildings as there is no tenant for them at this time. The berm, landscape and retaining walls do help screen the area from neighboring properties and the right-of-way. He explained the line-of-sight drawings provide an idea of what will be seen at the neighbors' homes. He stated the 3,000 trips mentioned in the TIS counts each trip to the warehouse as 1 and each trip from the warehouse as 1. So, each employee at the warehouse will be at least 2 trips per day.

Mr. Powell stated a KDHE Notice of Intent has been received which means KDHE has reviewed the plans for their Stormwater Pollution Prevention Plan (SWPPP). KDHE appears to be satisfied with NorthPoint's stormwater plans. NorthPoint has reached out to KDHE continuously to ensure they are doing the best they can in regard to stormwater pollution.

Mr. Powell explained the line-of-sight drawings. He said they extend from each house on either side with 3 standard views. The drawings show the added berms hide the dock doors. The berm extends north to hide dock doors from neighboring properties. He said the berms do hide the trucks and dock doors but are unable to hide the entire of the building. The

line-of-sight drawings show that the trucks cannot be seen from any house. He stated all of the lights are twenty-four (24) feet tall with a zero-foot-candle reading at the property lines and meets the UDC guidelines. He added the landscaping and berm shown in each line-of-sight drawing is doing what they supposed to be doing by blocking the trucks and lights. The fencing that is shown was added as the grades of the neighboring properties make it difficult to block the view of trucks. That is why the fence does not go along the entire eastern boundary of the project.

Ms. Linn informed the Commission that the line-of-sight drawings that are labeled with letters that appear alphabetically first are on the west side of the property and go north. Commissioner Crooks asked if the fence and landscape will be on the top of the berms. Mr. Powell said the fence will be on top of the berm landscaping towards the residence and it helps screens the trucks. Ms. Linn reiterated that it depends on the topography of all the parcels when it comes to the location of where the landscaping and berm is needed with the fence. She explained the red line on those drawings estimates what the line of sight would be. She stated as the grade changes, the line of view changes and what is needed to be done to screen the proposed project. The applicant provided a lot of sight lines to be as comprehensive as possible and show different ways screening could be accomplished. The line-of-sight drawings for 28752 W 207<sup>th</sup> Street were shown on screen and explained. Ms. Crow inquired to the location of the fence. Mr. Powell stated he is not sure exactly where the fencing will extend along the east berm. Ms. Linn stated the height of the berm changes to shield the truck as best as possible and the combination of the berm, landscaping, and fence make it possible. Chairperson Daley asked if the UDC requirement is to screen only the chassis of the truck. Ms. Linn stated she is unsure the exact requirements of the UDC, but City staff has taken a more extensive approach regarding the screening due to the proximity of residentially zoned parcels.

Mr. Powell explained the TIS was done and recommended the extension of the improved portion of 207<sup>th</sup> Street to the eastern property line. The TIS did overestimate the number of trips than what is normally seen. The TIS study did not recommend any improvements along Gardner Road and that street could handle the stress of the traffic if needed. He said NorthPoint improves the road as they develop so 207<sup>th</sup> Street will be upgraded as this development occurs.

Mr. Powell stated the sanitary sewer is being reviewed with City Engineer and it will connect to the Big Bull Creek Wastewater Treatment and is consistent with the master plan.

Mr. Powell addressed the question as to why a specific code was used for TIS. He explained the code is used because they typically know the use of the warehouses in LPKC, and it best estimates the traffic for those uses.

Chairperson Daley asked if the proposed buildings could be constructed to the west of Gardner Road. Mr. Powell replied Kubota owns a portion of the land between their current warehouses to Waverly Road. The space north of Inland Ports 51 and 52 are built-to-suit sites as there are easements and other restrictions on those properties east of Waverly Road to Gardner Road that NorthPoint owns.

Commissioner Crooks inquired about improvements to Gardner Road to the north of this site. Ms. Linn stated City staff will answer that question after the presentation of their Staff Report.

Chairperson Daley asked City staff present their findings in the Staff Report.

Ms. Crow stated the background information is the same that was presented during the Preliminary and Final Plat applications. She said City staff has reviewed the Final Site Plan submittal for compliance with the requirements in Section 10.1 of Article 10 and Section 5.2 of Article 5 of the UDC. She outlined City staff's review comments:

- City staff noted there are several parking stalls removed to add additional berming and landscaping on the west side of the project site. The submitted Final Site Plan does not reflect those changes which are shown on the Line-of-Sight drawings that were submitted. City staff has requested the applicant to update the Final Site Plan to match the Line-of-Sight drawings.
- The provided photometric plan shows a foot-candle reading of 0.0 at the property lines measured at five (5) feet above grade. These measurements show that no light will be spread across the property line at 5 feet above the grade even though the luminaire itself may be visible at the property line. Chairperson Daley asked what if City staff measures a reading that does not meet the UDC. Ms. Crow replied it is a violation of the Final Site Plan and City staff will ensure corrections are made for the site to be in compliance of the Final Site Plan.
- The City Engineer is currently reviewing a concept sanitary sewer plan. All comments arising from this review must be addressed prior to issuance of a building permit.
- Any proposed signage will be reviewed by City staff to ensure all requirements set forth in the UDC are met.
- City staff will continuously monitor the site to ensure all roof or ground mounted equipment and trash or recycling containers are properly located and screened from public view.
- The east façade of Inland Port (IP) 62 and the west façade of IP 61 have additional horizontal articulation at the mid-entry points due to the buildings' adjacency to residentially zoned parcels. On the east and west façades of each building, the applicant has provided 2 sections of 5-foot changes in depths after spans of thirty-five (35) feet at each corner of the building. These changes in depth at the corners meet the required calculations outlined in the UDC. Due to the length of these warehouse façades, the applicant has used paint color changes and the addition of 2 mid-point entry ways on the façades that are adjacent to residentially zoned property to contribute to horizontal articulation. City staff feels the articulation provided coupled with the changes in paint colors meets the spirit and intent of the code and recommends approval of this deviation.
- On the east and west façades of each building, the applicant has provided a changed in height of 2 feet that spans twenty-six (26) feet for every seventy-eight (78) feet of horizontal wall. At the mid-entry points, an additional four (4) feet of vertical change occurs that will span for 78 feet. The applicant has used changes in paint color, the addition of 2 mid-point entry ways on the façades that are adjacent to residential property, and more frequent, smaller changes in height to contribute to vertical articulation. City staff feels the articulation provided coupled with the

changes in paint colors meets the spirit and intent of the code and recommends approval of this deviation.

- The number of plantings provided on the proposed landscape plan do meet the requirements of the UDC. However, the height/caliper of the landscaping at the time of install has not been indicated on the Landscape Plan. The applicant will need to install trees that meet the two and a half (2.5) inch caliper requirement and shrubs will need to be at least twenty-four (24) inches in height at installation as required by the UDC.
- The applicant has provided Line-of-Sight drawings showing the screening of the trucks and chassis from multiple vantage points from neighboring properties. All the landscaping and berms must be maintained to ensure the screening is maintained. There is also to be a vinyl shadow box fence to be used along the east side of the property to ensure effective screening is accomplished. All of the fencing is to be maintained to ensure the screening is maintained.
- The applicant has requested access to this project from three (3) access points on West 207<sup>th</sup> Street. As part of the approval of this project, the applicant will improve 207<sup>th</sup> Street to a 3-lane section from Waverly Road to approximately half a mile east of Gardner Road at the east end of the proposed development's property line. The City will work with their partners in Johnson County to obtain the necessary easements for this infrastructure improvement. As recommended by the Commission and as referenced by County Commissioner Allenbrand at the February 17, 2022 Board of County Commissioners (BOCC) meeting, Edgerton staff continues to work with our partners as part of the Southwest Traffic Team to review truck routes and road needs.
- The applicant has submitted a Traffic Impact Study (TIS) which addresses the traffic impact for these 2 proposed buildings on the existing roadway network. This study evaluated the increased traffic on adjacent streets, access management, intersection sight distance, and auxiliary turn-lane warrants. This TIS concluded that a southbound left turn lane on Gardner Road at the intersection of 207<sup>th</sup> Street and Gardner Road is warranted. In addition, it was noted that the existing 207<sup>th</sup> Street and Gardner Road intersection does not have adequate pavement to accommodate truck traffic and should be improved in order to support a WB-67 truck turning movement. The TIS recommends that intersection improvements and the southbound left turn lane be constructed prior to project completion. The City will work with partners in Johnson County to obtain the necessary easements for this infrastructure improvement.
- The City follows National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management requirements which require any applicant to address runoff and water pollution mitigation measures as part of the development of the property. The applicant has submitted a stormwater management report to the City Engineer for review. All prior comments have been addressed. An erosion control and a Stormwater Pollution Prevention Plan (SWPPP) have been submitted and reviewed with no comments noted. The applicant will be held to the same stormwater standards as have been required with other development within LPKC. As requested by the Edgerton City Council, City staff met with representatives from the Kansas Department of Health and Environment (KDHE) to provide a tour of LPKC and the previous stormwater mitigation measures installed. Following the tour, the City received positive feedback regarding the stormwater management practices

already in place. In addition, the applicant is proactively working with KDHE to identify and install any additional stormwater mitigation measures requested by KDHE.

- A land disturbance permit from the City is required prior to construction.

Ms. Crow stated City staff does recommend approval of Final Site Plan FS2022-01 LPKC South, Fourth Plat subject to the following stipulations:

1. The staff recommendations and comments noted related to infrastructure, landscaping, the stormwater plan and all else discussed as included in the Staff Report are included as stipulations as part of approval of the Final Site Plan.
2. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
3. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City. The applicant has submitted a drainage easement to the City Engineer for review. Upon approval, the easement will be recorded either before or with the Final Plat.
4. Applicant/Owner Obligation. The Site Plan, a scale map of proposed buildings, structures, parking areas, easements, roads, and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the Site Plan instrument. The applicant prior to the issuance of any development permit shall sign all Site Plans. A Final Site Plan filed for record shall indicate that the applicant shall perform all obligation and requirements contained therein.

Ms. Linn wanted to address the concerns with lighting. She explained the photometric plan outlines the lighting on the project. The reading shown will be 0.0 foot-candles which means that there is not light being cast onto any neighboring properties. The light and the fixture may be visible, but there will be no additional light dispersed onto neighboring properties as required by the UDC. She said the City has not received any complaints to noise in any other areas of LPKC.

Ms. Linn explained that the City uses the National Pollutant Discharge Elimination System guidelines for stormwater. These guidelines resolve any questions or concerns about the amount or how the stormwater is handled and the water quality of Hillsdale Lake. She explained everyone in the room gets their water from Hillsdale Lake and the quality of that lake is important. Following the rezoning of these parcels, City Council requested City staff meet with KDHE to ensure all proper standards were being met regarding the stormwater. She said City staff provided KDHE a tour and KDHE provided great feedback and City staff continues to work with KDHE to improve techniques as needed. Any additional questions regarding flooding or the handling of stormwater can be answered by Mr. Powell or the City Engineer.

Ms. Linn explained how the line-of-sight drawings work and how to interpret them. Mr. Winslow insisted his issue is more about privacy for the home and backyard as the drawing provided addresses the front yard.

Chairperson Daley recessed the meeting for a short break at 8:58 PM. The meeting resumed at 9:05 PM.

Ms. Linn stated there was a lot of discussion about traffic. She said the TIS addresses the traffic impact for the proposed buildings on the existing roadway network. The study evaluated the increased traffic on adjacent streets, access management, intersection sight distance, and auxiliary turn-lane warrants. She explained the TIS concluded that a southbound left turn lane on Gardner Road at the intersection of 207<sup>th</sup> Street and Gardner Road is warranted. In addition, it was noted that the existing 207<sup>th</sup> Street and Gardner Road intersection does not have adequate pavement to accommodate truck traffic and should be improved in order to support a WB-67 truck turning movement. The improvements should be constructed prior to project completion. Ms. Linn added that in part of the approval of this project, the applicant will improve 207<sup>th</sup> Street to a 3-lane section from Waverly Road to approximately half a mile east of Gardner Road at the east end of the proposed development's property. She explained the City will work with their partners in Johnson County and other jurisdictions to obtain the necessary easements for these infrastructure improvements. As recommended by the Commission and referenced by County Commissioner Allenbrand at the February 17, 2022 Board of County Commissioners' (BOCC) meeting, Edgerton staff continues to work with their partners as part of the Southwest Traffic Team to review truck routes and road needs. She explained the TIS did differentiate between trucks and vehicles and did assume about eighty percent (80%) of trucks using Homestead Lane and 207<sup>th</sup> Street with sixty percent (60%) of passenger traffic using Gardner Road. Even when a scenario of all of the trucks using Gardner Road, the TIS did not change the recommendation of the improvements to Gardner Road. City staff is working with the Southwest Traffic Team, which is a regional partnership between Johnson County, Miami County, City of Gardner, City of Edgerton, and the City of Spring Hill. This partnership was formed to address truck traffic in this area. Ms. Linn explained in many instances, Edgerton does not control the roads as they are out of the City's jurisdiction. At this time, the Southwest Traffic Team has not designated a specific truck route and the City cannot dictate what other jurisdictions do or do not do with truck routes.

Chairperson Daley stated Edgerton cannot control all of the roads but what is controlled by the City is being improved to support the truck traffic. He explained residents of unincorporated Johnson County should request their BOCC members help the City to direct trucks correctly.

Chairperson Daley inquired if blasting would need to be done on the site. Ms. Linn replied the City is aware of the gas wells in the area but unsure if blasting will be needed. She explained blasting permits are approved by City staff and there are many requirements for that permit to be issued. One of the requirements is surveys of homes to be offered at no charge to the residents near the blasting area. The City partners with Johnson County Fire District No. 1 to ensure all requirements for blasting and safety are met.

Chairperson Daley asked about the red lines on the photo. Ms. Crow replied that a staked survey done by the applicant will ensure the applicant is doing work on their own land.

Chairperson Daley asked if the applicant is at risk if the City does not win one of the aforementioned lawsuits. Mr. Hendricks replied the City feels comfortable with the facts of



the case. He stated he was present of all of the meetings and noted there were no procedural items that would cause the case to go against the City. The case centers around one parcel that is not part of this project site, and he believes the City will win the case.

Chairperson Daley inquired if home values have dropped around this area. Ms. Linn responded City staff has not researched the values of nearby properties but there are many reports of increases across the County.

Chairperson Daley explained there is an area in Lenexa where warehouses are close to residential property. This situation is not unique to Edgerton or this area. Mr. Robinson added there are townhomes near Inland Port VI north of I-35. Chairperson Daley said he has driven out to this area many times and knows that the warehouses are proposed close to houses. He asked what the UDC requirements in terms of fencing for this project are. Ms. Crow replied there are no requirements for the applicant to fence the area and all UDC requirements have been met.

Chairperson Daley inquired to how close the house at 28640 W 207<sup>th</sup> Street is. Mr. Powell stated it is roughly 436 feet based on the line-of-sight drawing. Mr. Winslow said they spend a lot of time in the rear of their property which is why he is requesting additional fencing to protect his property. Chairperson Daley asked if the fence could be extended. Commissioner Crooks added if the applicant would be willing to work the resident to add the fencing. Mr. Robinson replied they will be happy to work with the applicant to reach an agreement as to where fencing could be added. Commissioner Crooks asked if the fencing will be added to the west side. Mr. Powell replied the topography allowed proper screening on the west side so fencing is not needed. Mr. Robinson added the floor of the building will be lower than where the person would be viewing the project.

Chairperson Daley added the stipulation that the applicant work with the property owner of the Winslow residence located at 28640 W 207<sup>th</sup> Street on the location of a fence.

Chairperson Daley explained the Commission has to respect all property owner rights. If somebody want to protect a view over vacant land, the best way to protect that view is to purchase the land. He believes it will be tough to find an open field in Johnson County soon.

11. **CONSIDER APPLICATION FS2022-01 FOR A FINAL SITE PLAN FOR LPKC SOUTH, FOURTH PLAT LOCATED EAST OF THE NORTHEAST CORNER OF 207<sup>TH</sup> STREET AND GARDNER ROAD** Applicant: Brett Powell, Agent – NorthPoint Development, LLC, Developer

Commissioner Little moved to continue Final Site Plan Application FS2022-01 until the April 12, 2022 Planning Commission meeting to allow the lawsuits an opportunity to move through the courts. Commissioner Crooks seconded the motion. Final Site Plan FS2022-01 was continued to the April 12, 2022, 3-0.

12. **FUTURE MEETING REMINDERS** Chairperson Daley stated the next regular session of the Commission is scheduled for April 12, 2022 at 7:00 PM.

13. **ADJOURN** Commissioner Crooks moved to adjourn the meeting. Commissioner Little seconded the motion. The meeting was adjourned at 9:30 PM.

DRAFT

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**From:** Brett Kuper <brett.kuper@gmail.com>  
**Sent:** Monday, March 7, 2022 9:32 AM  
**To:** Kara Banks  
**Subject:** Planning Commission Agenda Item #9 (APPLICATION FP2022-01 FOR A FINAL PLAT FOR LOGISTICS PARK KANSAS CITY SOUTH)

Hi Kara,

Please include this for the meeting tomorrow night.

Dear Edgerton Planning Commission,

I wanted to attend the meeting in person on 3/8, but it is my daughter's birthday so I am not able to attend. I am writing in regards to agenda item #9, CONSIDER APPLICATION FP2022-01 FOR A FINAL PLAT FOR LOGISTICS PARK KANSAS CITY SOUTH, FOURTH PLAT LOCATED EAST OF THE NORTHEAST OF THE CORNER OF 207TH STREET AND GARDNER ROAD.

We have a young family and we are currently in our dream home just of 223rd St and Moonlight Road. We live on a small acreage with several neighbors that have young children as well. I am very concerned about the safety of our kids now and in the future when our kids will be driving, mainly due to the excessive truck traffic on extremely narrow country roads. As you are aware, these roads are very narrow and there is no margin for error when meeting oncoming trucks.

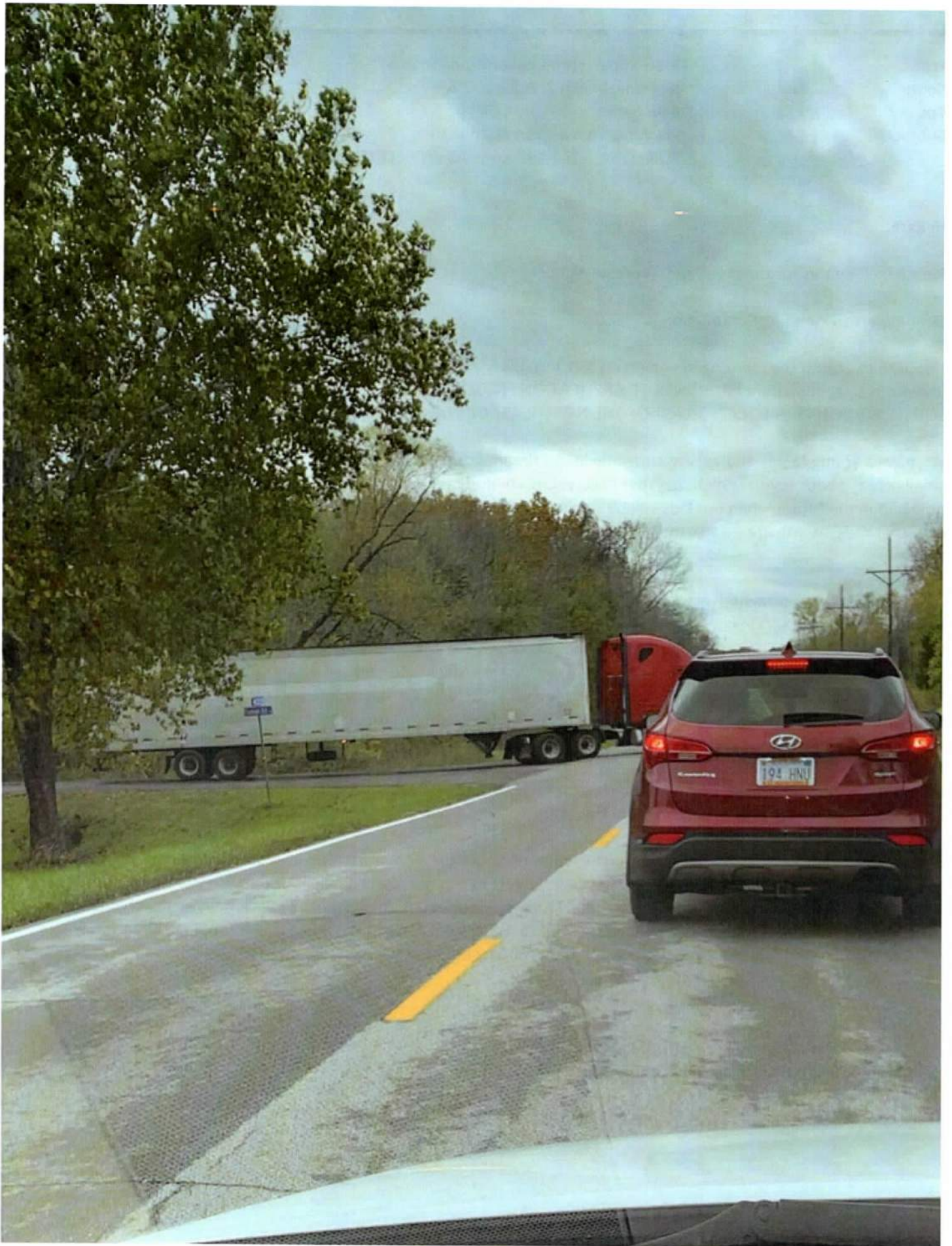
As examples, I have attached just a few pictures that I have taken of trucks on these roads. Two of the pictures are of trucks stopped and backing up down the middle of the road. The other two pictures are of trucks that were parked and left on Gardner road without drivers. This is exactly how a truck driver was killed several years ago in this same area.

With no shoulders and narrow lanes, it is easy to see why 223rd St, Gardner road, and other roads in this area are not safe for heavy truck traffic. I have seen firsthand the way trucks drive, stop, backup, and attempt to make U-turns on these roads. If more warehouses are built, it is not a matter of if, but when someone gets killed or badly injured in an accident. There is a clear decision here; are we going to prioritize the safety of the citizens, or are we going to prioritize allowing Northpoint to build warehouses wherever they see fit? Is continuing to allow warehouses to be built more important than the safety of those living in this area?

I have heard it said that Edgerton can't control whether or not the necessary road improvements are made to these roads, which is probably somewhat true. However, Edgerton can definitely have input on what is built in this area and prevent a very unsafe situation from happening. From previous experience, I think we all know the likelihood of having the necessary road improvements made to keep these roads safe. Please take these things into consideration when making this decision as it will pave the way for what is being built between Gardner and Moonlight in the future. Thank you for your service and willingness to listen.

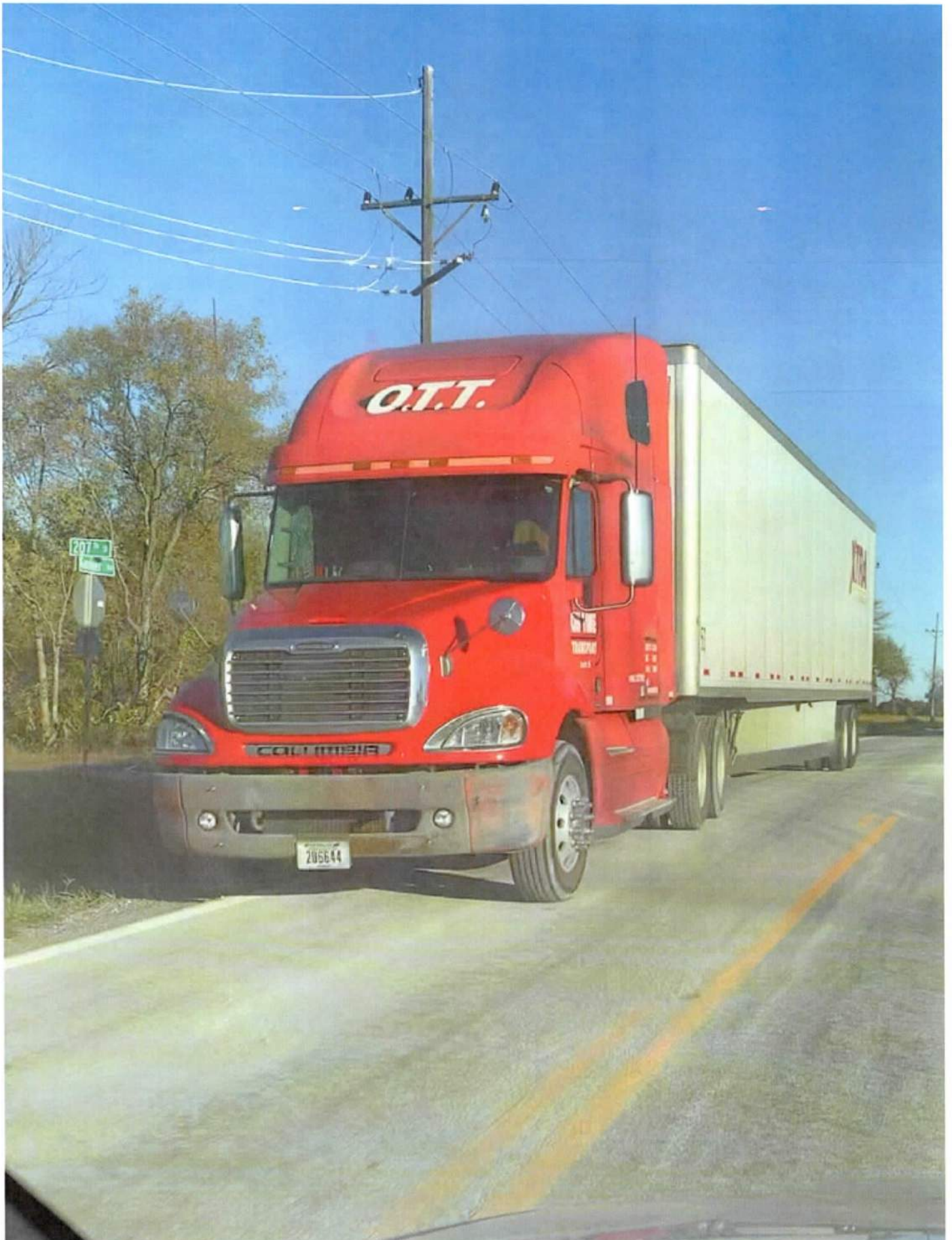
Sincerely,  
Brett and Mindi Kuper and family (Jordan, Karly, and Ellie)  
22241 S Moonlight Rd. Spring Hill, KS

Truck completely stopped in the middle of 223rd St and backing up to turn around.



Truck left along Gardner road with no driver





Truck lost and backing up into the middle of the intersection at 215th and Moonlight.







Truck left abandoned in the middle of Gardner road.



## LOGISTICS PARK KANSAS CITY (LPKC) SOUTH, FOURTH PLAT

**Application FS2022-01**

**Located East of the Northeast Corner of 207<sup>th</sup> Street and Gardner Road**

### QUICK FACTS

#### PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Final Site Plan for a parcel located east of the northeast corner of 207<sup>th</sup> Street and Gardner Road.

**This application requires a Public Hearing.**

#### Owner and Applicant

Hillsdale Land and Cattle, LLC  
represented by Brett Powell,  
Agent for Property Owner

#### Zoning and Land Use

L-P (Logistics Park) with no  
existing improvements

#### Legal Description

The SW ¼ of Section 12,  
Township 15 South, Range 22  
East in Johnson County,  
Kansas; see attached  
application for full legal  
description

#### Parcel Size

118.783 acres

#### Staff Report Prepared by

Chris Clinton



## BACKGROUND

### **Subject Site**

The subject site is located within the Bull Creek watershed and was annexed into the City of Edgerton on December 17, 2020.

Utilities and service providers:

- a. Water Service - Johnson County Rural Water District #7.
- b. Sanitary Sewer - City of Edgerton.
- c. Electrical Service - Evergy.
- d. Gas Service – Kansas Gas Service.
- e. Police protection is provided by the City of Edgerton through the Johnson County Sheriff's Office.
- f. Fire protection is provided by Johnson County Fire District #1.

### **Site History and Past Approvals**

Per the Johnson County AIMS map, the subject site has been undeveloped since 2006.

The parcels comprising the subject were rezoned from Johnson County *RUR* to City of Edgerton *L-P, Logistic Park* on April 22, 2021 (Applications ZA2020-03 and ZA2020-04).

The Planning Commission will be presented with Preliminary Plat Application PP2022-01 and Final Plat Application FP2022-01 during this same meeting.

### **Proposed Use**

The applicant has proposed combining two parcels into one and then dividing that parcel into two (2) lots with both of the lots having access to 207<sup>th</sup> Street. This Final Site Plan request is being made in preparation for logistics park development.

### **Project Timeline**

- Application submitted to the City: January 18, 2022
- Public Hearing Notice Published: February 16, 2022
- Public Hearing Notices Mailed: February 16, 2022 (sent to 21 properties)

## FINAL SITE PLAN REVIEW

Staff has reviewed the Final Site Plan submittal for compliance with the requirements in Section 10.1 of Article 10 and Section 5.2 of Article 5 of the Edgerton Unified Development Code (UDC). Review comments are as follows:

### **Section 10.1 Contents of Site Plan Drawings**

1. 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 total number of parking spaces to be provided.
  - a. *Several parking stalls were removed to add additional berming and landscaping on the west side of the project site. The submitted Final Site Plan does not reflect the changes shown in the Line of Sight drawings submitted for the project.*

***Update Final Site Plan to match the Line of Sight Drawings.***

2. Exterior lighting specification 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 foot-candles when adjacent to an agricultural or residential property or 0.2 foot-candles 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 foot-candle requirements. The maximum height for luminaries shall not exceed 25 feet as measured between the bottom of the luminaire and grade.
  - a. *The provided photometric plan shows a foot-candle reading of 0.0 at the property lines at 5 feet above grade. This measurement shows that no light will be spread across the property line at 5 feet above the grade even though the luminaire itself may be visible at the property line.*

***City staff will monitor the site to ensure this requirement is met at all times.***

***Applicant acknowledges.***

3. 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.

***A concept sanitary sewer plan has been provided and is currently being reviewed by City Staff and the City Engineer. All comments arising from this review must be addressed prior to issuance of a building permit. Applicant acknowledges.***

4. Scale drawings of all proposed signage including location, height, size, area, material, and design to be used on the premises with construction drawings required when applying for a sign permit in accordance with Article 12, *Sign Regulations*, of the UDC.
  - a. *No signage has been proposed with this application.*

***Any proposed signage will be reviewed by City Staff to ensure all requirements set forth in the UDC are met. Applicant acknowledges.***

5. The location of any HVAC systems (roof or ground), utility boxes and any other above ground facilities. Include line of sight drawings which indicate view from the street, public right-of-way, and/or adjacent properties. Ground-based mechanical equipment shall be

located away from property lines adjacent to public streets and residential property. Include type of screening that will be used around equipment.

*a. No ground or roof mounted equipment has been indicated on the Final Site Plan.*

***City Staff will continue to monitor the site to ensure this requirement is met at all times. Applicant acknowledges.***

6. Area or facilities used for trash, trash compacting, recycling containers, service and loading are to be located out of view from streets, adjacent to residential properties, and other highly visible areas such as parking lots, access drives, and similar areas.

*a. The location of trash or recycling dumpsters has not been indicated on the Final Site Plan.*

***City Staff will continue to monitor the site to ensure this requirement is met at all times. Applicant acknowledges.***

### **Section 5.2 Logistics Park District**

#### **1. Façade Guidelines**

- a. **Horizontal Articulation.** Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a minimum of twenty percent (20%) of the maximum length of the first plane. The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. Walls not facing a public right-of-way or a residentially zoned property and loading dock doors are exempt from the horizontal articulation requirement.

*i. Three (3) façades of each building are adjacent to public right-of-way or residentially zoned property. On the east and west façades of the buildings, there are a series of dock doors. Based upon the building measurements, the UDC requires an offset of 4.575 feet (10% of the average wall height of 45.75 feet) after a distance of 183 feet (the first plane calculated at four (4) times the average wall height). Per the calculation method outlined above, this offset should extend for 36.6 feet (20% of the 183-foot first plane).*

*ii. The east façade of Inland Port 62 and the west façade of Inland Port 61 have additional horizontal articulation at the mid-entry points due to the building's adjacency to residentially zoned parcels. On the east and west façades of each building, the applicant has provided two sections of five (5) foot changes in depth after spans of thirty-five (35) feet at each corner of the building. These changes in depth at the corners meet the required calculations outlined in the UDC.*

*iii. Due to the length of these warehouse facades, the applicant has used paint color changes and the addition of two mid-point entry ways on the facades that are adjacent to residential property to contribute to horizontal articulation.*

***City staff feels the articulation provided coupled with the changes in paint colors meets the spirit and intent of the code and recommends approval of this deviation.***

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



or a residentially zoned property and loading dock doors are exempt from the vertical articulation requirement.

- i. *Three (3) façades of each building are adjacent to public right-of-way or residentially zoned property. On the east and west façades of the buildings, there are a series of dock doors. The applicant should provide an offset of 4.575 feet (10% of the average wall height of 45.75 feet) after a distance of 183 feet (the first plane calculated at four (4) times the average wall height).*
- ii. *On the east and west façades of each building, the applicant has provided a change in height of two (2) feet that spans twenty-six (26) feet for every seventy-eight (78) feet of horizontal wall. At the mid-entry, an additional four (4) feet of vertical change occurs that spans for seventy-eight (78) feet.*
- iii. *The applicant has used changes in paint color, the addition of two mid-point entry ways on the façades that are adjacent to residential property, and more frequent, smaller changes in height to contribute to vertical articulation.*

***City staff feels the articulation provided coupled with the changes in paint colors meets the spirit and intent of the code and recommends approval of this deviation.***

- c. **Screening of Rooftop Equipment.** For buildings within the L-P District, all rooftop mounted mechanical, air conditioning, electrical, and satellite dish equipment shall not be visible. Rooftop equipment shall be screened from ground and street level view with parapets or other architectural design features constructed of the same materials used on the exterior walls.

***City Staff will continue to monitor the site to ensure this requirement is met at all times. Applicant acknowledges.***

## **2. Landscape Standards.**

- a. **Buffer Composition Requirements.** Required plan material within each type of landscape buffer shall be in accordance with the provisions set forth in Table 3, Buffer Planting Standards.

- i. *The proposed number of plantings meets the requirements in the UDC.*
- ii. *The minimum height/caliper inches at installation have not been provided for the landscaping. All plantings will need to meet the requirements of two and a half (2.5) inch caliper for trees and twenty-four (24) inches in height for shrubs as set by the UDC upon installation.*

***Applicant acknowledges.***

- b. **Screening from Residential Uses.** Property adjacent to or across from residential uses shall be landscaped in accordance the standards set forth in this Section.

- i. *The applicant has provided Line of Sight Drawings showing the screening of the trucks and chassis from multiple vantage points from neighboring properties. All landscaping and berms must be maintained to ensure this requirement is met at all times.*
- ii. *The applicant has included a vinyl shadow box fence to be used along the east side of the property to ensure effective screening is accomplished. All fencing must be maintained to ensure this requirement is met at all times.*

***Applicant acknowledges.***

**General Comments**

1. The applicant has requested access to this project be from three access points on West 207<sup>th</sup> Street. As part of the approval of this project, the applicant will improve 207<sup>th</sup> Street to a 3-lane section from Waverly Road to approximately ½ mile east of Gardner Road at the east end of the proposed development's property. The City will work with our partners in Johnson County to obtain the necessary easements for this infrastructure improvement. As recommended by the Planning Commission and as referenced by County Commissioner Allenbrand at the February 17, 2022 Board of County Commissioners meeting, Edgerton staff continues to work with our partners as part of the Southwest Traffic Team to review truck routes and road needs.

***Applicant acknowledges.***

2. The applicant has submitted a Traffic Impact Study (TIS) which addresses the traffic impact for these two proposed buildings on the existing roadway network. This study evaluated the increased traffic on adjacent streets, access management, intersection sight distance, and auxiliary turn-lane warrants. This TIS, included in the packet, concluded that a southbound left turn lane on Gardner Road at the intersection of 207<sup>th</sup> Street and Gardner Road is warranted. In addition, it was noted that the existing 207<sup>th</sup> Street and Gardner Road intersection does not have adequate pavement to accommodate truck traffic and should be improved in order to support a WB-67 truck turning movement. The TIS recommends that intersection improvements and the southbound left turn lane be constructed prior to project completion. The City will work with our partners in Johnson County to obtain the necessary easements for this infrastructure improvement.

***Applicant acknowledges.***

3. The City follows National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management requirements which require any application to address runoff and water pollution mitigation measures as part of the development of the property. The applicant has submitted a stormwater management report to the City Engineer for review. All prior comments have been addressed. An erosion control plan and SWPPP have been submitted and reviewed with no comments noted. The applicant will be held to the same stormwater standards as have been required with other development within the Logistics Park.

As requested by the Edgerton City Council, City Staff met with representatives from the Kansas Department of Health and Environment (KDHE) to provide a tour of LPKC and the previous stormwater mitigation measures installed. Following the tour, the City received positive feedback regarding the stormwater management practices already in place. In addition, the applicant is proactively working with KDHE to identify and install any additional stormwater mitigation measures requested by KDHE.

***Applicant acknowledges.***

4. A land disturbance permit from the City will be required prior to construction.

***Applicant acknowledges.***

## NOTICE OF CITY CODES AND PERMITS

The Applicant is subject to all applicable City codes – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable local, State, and Federal laws.

Various permits may be required in order to complete this project. Please contact the Building Codes Division of the Community Development Department for more information about City permits. The project may also be subject to obtaining permits and/or approvals from other local, County, State, or Federal agencies.

## DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
Application	Application for FS2022-01	1/18/2022
1	C01 Title Sheet	03/01/2022
2	C02 Overall General Layout	03/01/2022
3	C03 General Layout NE	03/01/2022
4	C04 General Layout SE	03/01/2022
5	C05 General Layout NW	03/01/2022
6	C06 General Layout SW	03/01/2022
7	C07 Site Dimension Plan NE	03/01/2022
8	C08 Site Dimension Plan SE	03/01/2022
9	C09 Site Dimension Plan NW	03/01/2022
10	C10 Site Dimension Plan SW	03/01/2022
11	C11 Overall Grading Plan	03/01/2022
12	C12 Grading Plan NE	03/01/2022
13	C13 Grading Plan SE	03/01/2022
14	C14 Grading Plan NW	03/01/2022
15	C15 Grading Plan SW	03/01/2022
16	C16 Utility Plan NE	03/01/2022
17	C17 Utility Plan SE	03/01/2022
18	C18 Utility Plan NW	03/01/2022
19	C19 Utility Plan SW	03/01/2022
20	C20 Drainage Area Map	03/01/2022
21	C21 Storm Calculations	03/01/2022
22	C22 Storm Calculations	03/01/2022
23	L01 Overall Landscape	12/10/2021
24	L02 Landscape Notes and Details	12/10/2021
25	L03 Landscape Plan Section 1	12/10/2021
26	L04 Landscape Plan Section 2	12/10/2021
27	L05 Landscape Plan Section 3	12/10/2021
28	L06 Landscape Plan Section 4	12/10/2021
29	L07 Landscape Plan Section 5	12/17/2021
30	L08 Landscape Plan Section 6	12/17/2021
31	E01 Photometric General Layout	03/01/2022
32	E02 Photometric East Building	03/01/2022
33	E03 Photometric West Building	03/01/2022
34	A1.00 Overall Floor Plan for IP 61	12/17/2021



35	A4.01 Elevations for IP 61	12/17/2021
36	A4.02 Elevations for IP 61	12/17/2021
37	A1.00 Overall Floor Plan for IP 62	12/17/2021
38	A4.01 Elevations for IP 62	12/17/2021
39	A4.02 Elevations for IP 62	12/17/2021
40-50	Line of Sight Drawings	02/28/2022
50-63	Traffic Impact Study (Appendix available upon request)	03/02/2022

## STAFF RECOMMENDATION

City Staff recommends approval of Final Site Plan **Application FS2022-01 LPKC South, Fourth Plat**, subject to the following stipulations:

1. The staff recommendations and comments noted related to infrastructure, landscaping, the stormwater plan and all else discussed as included in this Staff Report are included as stipulations as part of approval of this Final Site Plan.
2. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
3. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City. The applicant has submitted a drainage easement to the City Engineer for review. Upon approval, the easement will be recorded either before or with the Final Plat.
4. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads, and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

***Note: For Application FS2022-01 the Planning Commission is the final authority for approval.***

☐ PRELIMINARY SITE PLAN☒ FINAL SITE PLAN☐ REVISED SITE PLAN☐ RE-REVIEWPROJECT NAME: Inland Port 61 + Inland Port 62LOCATION OR ADDRESS OF SUBJECT PROPERTY: Northeast of the intersection of 207th Street and S Gardner RoadLEGAL DESCRIPTION: See attached.CURRENT ZONING ON SUBJECT PROPERTY: L-P CURRENT LAND USE: VacantTOTAL AREA: 118.783 ACRES NUMBER OF LOTS: 2 AVG. LOT SIZE: 2,538,267 Sq. Ft.DEVELOPER NAME(S): Brett Powell PHONE: 816-384-2282COMPANY: Northpoint Development EMAIL: bpowell@northpointkc.comMAILING ADDRESS: 4825 NW 41st Street, Suite 500 Riverside MO 64150  
Street City State ZipPROPERTY OWNER NAME(S): Hillsdale Land and Cattle, LLC PHONE: 816-888-7380COMPANY: Hillsdale Land and Cattle, LLC EMAIL: bpowell@northpointkc.comMAILING ADDRESS: 4825 NW 41st Street, Suite 500 Riverside MO 64150  
Street City State ZipENGINEER NAME(S): Patrick Cassity PHONE: 913-317-9500COMPANY: Renaissance Infrastructure Consulting EMAIL: pcassity@ric-consult.comMAILING ADDRESS: 8653 Penrose Ln Lenexa KS 66219  
Street City State Zip**Brett Powell**Digitally signed by Brett Powell  
DN: c=US,  
E=bpowell@northpointkc.com,  
O=NorthPoint Development,  
CN=Brett Powell  
Date: 2021.12.23 14:05:32-06'00'

SIGNATURE OF OWNER OR AGENT: \_\_\_\_\_

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

NOTE: Two (2) 34"x42" paper copies plus an electronic copy of the site plan must accompany this application for staff review. All Site Plan requirements may be found in Article 10 of the Edgerton Unified Development Code (UDC).

Applicant is to provide the legal description electronically as a Word document to the City of Edgerton.

**FOR OFFICE USE ONLY**Application No.: FS2022-01 Application Fee Paid: \$ 4,387.83 Date Paid: 1-18-22 Receipt #: 62850  
Publication Fee Paid: \$ 161 Date Paid: 3-1-22 70540491Received By: Christopher Winter



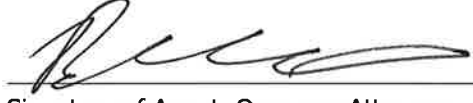
**PROPERTY OWNER NOTIFICATION AFFIDAVIT**

Case No.: PP2022-01; FP2022-01; FS2022-01


I, Brett Powell, of lawful age being first duly sworn upon oath, state:

That I am the owner (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.

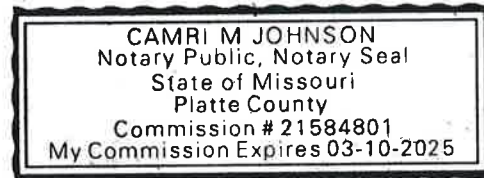
These notices were mailed on the 16th day of February, 2022.

  
\_\_\_\_\_  
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 28<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 3/10/2025 (SEAL)  
Date



STATE OF KANSAS  
JOHNSON COUNTY, SS

Brandon Humble, being first duly sworn, deposes and says: That he is the editor of  
**THE GARDNER NEWS** A weekly newspaper printed in the State of Kansas, and published in  
and of general circulation in Johnson County, Kansas and that said newspaper is a bi-  
weekly published at least weekly, 52 times a year; has been published continuously and  
uninterruptedly in said county and state for a period of more than five years prior to the first  
publication of said notice; and has been admitted at the post office in Gardner, Kansas in said  
county as second class matter.

That the attached notice is a true copy there of and was published in the regular and entire issue  
of said newspaper for 1 consecutive weeks(s),

The first publication there of being made as aforesaid on February 16, 2022  
Publications being made on the following .

EDITOR

SUBSCRIBED AND SWORN TO ME THIS : Feb 18, 2022

NOTARY PUBLIC



MY COMMISSION EXPIRES

COST-----

ADDITIONAL COPIES-----

IN THE DISTRICT COURT OF JOHNSON, COUNTY KANSAS-----

The within Proof Of Publication approved

-----JUDGE



# Public Notice

CITY OF EDGERTON, KANSAS  
NOTICE OF HEARING FOR PRELIMINARY PLAT AND FINAL SITE PLAN  
Case Nos.: PP2022-01 and FS2022-01

Notice is hereby given that the Planning Commission of the City of Edgerton, Kansas, will hold a Public Hearing at their regular scheduled meeting on Tuesday, March 8, 2022 at the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas at 7:00 p.m. at which time and place the public may be heard in regards to the Preliminary Plat and Final Site Plan of the following described real property situated in the City of Edgerton, Johnson County, Kansas to wit:

NorthPoint Development, LLC, repre-

First published in *The Gardner News* Wednesday, Feb. 16, 2022

sented by Brett Powell, requests approval for a Preliminary Plat and Final Site Plan of the real property located on the northeast of the intersection of 207th Street and Gardner Road:

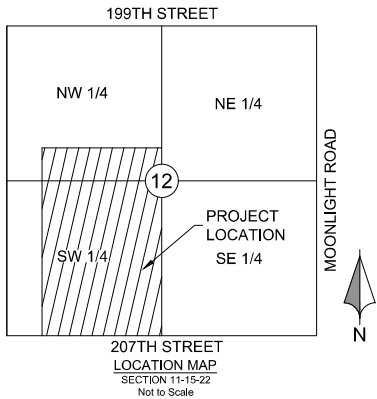
All that part of the Southwest Quarter of Section 12, Township 15 South, Range 22 East, in Johnson County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of said Southwest Quarter; thence South 88°29'48" West, along the South line of said Southeast Quarter, a distance of 10.51 feet to the Point of Beginning; thence continuing South 88°29'48" West, along said South line, a distance of 1953.39 feet; thence departing said South line, North

01°50'26" West, parallel with the West line of said Southwest Quarter, a distance of 1,322.95 feet to a point on the South line of the North half of said Southwest Quarter; thence South 88°30'28" West, along said South line, a distance of 9.57 feet; thence departing said South line, North 01°50'26" West, parallel with the West line of said Southwest Quarter, a distance of 1,322.95 feet to a point on the North line of said Southwest Quarter; thence North 88°31'08" East, along said North line, a distance of 1,955.64 feet to the Northeast corner of said Southwest Quarter; thence South 02°13'38" East, along the East line of said Southwest Quarter, a distance of 1323.02 feet to a point on the North

line of Lot 1, CASEY'S SUBDIVISION, a platted subdivision in said Johnson County; thence South 88°16'56" West, along said North line, a distance of 5.07 feet to the Northwest corner of said Lot 1; thence South 01°59'28" East, along the West line of said Lot 1 and its southerly prolongation, a distance of 1322.19 feet to the Point of Beginning, containing 5,174,200 square feet or 118.783 acres, more or less.

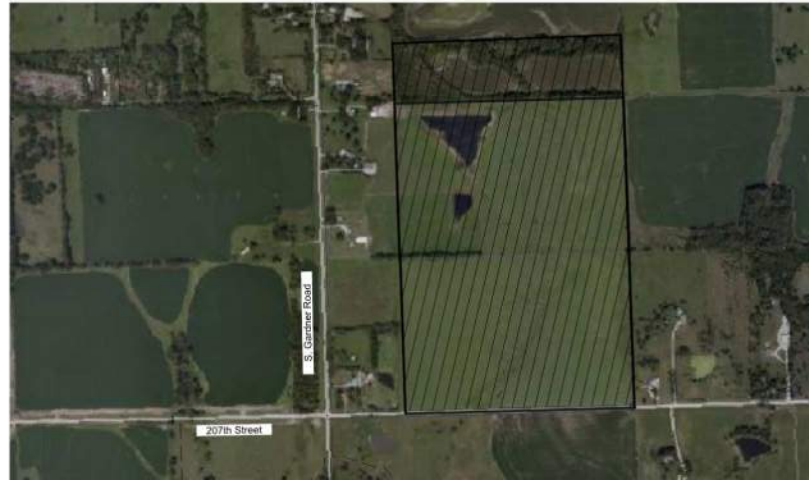
Dated this 16th day of February, 2022.  
John Daley, Chairperson  
Edgerton Planning Commission  
City of Edgerton, P.O. Box 255, 404 E. Nelson St., Edgerton, KS 66021



# IP 61 & 62

City Of Edgerton, Johnson County, Kansas  
Section 12, Township 15S, Range 22E

## FINAL SITE PLAN



### INDEX OF SHEETS

C01	Title Sheet
C02	Overall General Layout
C03	General Layout NE
C04	General Layout SE
C05	General Layout NW
C06	General Layout SW
C07	Site Dimension Plan NE
C08	Site Dimension Plan SE
C09	Site Dimension Plan NW
C10	Site Dimension Plan SW
C11	Grading Plan Overall
C12	Grading Plan NE
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C21	Storm Drainage Calculations
C22	Storm Drainage Calculations
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A4.01	Elevations
A4.02	Elevations
A4.03	Building Sections
A5.01	Wall Sections
L01-L08	Landscaping Plan
E01	General Layout
E02	South West Corner
E03	North West Corner

Legal Description: per "LOGISTICS PARK KANSAS CITY SOUTH, FOURTH PLAT"

All that part of the Southwest Quarter of Section 12, Township 15 South, Range 22 East, in Johnson County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of said Southwest Quarter; thence South 88°29'48" West, along the South line of said Southeast Quarter, a distance of 10.51 feet to the Point of Beginning; thence continuing South 88°29'48" West, along said South line, a distance of 1953.39 feet; thence departing said South line, North 01°50'28" West, parallel with the West line of said Southwest Quarter, a distance of 1,322.95 feet to a point on the South line of the North half of said Southwest Quarter; thence South 88°30'28" West, along said South line, a distance of 9.57 feet; thence departing said South line, North 01°50'28" West, parallel with the West line of said Southwest Quarter, a distance of 1,322.95 feet to a point on the North line of said Southwest Quarter; thence North 89°31'08" East, along said North line, a distance of 1,955.64 feet to the Northeast corner of said Southwest Quarter; thence South 02°13'38" East, along the East line of said Southwest Quarter, a distance of 1323.02 feet to a point on the North line of Lot 1, CASEY'S SUBDIVISION, a platted subdivision in said Johnson County; thence South 89°16'58" West, along said North line, a distance of 5.07 feet to the Northwest corner of said Lot 1; thence South 01°59'28" East, along the West line of said Lot 1 and its southerly prolongation, a distance of 1322.19 feet to the Point of Beginning, containing 5,174,200 square feet or 118.783 acres, more or less.

### Project Architect

Studio North  
4825 NW 41st Street, Suite 500  
Riverside, MO 64150

### Project Surveyor

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

### Project Engineer

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

### Note:

Screening of added site items and site signage will be the responsibility of the tenant. Tenant should adhere to the current City of Edgerton regulations.

Overhead door position to be used as loading spaces.

### SITE DATA TABLE-BUILDING 61 (West)

Existing Zoning:	L-P
Proposed Zoning:	L-P
Site Acreage:	57.65 Acres
Building Area:	1,113,400 SF
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	969 Stalls
Dock Parking/Loading Position:	287 Stalls
Trailer Parking:	302 Stalls
Future Trailer Parking:	0 Stalls
Employee Parking:	400 Stalls
Total Number ADA Stalls:	12 Stalls
BOCA Building Code(505SF/person):	2.00
Building Coverage (1,113,400 / 2,511,414):	44.33%

### SITE DATA TABLE - BUILDING 62 (East)

Existing Zoning:	L-P
Proposed Zoning:	L-P
Site Acreage:	58.69 Acres
Building Area:	1,113,400 SF
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	976 Stalls
Dock Parking/Loading Position:	287 Stalls
Trailer Parking:	309 Stalls
Future Trailer Parking:	0 Stalls
Employee Parking:	400 Stalls
Total Number ADA Stalls:	12 Stalls
BOCA Building Code(505SF/person):	2.00
Building Coverage (1,113,400/2,565,120):	43.40%

### LEGEND

Existing Section Line	Proposed Right-of-Way
Existing Right-of-Way Line	Proposed Property Line
Existing Lot Line	Proposed Lot Line
Existing Easement Line	Proposed Easement
Existing Curb & Gutter	Proposed Curb & Gutter
Existing Sidewalk	Proposed Sidewalk
Existing Storm Sewer	Proposed Storm Sewer
Existing Storm Structure	Proposed Storm Structure
Existing Waterline	Proposed Fire Hydrant
Existing Gas Main	Proposed Waterline
Existing Sanitary Sewer	Proposed Sanitary Sewer
Existing Sanitary Manhole	Proposed Sanitary Manhole
Existing Contour Major	Proposed Contour Major
Existing Contour Minor	Proposed Contour Minor
	Future Curb and Gutter
U/E	Utility Easement
SS/E	Sanitary Sewer Easement
D/E	Drainage Easement
A/E	Access Easement
T/E	Temporary Easement

### CERTIFICATE:

Received and placed on record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_

Katy Crow, Zoning Administrator

Approved by the Edgerton City Planning Commission, subject to any conditions outlined during the approval process, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_

John E. Daley, Chair of the 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 \_\_\_\_\_  
Nathaniel Hagedorn  
NPD Management LLC

Date \_\_\_\_\_

### FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 20091C0149G, revised August 3, 2009, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.



Final Site Plan

21-0219  
IP 61 & 62  
City Of Edgerton, Johnson County, Kansas

Title Sheet

2020-00-01	Per City Comments
12/17/2021	Original Preparation
DATE	REVISION
DRAWN BY	CHECKED BY
RW	AT



Sheet  
C01

Locality  
Mar 01 , 2022-6:30pm  
Z:\RIC Design\2021\21-0219\DWG\Sheets\FSP-21-0219 FSP-EX-COND-01.dwg



UNPLATTED

1/4 Sec. 12-T15S-R22E -

Proposed Building Inland Port 62  
1,113,400 SF  
F.F.E=1077.00

(See Geotech Report and Standard  
Detail Sheets for Additional Information)

Existing Zoning:	L-P
Proposed Zoning:	L-P
Site Acreage:	58.89 Acres
Building Area:	1,113,400 SF
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	976 Stalls
Dock Parking/Loading Position:	267 Stalls
Trailer Parking:	309 Stalls
Future Trailer Parking:	0 Stalls
Employee Parking:	400 Stalls
Total Number ADA Stalls:	12 Stalls
Number of Employees:	250
BOCA Building Code(500SF/person):	2.00
Building Coverage (1,113,400/565,120):	43.40%

21-0219  
IP 61 & 62

General Layout NE

**Renaissance  
Infrastructure  
Consulting**

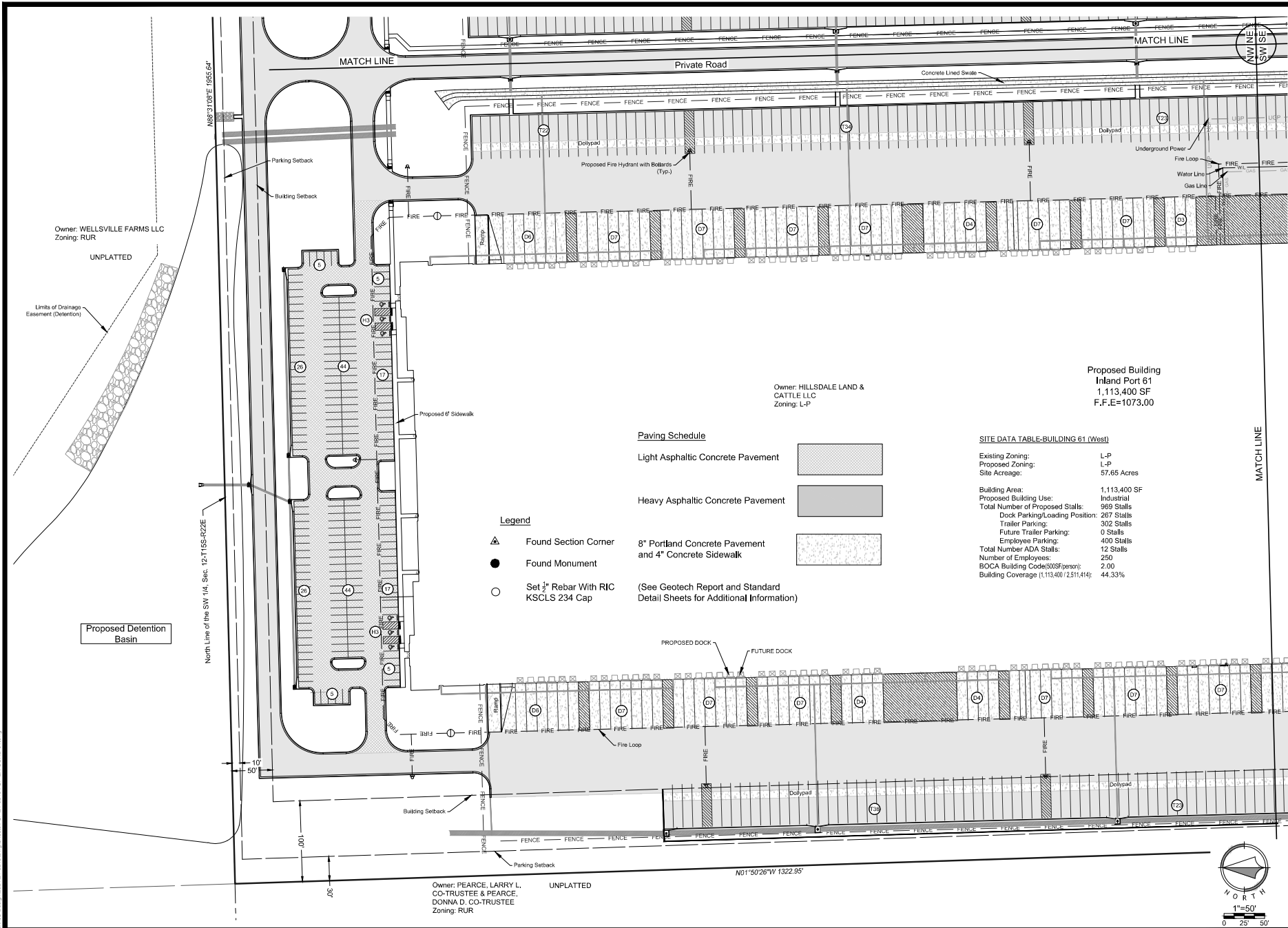
Sheet  
C03

classcity  
mar 01, 2022-6:39pm  
RJC Design/2021/2-0219/DwdlSheets/SP21-0219\_FSP-EX-CNN/D-01.dwg





Revised: 01/2024  
Mar 01, 2024 4:50 PM  
C:\Users\larry.pearce\OneDrive\Documents\Projects\2024\24-001\24-001.dwg  
LARRY PEARCE



Owner: WELLVILLE FARMS LLC  
Zoning: RUR

Owner: HILLSDALE LAND &  
CATTLE LLC  
Zoning: L-P

Proposed Building  
Inland Port 61  
1,113,400 SF  
F.F.E=1073.00

Paving Schedule

Light Asphaltic Concrete Pavement



Heavy Asphaltic Concrete Pavement



8" Portland Concrete Pavement  
and 4" Concrete Sidewalk



Legend

- Found Section Corner
- Found Monument
- Set 3/4" Rebar With RIC  
KSCLS 234 Cap

(See Geotech Report and Standard  
Detail Sheets for Additional Information)

SITE DATA TABLE-BUILDING 61 (West)

Existing Zoning:	L-P
Proposed Zoning:	L-P
Site Acreage:	57.65 Acres
Building Area:	1,113,400 SF
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	969 Stalls
Dock Parking/Loading Position:	267 Stalls
Trailer Parking:	302 Stalls
Future Trailer Parking:	0 Stalls
Employee Parking:	400 Stalls
Total Number ADA Stalls:	12 Stalls
Number of Employees:	250
BOCA Building Code(5003Person):	2.00
Building Coverage (1,113,400 / 2,511,414):	44.33%

Final Site Plan

21-0219

IP 61 & 62

City Of Edgerton, Johnson County, Kansas

General Layout NW

NO. DATE REVISION

DRAWN BY: RMY

CREATED BY: AT

Renaissance Infrastructure Consulting

5005 NW Canal Street, Suite 100  
Overland Park, Kansas 66204  
www.rii-consulting.com

NS Certificate of Authority: E-1814

Sheet

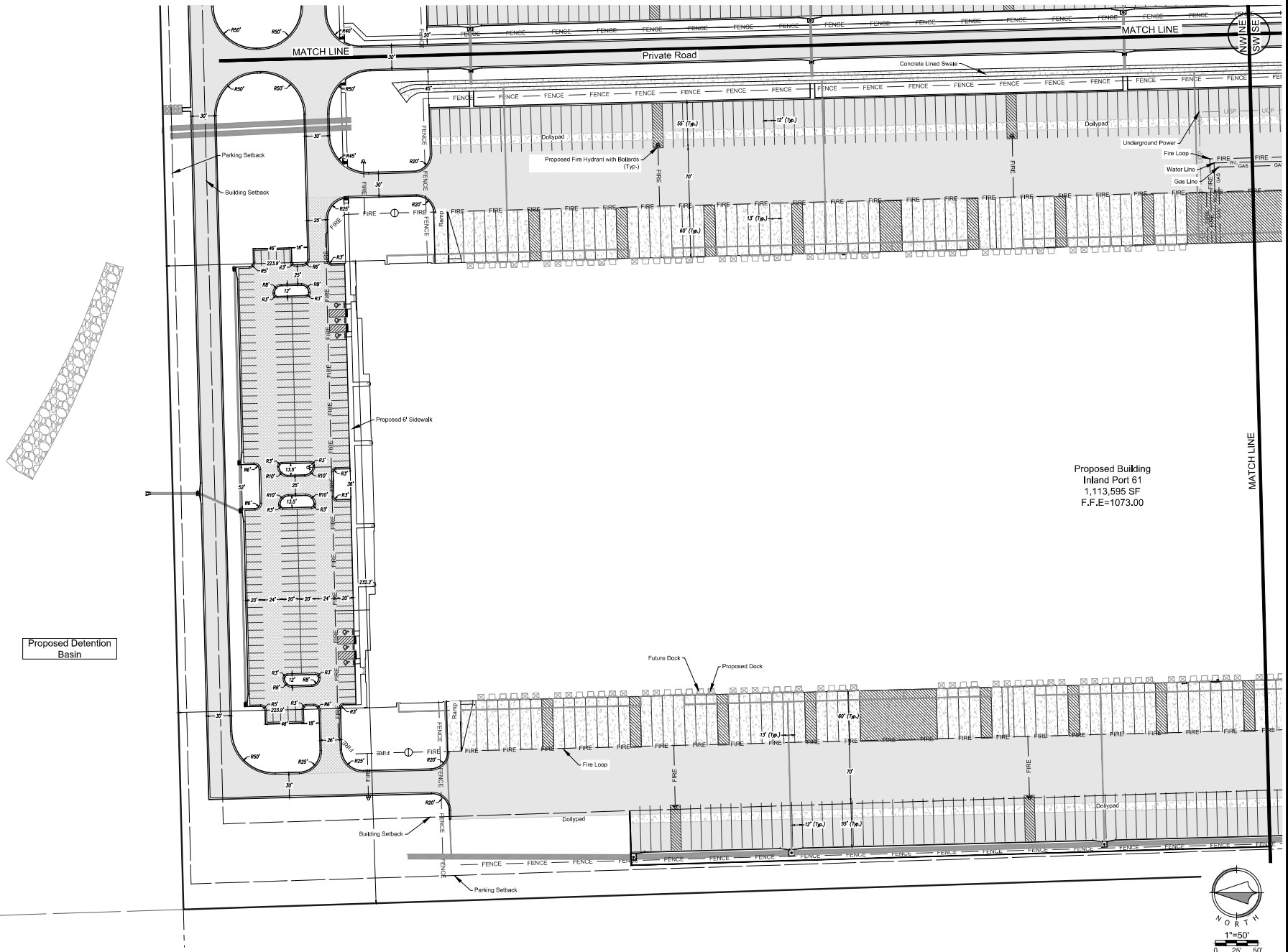
C05







20240101 2024-01-01  
20240101 2024-01-01  
20240101 2024-01-01



Final Site Plan  
21-0219  
IP 61 & 62  
City Of Edgerton, Johnson County, Kansas

Site Dimension Plan NW

NO.	DATE	REVISION
1	12/15/2023	Original Project

DRAWN BY: RBY  
CHECKED BY: AT

**Renaissance Infrastructure Consulting**  
2005 NW Canal Street, Suite 100  
Lawrence, Kansas 66044  
www.ri-consult.com  
KS Certificate of Authority: E-1814



Sheet  
C09







21-0219  
IP 61 & 62

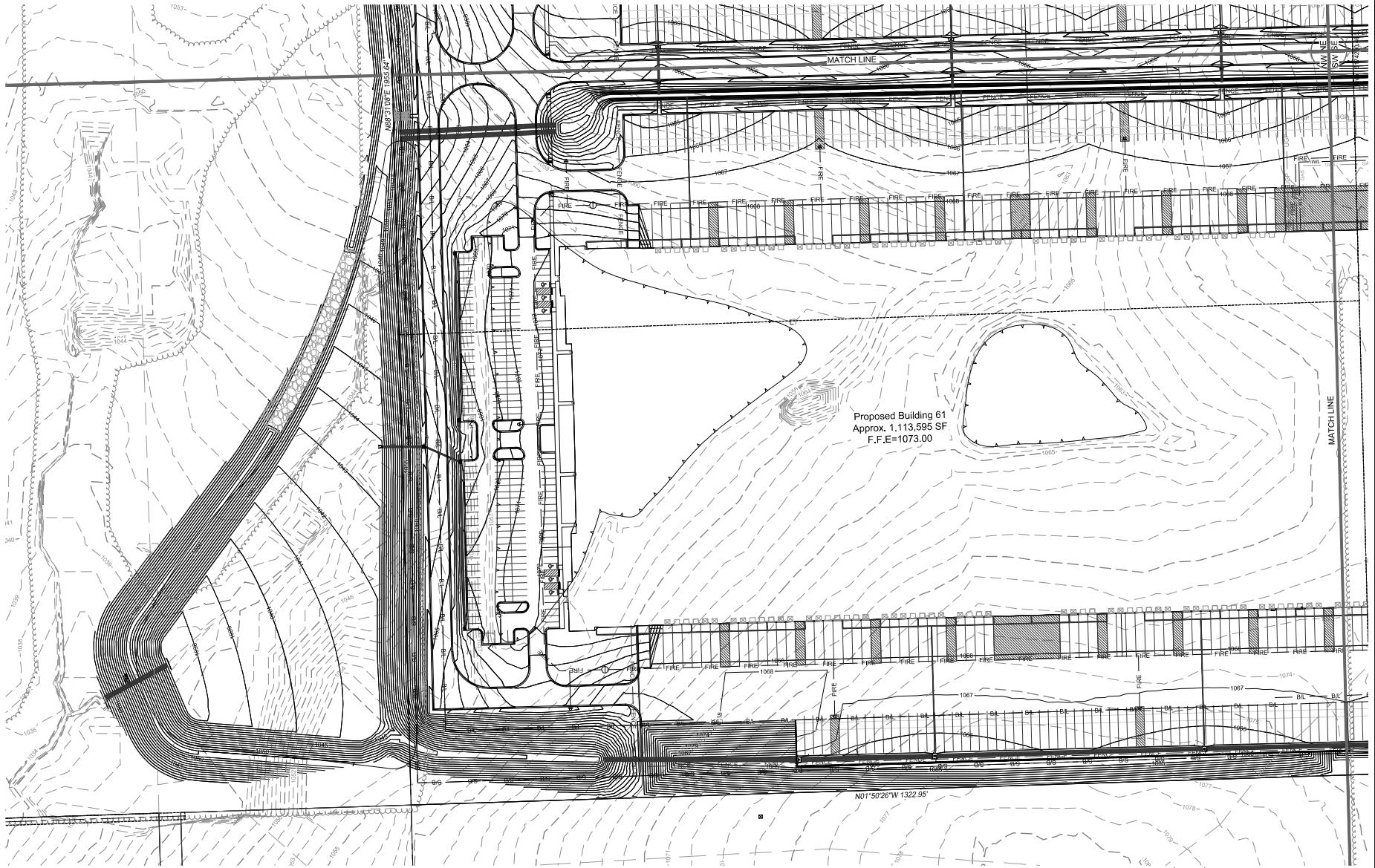
**Renaissance  
Infrastructure  
Consulting**

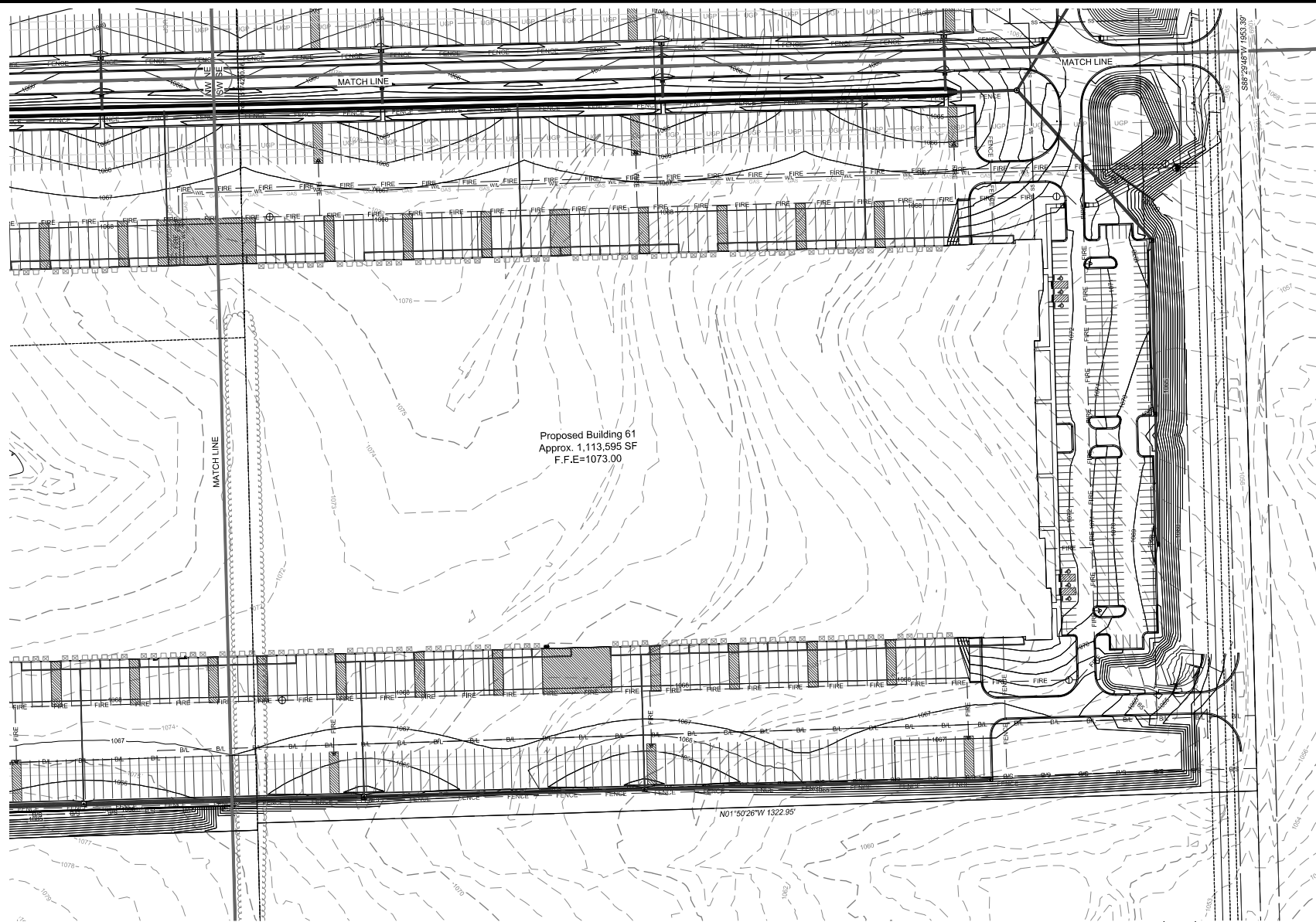
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Legend

- - - Existing Major Contour  
 - - - Existing Minor Contour  
 — Proposed Major Contour  
 — Proposed Minor Contour



Final Site Plan

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21-0219  
IP 61 & 62  
City Of Edgerton, Johnson County, Kansas

## Grading Plan SW

	2022-20-01	Per City Comments:
1	12/17/2021	Original Preparation
NO.	DATE	REVISION

DRAWN BY	CHECKED BY
RW	AT



**Renaissance  
Infrastructure  
Consulting**

816.800.0950  
WWW.RIC-CONSULT.COM

5015 NW CANAL STREET, SUITE 100  
RIVERSIDE, MISSOURI 64150

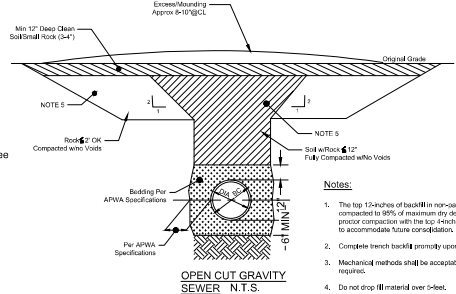
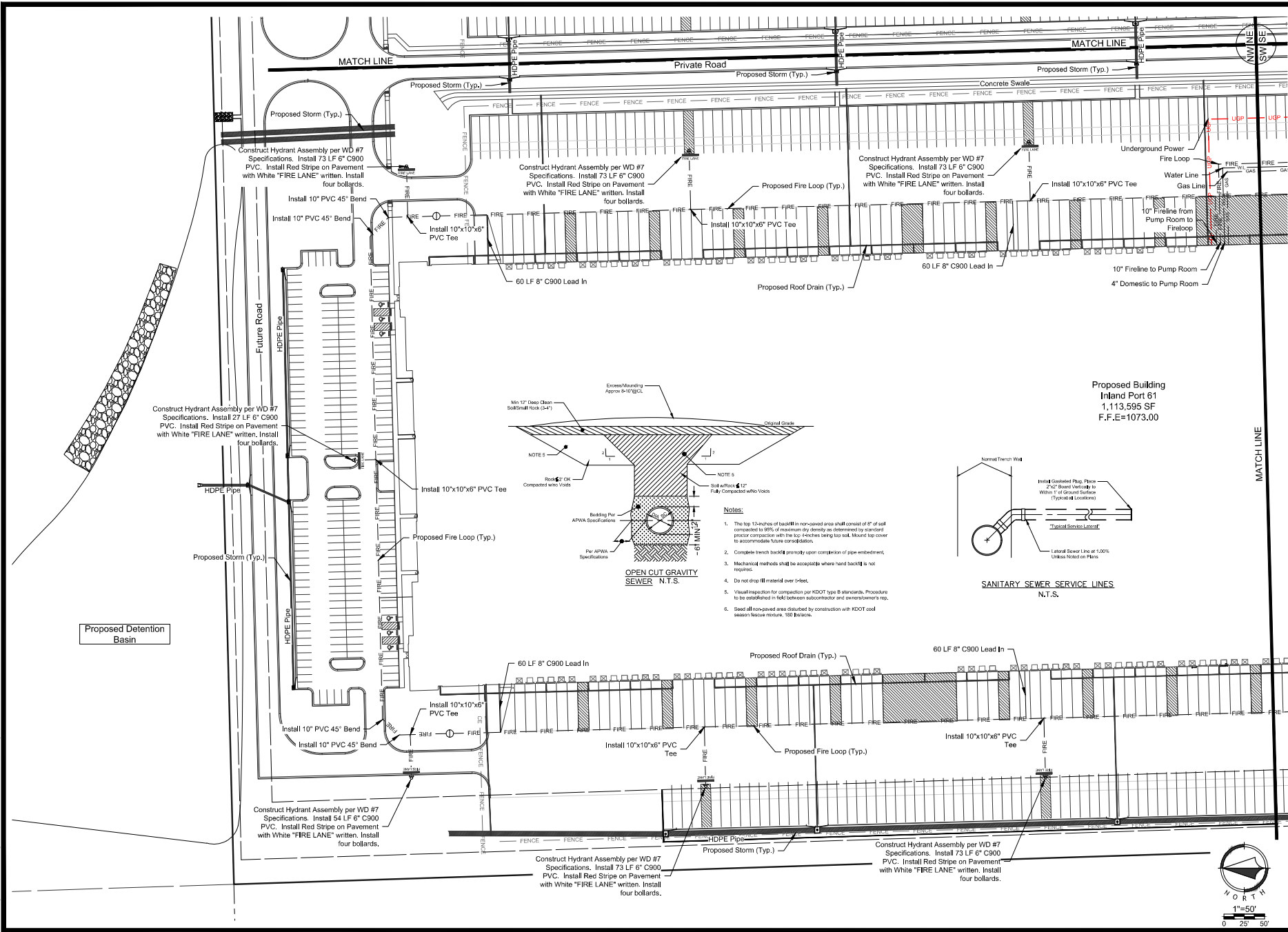


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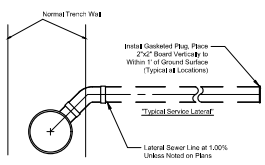








- Notes:**
- The top 12-inches of backfill in non-paved areas shall consist of 8" of soil compacted to 90% of maximum dry density as determined by standard prior compaction with the top 14-inches being top soil. Mount top cover to accommodate future construction.
  - Complete trench backfill immediately upon completion of pipe embedment.
  - Mechanical methods shall be acceptable where hand backfill is not required.
  - Do not drop fill material over 5-feet.
  - Visual inspection for compaction per KDOT type B standards. Procedure to be established in field between subcontractor and owner's rep.
  - Seed all non-paved areas disturbed by construction with KDOT cool season fescue mixture, 100 lbs/acre.



**SANITARY SEWER SERVICE LINES**  
 N.T.S.



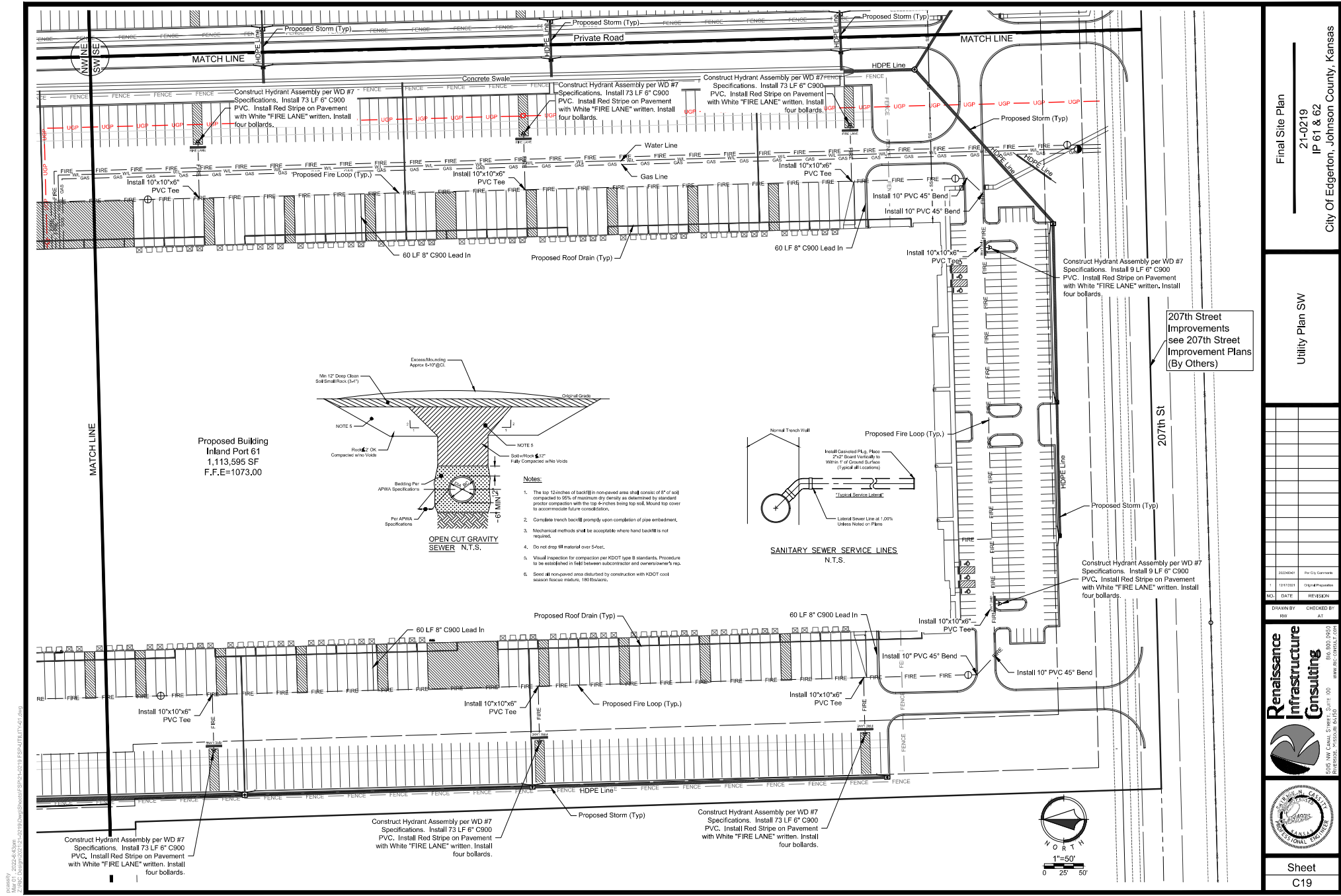
**Final Site Plan**  
 21-0219  
 IP 61 & 62  
 City Of Edgerton, Johnson County, Kansas

**Utility Plan NW**

**Renaissance Infrastructure Consulting**  
 5005 NW Canal Street, Suite 100  
 Overland Park, KS 66204  
 Phone: 913.880.9952  
 Email: info@renaissanceinfrastructure.com  
 Website: www.rii-consulting.com

**Sheet**  
 C18





207th Street Improvements  
see 207th Street  
Improvement Plans  
(By Others)

Final Site Plan  
21-0219  
IP 61 & 62  
City Of Edgerton, Johnson County, Kansas

Utility Plan SW

NO.	DATE	REVISION
1	12/13/20	Original Proposed

DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
DATE: [Date]

**Renaissance Infrastructure Consulting**  
2005 NW Canal Street, Suite 100  
Lawrence, Kansas 66044  
www.ri-consulting.com  
E-1814



Sheet  
C19



Overland Flow										System Flow										Pipe Design										Structure Design										
Line	Pipe	Inlet Area (sq. ft.)	C Value	Design Storm (in/hr)	Time of Conc. (min)	Intensity (in/hr)	Runoff (cfs)	Excess Flow (cfs)	Total Runoff (cfs)	Total Area (Ac.)	Temp (F/A/C)	Time of Conc. (min)	Intensity (in/hr)	Runoff Discharge (cfs)	US Slope	D/S Slope	Pipe Type	Pipe Shape	Pipe Diameter (in.)	Pipe Length (ft)	Manning's n	Pipe Slope (%)	Design Flow (cfs)	Pipe Capacity (cfs)	Full Flow Velocity (ft/s)	Design Flow Velocity (ft/s)	Depth of Flow (in.)	Flow Time (min)	US Inlet Elev.	US Crown Elev.	D/S Inlet Elev.	D/S Crown Elev.	US Depth of Cover (ft)	US Depth of Cover (ft)	Headwater Elev. (ft)	Headwater Elev. (ft)	Inlet/Outlet Control	Top Elevation		
A	A5	0.377	0.85	10	1	6.00	7.35	2.35	0.00	2.35	0.377	0.30	5.00	7.35	2.35	A5	A4	HOPE	Round	15	330.00	0.012	0.60	2.35	4.80	4.02	3.85	7.2	6.97	1054.90	1055.81	1063.41	1064.48	2.75	3.90	1055.22	1054.25	I	1054.90	
				100	1.25	6.00	16.32	3.80	0.00	3.80		0.30	5.00	10.32	3.80																									
	A4	0.512	0.85	10	1	6.00	7.35	3.20	0.00	3.20	0.888	0.75	5.97	7.06	3.54	A4	A3	HOPE	Round	15	87.00	0.012	1.67	3.54	8.00	7.33	7.82	8.3	6.12	1003.21	1064.48	1062.28	1003.81	4.10	5.05	1054.94	1053.85	I	1054.90	
				100	1.25	6.00	16.32	5.28	0.00	5.28		0.80	5.97	9.02	5.83																									
	A3	0.609	0.85	10	1	6.00	7.35	3.80	0.00	3.80	1.042	1.07	6.10	7.03	3.83	A3	A2	HOPE	Round	18	94.80	0.012	3.04	3.83	10.75	11.10	11.46	10.5	6.26	1061.78	1063.28	1063.10	1061.80	5.30	1.05	1062.70	1062.94	C	1059.90	
A2	1.007	0.85	10	1	6.00	7.35	6.38	0.00	6.38	2.879	2.45	5.18	7.01	17.15	A2	A1	HOPE	Round	24	95.71	0.012	1.94	17.15	34.05	10.94	10.84	12.0	6.09	1065.90	1047.00	1043.90	1045.90	15.58	-2.02	1048.97	1045.72	C	1052.90		
				100	1.25	6.00	16.32	10.70	0.00	10.70		2.60	5.18	9.96	25.97																								1063.90	
A1																																								1063.90
B	B1	0.546	0.85	10	1	6.00	7.35	2.15	0.00	2.15	0.546	0.29	5.00	7.35	2.15	B1	A3	HOPE	Round	15	28.00	0.012	6.76	2.15	14.18	13.10	9.03	3.5	6.05	1063.77	1065.02	1062.28	1063.81	4.75	6.05	1064.13	1063.83	I	1059.70	
				100	1.25	6.00	16.32	3.58	0.00	3.58		0.34	5.00	10.32	3.58																									
	A3																																							
C	C7	1.386	0.90	10	1	6.00	7.35	9.17	0.00	9.17	1.386	1.35	5.00	7.35	30.77	C7	Q4	HOPE	Round	30	487.00	0.012	0.66	30.77	36.00	7.33	9.34	51.3	6.30		1059.85	1063.35	1067.84	1069.34	1.50	4.87	1062.96	1064.85	C	1064.82
				100	1.25	6.00	16.32	14.31	0.00	14.31		1.30	5.00	10.32	14.31																									
	C8	1.610	0.90	10	1	6.00	7.35	10.66	0.00	10.66	2.066	2.70	5.93	7.08	32.29	C8	Q5	HOPE	Round	42	371.00	0.012	0.86	32.29	74.00	7.68	9.51	29.4	6.12		1057.84	1061.14	1065.93	1069.43	4.07	5.78	1060.11	1060.21	C	1065.21
	C5	1.660	0.85	10	1	6.00	7.35	10.52	0.00	10.52	4.678	4.13	5.84	6.86	33.16	C5	Q4	HOPE	Round	34	371.00	0.012	0.27	33.16	116.00	6.92	7.89	34.3	6.79		1055.73	1060.23	1064.74	1069.34	4.96	5.67	1058.98	1058.21	C	1065.21
				100	1.25	6.00	16.32	17.37	0.00	17.37		4.68	5.84	9.68	110.10																									
C4	2.825	0.90	10	1	6.00	7.35	16.90	0.00	16.90	7.604	7.00	7.44	9.57	125.39	C4	Q3	HOPE	Round	34	371.00	0.012	0.64	125.39	157.00	9.97	11.02	37.3	6.56		1051.54	1059.04	1062.52	1067.02	5.17	6.19	1057.96	1058.21	C	1065.21	
C3	3.019	0.90	10	1	6.00	7.35	17.79	0.00	17.79	10.523	8.80	5.00	9.53	165.47	C3	Q2	HOPE	Round	60	403.00	0.012	0.63	165.47	205.00	10.44	11.61	40.8	6.58		1052.42	1057.32	1060.30	1065.30	2.89	11.00	1056.74	1058.21	C	1065.21	
C2	5.797	0.85	10	1	6.00	7.35	10.89	0.00	10.89	12.240	10.28	8.88	9.38	145.78	C2	Q1	HOPE	Round	80	60.90	0.012	0.79	145.78	243.00	12.32	13.71	40.8	6.07		1060.90	1060.00	1049.84	1054.84	11.26	6.00	1053.41	1045.26	C	1064.36	
C1				100	1.25	6.00	16.32	17.69	0.00	17.63		12.26	8.88	9.62	240.18																								1062.36	
D	D5	0.968	0.90	10	1	6.00	7.35	6.50	0.00	6.50	0.961	0.86	5.00	7.35	6.50	D5	D4	HOPE	Round	24	172.25	0.012	0.20	6.50	11.00	3.00	3.64	13.3	6.79		1064.32	1065.22	1063.87	1065.87	2.00	3.00	1065.34	1065.19	I	1069.32
				100	1.25	6.00	16.32	10.13	0.00	10.13		0.96	5.00	10.32	10.13																									
	D4	0.640	0.90	10	1	6.00	7.35	9.54	0.00	9.54	1.625	1.46	5.79	10.32	10.41	D4	D3	HOPE	Round	30	230.00	0.012	0.20	10.41	19.84	4.04	3.57	16.0	6.72		1063.87	1066.17	1063.21	1065.71	3.20	4.13	1064.96	1064.74	I	1069.32
				100	1.25	6.00	16.32	9.54	0.00	9.54		1.62	5.79	10.00	16.26																									
	D3	0.428	0.90	10	1	6.00	7.35	7.83	0.00	7.83	2.052	2.05	5.73	9.88	19.81	D3	D2	HOPE	Round	30	266.55	0.012	0.20	19.81	15.84	4.04	4.28	24.3	6.74		1062.71	1065.21	1062.15	1064.68	4.63	3.85	1064.18	1063.91	I	1069.34
D2	0.000	0.90	10	1	6.00	7.35	6.00	0.00	6.00	4.231	3.34	7.77	9.56	22.00	D2	D1	HOPE	Round	30	83.04	0.012	1.55	22.00	55.28	11.28	10.02	12.5	6.13		1061.88	1064.15	1060.38	1062.88	4.36	-2.90	1062.70	1063.18	C	1069.34	
D1				100	1.25	6.00	16.32	9.60	0.00	9.60				9.96	34.47																							1069.30		
E	E4	0.625	0.90	10	1	6.00	7.35	4.13	0.00	4.13	0.625	0.56	5.00	7.35	4.13	E4	E3	HOPE	Round	24	142.70	0.012	0.20	4.13	16.99	3.48	3.22	10.1	6.74		1079.52	1072.52	1070.23	1072.23	2.00	2.79	1071.38	1071.24	I	1074.52
				100	1.25	6.00	16.32	9.45	0.00	9.45		0.59	5.00	10.32	9.45																									
	E3	1.034	0.90	10	1	6.00	7.35	9.84	0.00	9.84	1.698	1.49	5.74	10.32	10.95	E3	E2	HOPE	Round	24	330.00	0.012	1.10	10.95	35.87	8.17	7.32	10.0	6.50		1079.83	1072.03	1067.80	1069.30	2.90	5.57	1070.96	1069.30	I	1075.02
				100	1.25	6.00	16.32	10.07	0.00	10.07		1.86	5.74	10.00	16.80																									
	E2	0.519	0.90	10	1	6.00	7.35	9.00	0.00	9.00	2.171	1.49	9.24	9.96	10.43	E2	D2	HOPE	Round	24	310.00	0.012	1.02	10.43	36.18	9.91	8.67	9.5	6.81		1067.80	1069.00	1062.19	1064.19	6.02	4.36	1067.84	1064.19	I	1075.02
E1				100	1.25	6.00	16.32	9.60	0.00	9.60		1.60	9.24	9.83	16.31																								1069.34	
F	F8	1.580	0.90	10	1	6.00	7.35	9.17	0.00	9.17	1.386	1.35	5.00	7.35	30.77	F8	F7	HOPE	Round	30	373.50	0.012	0.66	30.77	36.00	7.33	9.34	51.3	6.76		1059.85	1067.58	1062.62	1065.12	1.50	3.95	1068.96	1065.45	I	1069.36
				100	1.25	6.00	16.32	14.31	0.00	14.31		1.30	5.00	10.32	14.31																									
	F7	1.579	0.90	10	1	6.00	7.35	10.71	0.00	10.71	3.025	2.70	5.78	7.13	62.45	F7	F6	HOPE	Round	42	371.00	0.012	0.86	62.45	73.30	7.62	9.53	29.4	6.12		1052.42	1065.92	1062.74	1064.34	3.16	4.88	1064.85	1064.32	I	1069.36
				100	1.25	6.00	16.32	16.71	0.00	16.71		3.01	5.78	10.00	33.30																									
	F6	1.790	0.90	10	1	6.00	7.35	11.85	0.00	11.85	4.796	4.32	5.48	9.52	94.08	F6	F5	HOPE	Round	34	371.00	0.012	0.28	94.08	112.00	7.04	7.89	37.8	6.78		1050.54	1065.04	1069.52	1064.02	4.04	5.05	1063.70	1063.43	I	1069.36
F5	1.836	0.90	10	1	6.00	7.35	12.17	0.00	12.17	5.997	5.67	7.28	9.74	126.																										

Overland Flow										System Flow										Pipe Design										Structure Design									
Line	Point	Trib. Area (Ac.)	Trib. Value	Design Storm	Trib. K Value	Time of Conc. (min.)	Intensity I (in./hr.)	Trib. Runoff (cfs)	System Flow (cfs)	Total Runoff (cfs)	Total Area (Ac.)	Total (K*A^0.7)	Time of Conc. (min.)	Intensity I (in./hr.)	System Discharge (cfs)	US Note	US Note	Pipe Type	Pipe Shape	Pipe Diameter (in.)	Pipe Length (ft.)	Manning's 'n' value	Pipe Slope (%)	Design Flow (cfs)	Pipe Capacity (cfs)	Full Flow Velocity (ft/s)	Design Flow Velocity (ft/s)	Depth of Flow (in.)	Flow Time (min.)	US Invert Elev.	US Crown Elev.	US Invert Elev.	US Crown Elev.	US Depth/US Slope of Cover (ft.)	Headwater Inlet Elev. (EGL)	Headwater Outlet Elev. (EGL)	Inlet/Outlet Control	Top Elevation	
+21.6 CFS to 40 for roof Drains	I	0.362	0.90	10	1	5.00	7.35	9.91	6.00	9.91	1.380	1.25	5.00	7.35	30.61	B	B	HDPE	Round	24	49.50	0.002	2.38	30.61	37.75	12.02	13.27	16.5	0.96	1090.39	1092.38	1099.20	1091.20	8.00	3.75	1091.33	1097.42	U	1098.26
		100	1.25	10	1	5.00	10.32	14.58	6.00	14.58	1.860	1.80	5.00	10.32	39.12	B	B	HDPE	Round	24	23.85	0.002	2.19	39.12	45.09	14.32	13.46	16.5	0.96	1090.69	1092.68	1099.50	1091.50	8.00	3.75	1091.63	1097.42	U	1098.56
		100	1.25	10	1	5.00	10.32	14.58	6.00	14.58	1.860	1.80	5.00	10.32	39.12	B	B	HDPE	Round	24	23.85	0.002	2.19	39.12	45.09	14.32	13.46	16.5	0.96	1090.69	1092.68	1099.50	1091.50	8.00	3.75	1091.63	1097.42	U	1098.56
		100	1.25	10	1	5.00	10.32	14.58	6.00	14.58	1.860	1.80	5.00	10.32	39.12	B	B	HDPE	Round	24	23.85	0.002	2.19	39.12	45.09	14.32	13.46	16.5	0.96	1090.69	1092.68	1099.50	1091.50	8.00	3.75	1091.63	1097.42	U	1098.56
+21.6 CFS to 40 for roof Drains	J	0.690	0.80	10	1	5.00	7.35	2.65	6.00	2.65	2.050	1.80	5.00	7.35	34.80	J	J	HDPE	Round	24	23.85	0.002	2.68	32.19	40.09	12.73	14.11	16.1	0.96	1091.33	1093.33	1099.66	1091.66	5.15	3.40	1091.63	1097.42	O	1098.32
		100	1.25	10	1	5.00	10.32	4.65	6.00	4.65	2.050	2.05	5.00	10.32	39.12	J	J	HDPE	Round	24	23.85	0.002	2.68	32.19	40.09	12.73	14.11	16.1	0.96	1091.33	1093.33	1099.66	1091.66	5.15	3.40	1091.63	1097.42	O	1098.32
		100	1.25	10	1	5.00	10.32	4.65	6.00	4.65	2.050	2.05	5.00	10.32	39.12	J	J	HDPE	Round	24	23.85	0.002	2.68	32.19	40.09	12.73	14.11	16.1	0.96	1091.33	1093.33	1099.66	1091.66	5.15	3.40	1091.63	1097.42	O	1098.32
		100	1.25	10	1	5.00	10.32	4.65	6.00	4.65	2.050	2.05	5.00	10.32	39.12	J	J	HDPE	Round	24	23.85	0.002	2.68	32.19	40.09	12.73	14.11	16.1	0.96	1091.33	1093.33	1099.66	1091.66	5.15	3.40	1091.63	1097.42	O	1098.32
+21.6 CFS to 40 for roof Drains	K	0.690	0.80	10	1	5.00	7.35	2.65	6.00	2.65	2.050	1.80	5.00	7.35	34.80	K	K	HDPE	Round	24	23.85	0.002	2.68	32.19	40.09	12.73	14.11	16.1	0.96	1091.33	1093.33	1099.66	1091.66	5.15	3.40	1091.63	1097.42	O	1098.32
		100	1.25	10	1	5.00	10.32	4.65	6.00	4.65	2.050	2.05	5.00	10.32	39.12	K	K	HDPE	Round	24	23.85	0.002	2.68	32.19	40.09	12.73	14.11	16.1	0.96	1091.33	1093.33	1099.66	1091.66	5.15	3.40	1091.63	1097.42	O	1098.32
		100	1.25	10	1	5.00	10.32	4.65	6.00	4.65	2.050	2.05	5.00	10.32	39.12	K	K	HDPE	Round	24	23.85	0.002	2.68	32.19	40.09	12.73	14.11	16.1	0.96	1091.33	1093.33	1099.66	1091.66	5.15	3.40	1091.63	1097.42	O	1098.32
		100	1.25	10	1	5.00	10.32	4.65	6.00	4.65	2.050	2.05	5.00	10.32	39.12	K	K	HDPE	Round	24	23.85	0.002	2.68	32.19	40.09	12.73	14.11	16.1	0.96	1091.33	1093.33	1099.66	1091.66	5.15	3.40	1091.63	1097.42	O	1098.32
+21.6 CFS to 40 for roof Drains	L	0.690	0.80	10	1	5.00	7.35	2.65	6.00	2.65	2.050	1.80	5.00	7.35	34.80	L	L	HDPE	Round	24	23.85	0.002	2.68	32.19	40.09	12.73	14.11	16.1	0.96	1091.33	1093.33	1099.66	1091.66	5.15	3.40	1091.63	1097.42	O	1098.32
		100	1.25	10	1	5.00	10.32	4.65	6.00	4.65	2.050	2.05	5.00	10.32	39.12	L	L	HDPE	Round	24	23.85	0.002	2.68	32.19	40.09	12.73	14.11	16.1	0.96	1091.33	1093.33	1099.66	1091.66	5.15	3.40	1091.63	1097.42	O	1098.32
		100	1.25	10	1	5.00	10.32	4.65	6.00	4.65	2.050	2.05	5.00	10.32	39.12	L	L	HDPE	Round	24	23.85	0.002	2.68	32.19	40.09	12.73	14.11	16.1	0.96	1091.33	1093.33	1099.66	1091.66	5.15	3.40	1091.63	1097.42	O	1098.32
		100	1.25	10	1	5.00	10.32	4.65	6.00	4.65	2.050	2.05	5.00	10.32	39.12	L	L	HDPE	Round	24	23.85	0.002	2.68	32.19	40.09	12.73	14.11	16.1	0.96	1091.33	1093.33	1099.66	1091.66	5.15	3.40	1091.63	1097.42	O	1098.32
+21.6 CFS to 40 for roof Drains	M	0.690	0.80	10	1	5.00	7.35	2.65	6.00	2.65	2.050	1.80	5.00	7.35	34.80	M	M	HDPE	Round	24	23.85	0.002	2.68	32.19	40.09	12.73	14.11	16.1	0.96	1091.33	1093.33	1099.66	1091.66	5.15	3.40	1091.63	1097.42	O	1098.32
		100	1.25	10	1	5.00	10.32	4.65	6.00	4.65	2.050	2.05	5.00	10.32	39.12	M	M	HDPE	Round	24	23.85	0.002	2.68	32.19	40.09	12.73	14.11	16.1	0.96	1091.33	1093.33	1099.66	1091.66	5.15	3.40	1091.63	1097.42	O	1098.32
		100	1.25	10	1	5.00	10.32	4.65	6.00	4.65	2.050	2.05	5.00	10.32	39.12	M	M	HDPE	Round	24	23.85	0.002	2.68	32.19	40.09	12.73	14.11	16.1	0.96	1091.33	1093.33	1099.66	1091.66	5.15	3.40	1091.63	1097.42	O	1098.32
		100	1.25	10	1	5.00	10.32	4.65	6.00	4.65	2.050	2.05	5.00	10.32	39.12	M	M	HDPE	Round	24	23.85	0.002	2.68	32.19	40.09	12.73	14.11	16.1	0.96	1091.33	1093.33	1099.66	1091.66	5.15	3.40	1091.63	1097.42	O	1098.32
+21.6 CFS to 40 for roof Drains	N	0.287	0.90	10	1	5.00	7.35	8.52	6.00	8.52	1.380	1.18	5.00	7.35	39.12	N	N	HDPE	Round	24	49.50	0.002	2.68	39.12	40.09	12.73	13.83	15.4	0.96	1092.74	1094.74	1091.42	1093.42	3.64	1.87	1094.11	1097.71	O	1098.32
		100	1.25	10	1	5.00	10.32	13.29	6.00	13.29	1.980	1.29	5.00	10.32	34.80	N	N	HDPE	Round	24	23.85	0.002	3.34	34.80	45.09	14.32	16.34	17.3	0.96	1092.74	1094.74	1091.42	1093.42	3.64	1.87	1094.11	1097.71	O	1098.32
		100	1.25	10	1	5.00	10.32	13.29	6.00	13.29	1.980	1.29	5.00	10.32	34.80	N	N	HDPE	Round	24	23.85	0.002	3.34	34.80	45.09	14.32	16.34	17.3	0.96	1092.74	1094.74	1091.42	1093.42	3.64	1.87	1094.11	1097.71	O	1098.32
		100	1.25	10	1	5.00	10.32	13.29	6.00	13.29	1.980	1.29	5.00	10.32	34.80	N	N	HDPE	Round	24	23.85	0.002	3.34	34.80	45.09	14.32	16.34	17.3	0.96	1092.74	1094.74	1091.42	1093.42	3.64	1.87	1094.11	1097.71	O	1098.32
+21.6 CFS to 40 for roof Drains	O	0.345	0.85	10	1	5.00	7.35	2.15	6.00	2.15	0.345	0.29	5.00	7.35	2.15	O	O	RCP	Round	18	26.00	0.003	33.80	2.15	37.44	30.54	16.42	2.4	0.93	929.56	930.75	922.80	921.26	4.34	-3.13	929.75	924.36	I	935.09
		100	1.25	10	1	5.00	10.32	3.56	6.00	3.56	0.345	0.34	5.00	10.32	2.56	O	O	RCP	Round	18	26.00	0.003	33.80	2.15	37.44	30.54	16.42	2.4	0.93	929.56	930.75	922.80	921.26	4.34	-3.13	929.75	924.36	I	935.09
		100	1.25	10	1	5.00	10.32	3.56	6.00	3.56	0.345	0.34	5.00	10.32	2.56	O	O	RCP	Round	18	26.00	0.003	33.80	2.15	37.44	30.54	16.42	2.4	0.93	929.56	930.75	922.80	921.26	4.34	-3.13	929.75	924.36	I	935.09
		100	1.25	10	1	5.00	10.32	3.56	6.00	3.56	0.345	0.34	5.00	10.32	2.56	O	O	RCP	Round	18	26.00	0.003	33.80	2.15	37.44	30.54	16.42	2.4	0.93	929.56	930.75	922.80	921.26	4.34	-3.13	929.75	924.36	I	935.09
+21.6 CFS to 40 for roof Drains	P	0.345	0.85	10	1	5.00	7.35	2.15	6.00	2.15	0.345	0.29	5.00	7.35	2.15	P	P	RCP	Round	18	26.00	0.003	33.80	2.15	37.44	30.54	16.42	2.4	0.93	929.56	930.75	922.80	921.26	4.34	-3.13	929.75	924.36	I	935.09
		100	1.25	10	1	5.00	10.32	3.56	6.00	3.56	0.345	0.34	5.00	10.32	2.56	P	P	RCP	Round	18	26.00	0.003	33.80	2.15	37.44	30.54	16.42	2.4	0.93	929.56	930.75	922.80	921.26	4.34	-3.13	929.75	924.36	I	935.09
		100	1.25	10	1	5.00	10.32	3.56	6.00	3.56	0.345	0.34	5.00	10.32	2.56	P	P	RCP	Round	18	26.00	0.003	33.80	2.15	37.44	30.54	16.42	2.4	0.93	929.56	930.75	922.80	921.26	4.34	-3.13	929.75	924.36	I	935.09
		100	1.25	10	1	5.00	10.32	3.56	6.00	3.56	0.345	0.34	5.00	10.32	2.56	P	P	RCP	Round	18	26.00	0.003	33.80	2.15	37.44	30.54	16.42	2.4	0.93	929.56	930.75	922.80	921.26	4.34	-3.13	929.75	924.36	I	935.09





LANDSCAPE CALCULATIONS

North Property Line - Type 4 Buffer = 1,956'  
REQ. 40 Trees (1 Tree / 50') PROV: 40 Trees  
Shrub Hedge 305 Shrubs

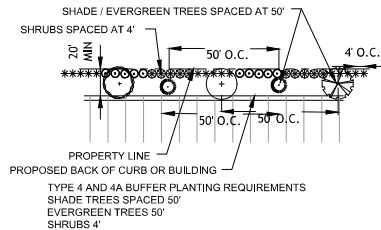
East Property Line - Type 4 Buffer = 2,645'  
REQ. 53 Trees (1 Tree / 50') PROV: 53 Trees  
Shrub Hedge 512 Shrubs

South Property Line - 10' ROW Buffer = 1,953'  
REQ. 42 Trees (1 Tree / 50') PROV: 42 Trees  
Shrub Hedge 321 Shrubs

West Property Line - Type 4 Buffer = 2,645'  
REQ. 53 Trees (1 Tree / 50') PROV: 53 Trees  
Shrub Hedge 507 Shrubs

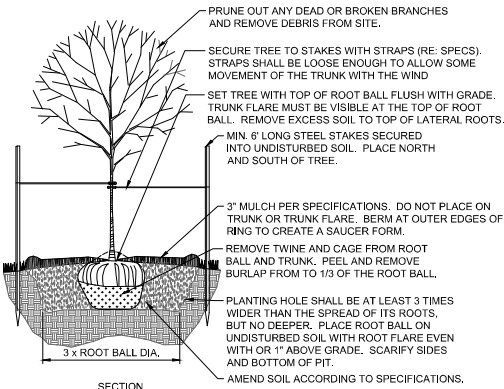
LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR, PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
- DECIDUOUS TREES ARE TO BE SELECTED BY CALIPER INCH. "N/A" HAS BEEN DESIGNATED IN THE PLANT SCHEDULE FOR THE SIZE CATEGORY TO INDICATE THIS CRITERIA DOES NOT APPLY.
- EVERGREEN TREES ARE TO BE SELECTED BY SIZE OF HEIGHT MINIMUM. "N/A" HAS BEEN DESIGNATED IN THE PLANT SCHEDULE FOR THE CALIPER (CAL) CATEGORY TO INDICATE THIS CRITERIA DOES NOT APPLY.
- 3" WIDE GRAVEL MOW STRIP SHALL BE INSTALLED BETWEEN BUILDING AND ALL IMPERVIOUS SURFACES. RE: DETAIL.
- ALL AREAS PROPOSED AS SEED SHALL BE STABILIZED AS FOLLOWS:
  - SLOPES < 4:1 = PROVIDE STRAW MULCH
  - SLOPES > 4:1 = PROVIDE EROSION CONTROL BLANKET PER SPECIFICATIONS
  - CHANNELS = PROVIDE PERMANENT TURF REINFORCEMENT MAT PER SPECIFICATIONS



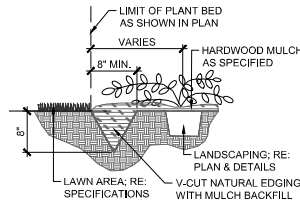
TYPE 4 BUFFER  
NTS

- NOTES:
- TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
  - TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

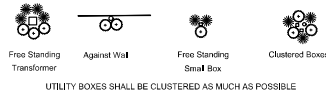


DECIDUOUS TREE PLANTING DETAIL - NTS

- NOTES:
- CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
  - TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
  - CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



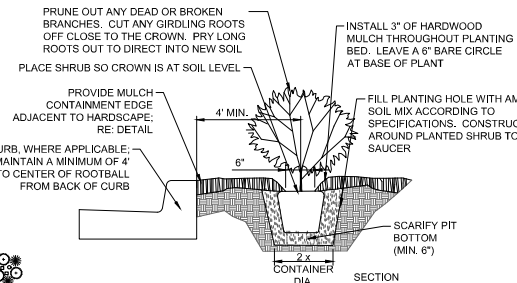
V-CUT NATURAL EDGE DETAIL - NTS



UTILITY BOX SCREENING DETAILS - NTS

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	QTY
	Acer saccharum 'Autumn Splendor' / Autumn Splendor Sugar Maple	53
	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	34
	Nyssa sylvatica 'Haymanred' TM / Red Rage Tupelo	29
	Quercus rubra / Red Oak	34
	Ulmus americana 'Valley Forge' / American Elm	26
EVERGREEN	BOTANICAL / COMMON NAME	QTY
	Picea glauca 'Densata' / Black Hills Spruce	74
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	25
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	QTY
	Malus x 'Prairifire' / Prairifire Crab Apple	7
SHRUBS	BOTANICAL / COMMON NAME	QTY
	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	286
	Hypericum frondosum 'Sunburst' / Sunburst St. John's Wort	284
	Juniperus chinensis 'Sea Green' / Sea Green Juniper	256
	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	281
	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	240
	Spiraea japonica 'Anthony Waterer' / Anthony Waterer Japanese Spirea	292
GROUND COVERS	BOTANICAL / COMMON NAME	CONT QTY
	Turf-Type Tall Fescue Blend / Re: Specifications	SEED 726,198 sf
	Turf-Type Tall Fescue Blend / Re: Specifications	SOD 192,444 sf



- NOTES:
- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
  - CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
  - INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
  - WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4" MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS

Final Site Plan  
21-0219  
IP 61 & 62  
City Of Edgerton, Johnson County, Kansas

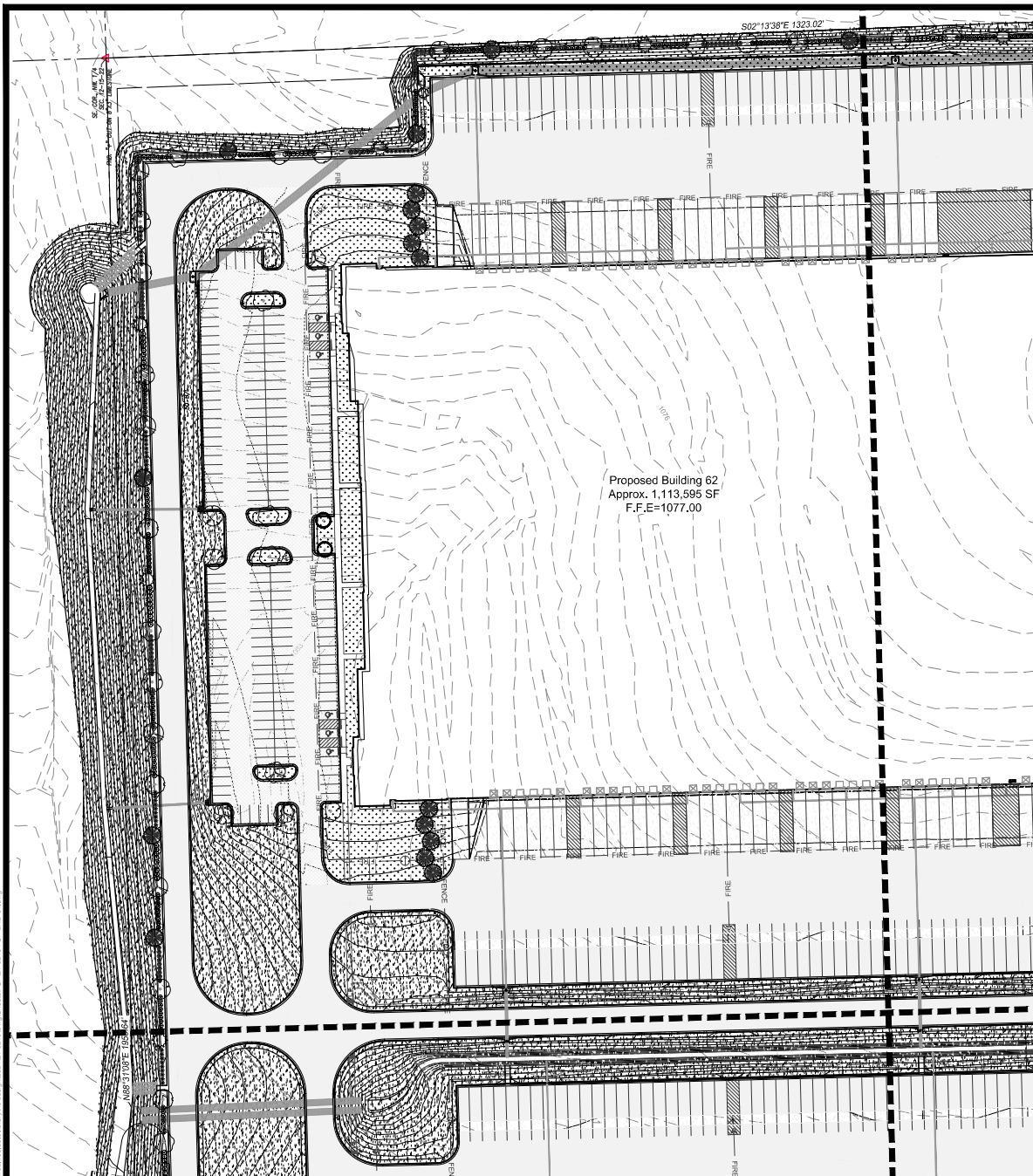
Landscape Notes  
And Details

NO.	DATE	REVISION
1	12/13/2021	Original Proposed















DRAWN BY: NTS CHECKED BY: NTS



Sheet  
L02



## PLANT SCHEDULE SECTION 1

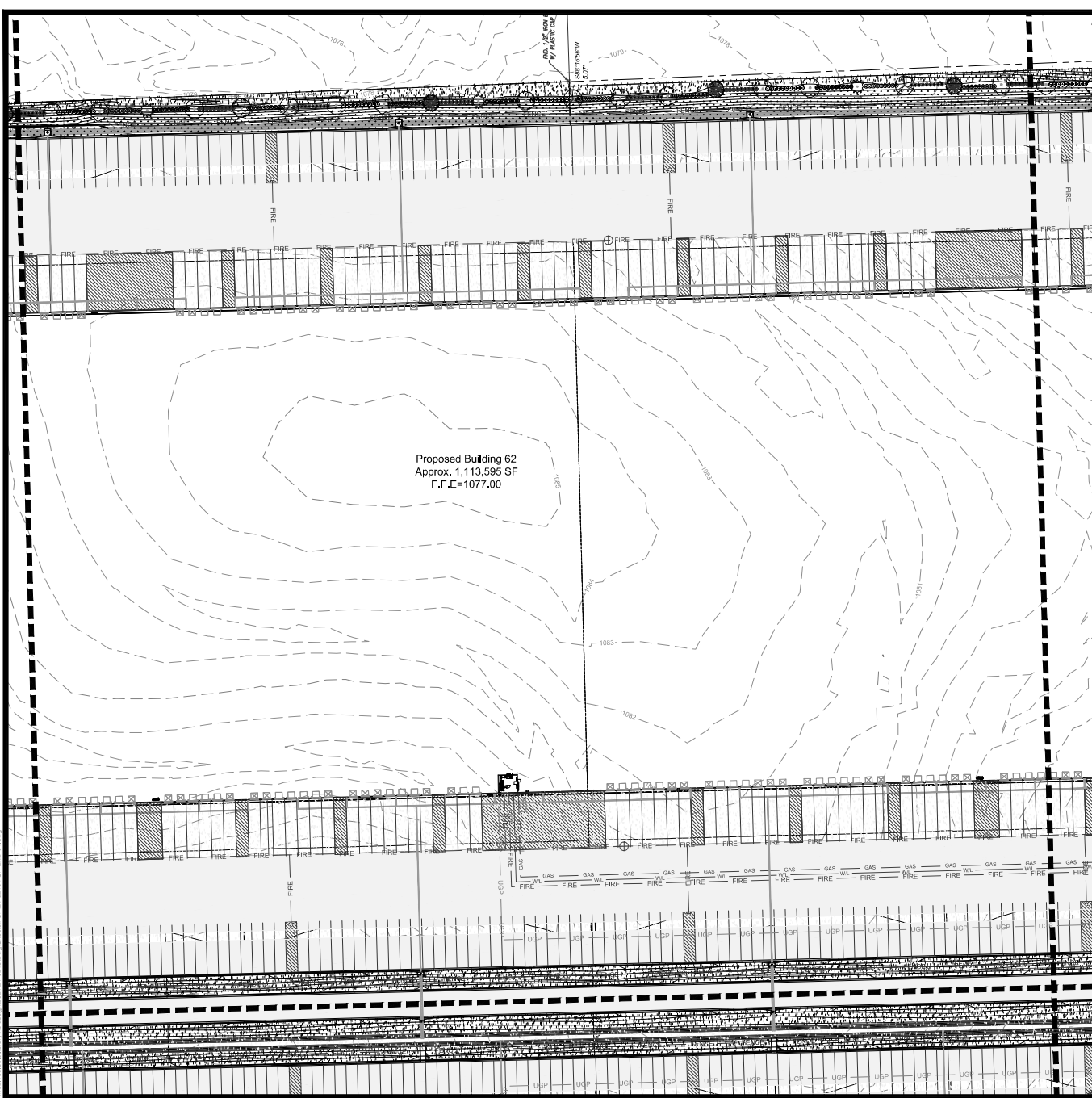
<u>TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>QTY</u>
	<i>Acer sacharum</i> 'Autumn Splendor' / Autumn Splendor Sugar Maple	10
	<i>Gleditsia triacanthos inermis</i> 'Shademaster' / Shademaster Honey Locust	6
	<i>Nyssa sylvatica</i> 'Haymanned' TM / Red Rage Tupelo	6
	<i>Quercus rubra</i> / Red Oak	7
	<i>Ulmus americana</i> 'Valley Forge' / American Elm	4
<u>EVERGREEN</u>	<u>BOTANICAL / COMMON NAME</u>	<u>QTY</u>
	<i>Picea glauca</i> 'Densata' / Black Hills Spruce	17
	<i>Pinus flexilis</i> 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	4
<u>ORNAMENTAL TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>QTY</u>
	<i>Malus x 'Prairifire'</i> / Prairifire Crab Apple	2
<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>QTY</u>
	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry	57
	<i>Hypericum frondosum</i> 'Sunburst' / Sunburst St. John's Wort	54
	<i>Juniperus chinensis</i> 'Sea Green' / Sea Green Juniper	45
	<i>Miscanthus sinensis</i> 'Morning Light' / Morning Light Eulalia Grass	47
	<i>Panicum virgatum</i> 'Haense Herms' / Haense Herms Switch Grass	48
	<i>Spirea japonica</i> 'Anthony Waterer' / Anthony Waterer Japanese Spirea	60

## GENERAL NOTES

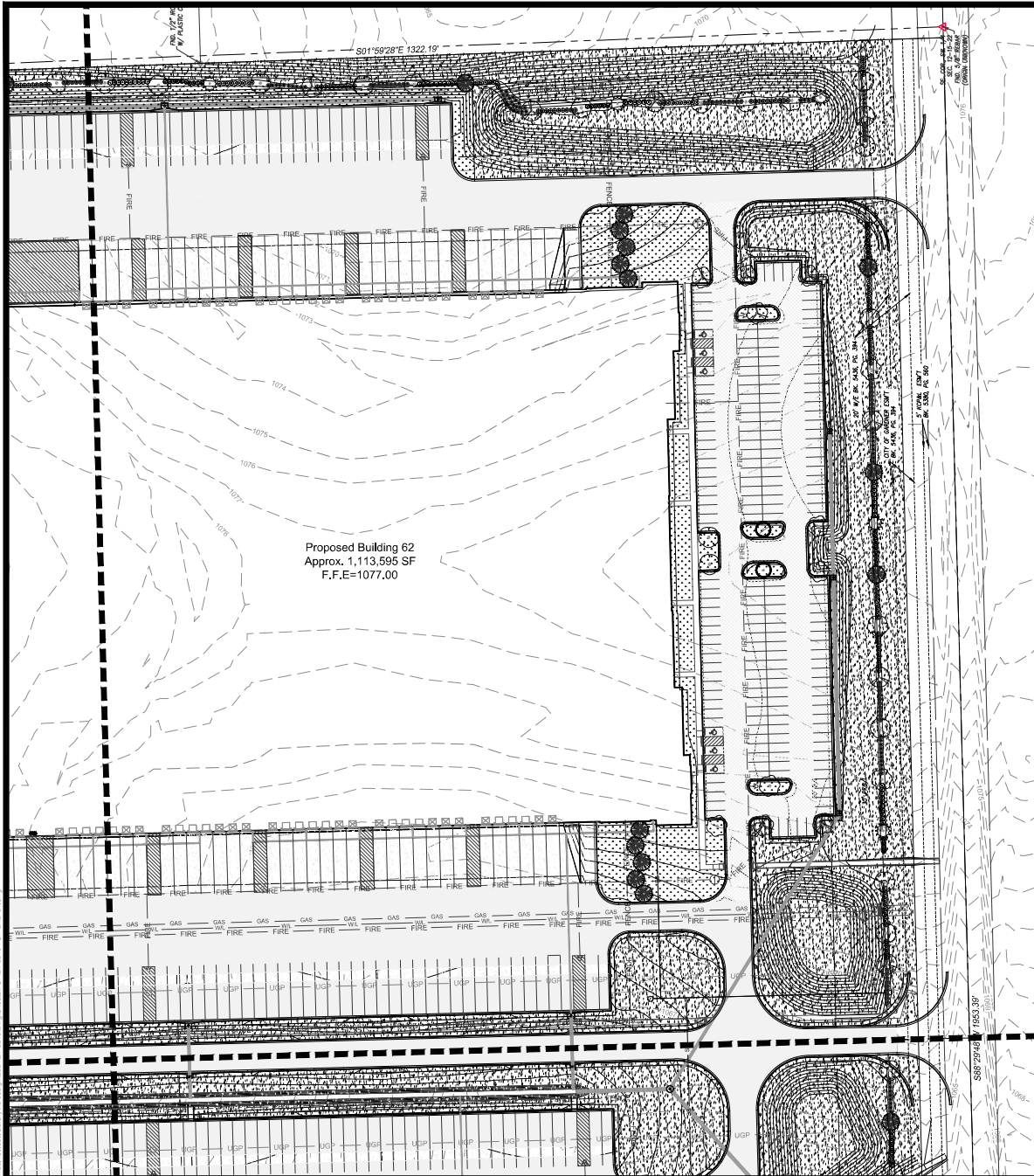
1. REFER TO SHEET L02 FOR OVERALL PLANTING SCHEDULE, LANDSCAPE CALCULATIONS, AND LANDSCAPE NOTES AND DETAILS
2. MINIMUM PLANTING REQUIREMENTS  
SHADE TREES: 2.5" CALIPER  
EVERGREEN TREES: 6' TALL  
SHRUBS: 24" TALL (3 GAL / 5 GAL)







2/2/2024  
2/2/2024  
2/2/2024



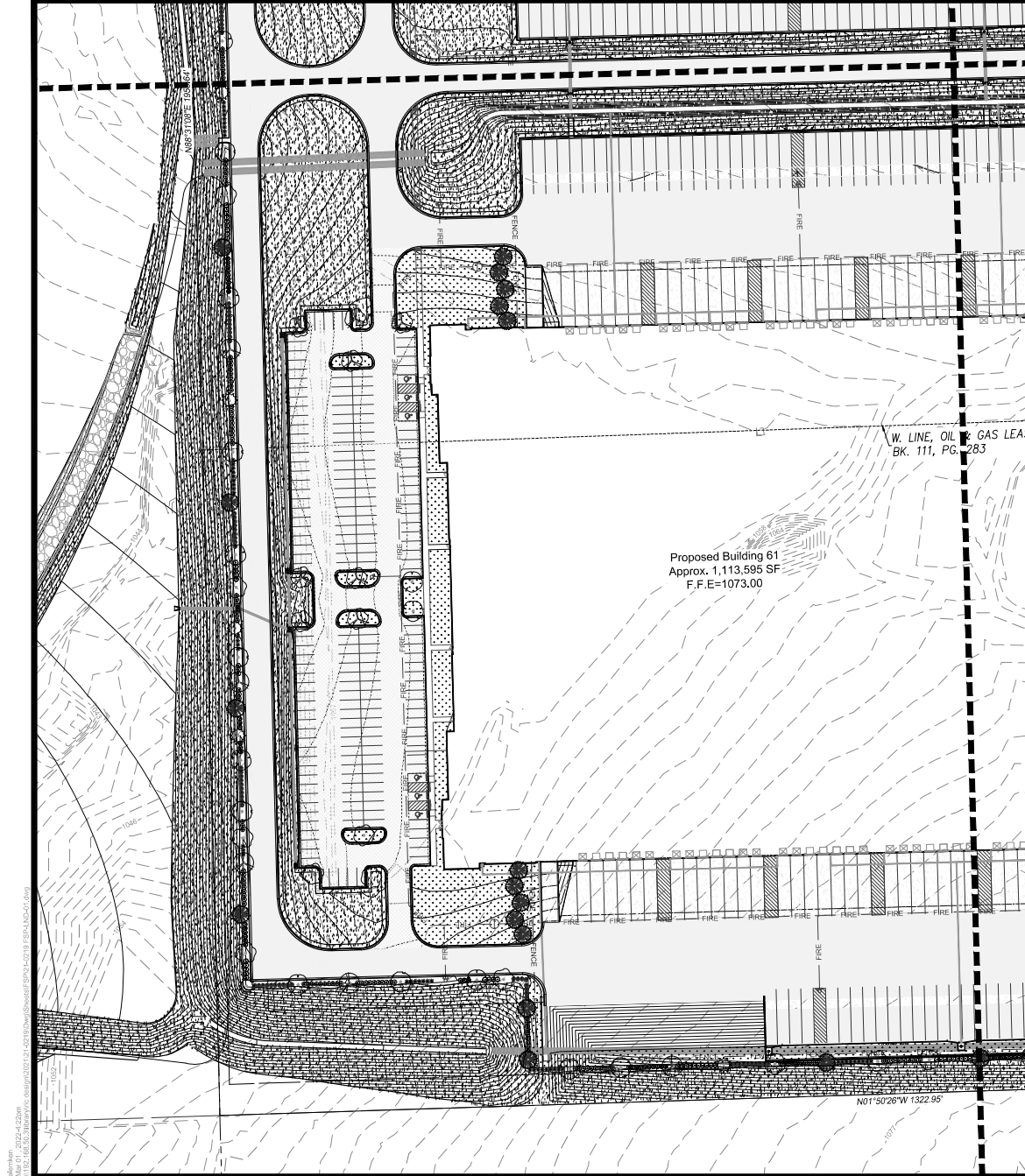
### PLANT SCHEDULE SECTION 3

TREES	BOTANICAL / COMMON NAME	QTY
	Acer saccharum 'Autumn Splendor' / Autumn Splendor Sugar Maple	11
	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	8
	Nyssa sylvatica 'Haymanred' TM / Red Rage Tupelo	7
	Quercus rubra / Red Oak	8
	Ulmus americana 'Valley Forge' / American Elm	6
EVERGREEN	BOTANICAL / COMMON NAME	QTY
	Picea glauca 'Densata' / Black Hills Spruce	14
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	5
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	QTY
	Malus x 'Prairifire' / Prairifire Crab Apple	2
SHRUBS	BOTANICAL / COMMON NAME	QTY
	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	60
	Hypericum frondosum 'Sunburst' / Sunburst St. John's Wort	54
	Juniperus chinensis 'Sea Green' / Sea Green Juniper	45
	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	59
	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	38
	Spiraea japonica 'Anthony Waterer' / Anthony Waterer Japanese Spirea	58














#### GENERAL NOTES

- REFER TO SHEET L02 FOR OVERALL PLANTING SCHEDULE, LANDSCAPE CALCULATIONS, AND LANDSCAPE NOTES AND DETAILS
- MINIMUM PLANTING REQUIREMENTS  
SHADE TREES: 2.5' CALIPER  
EVERGREEN TREES: 6' TALL  
SHRUBS: 24" TALL (3 GAL / 5 GAL)





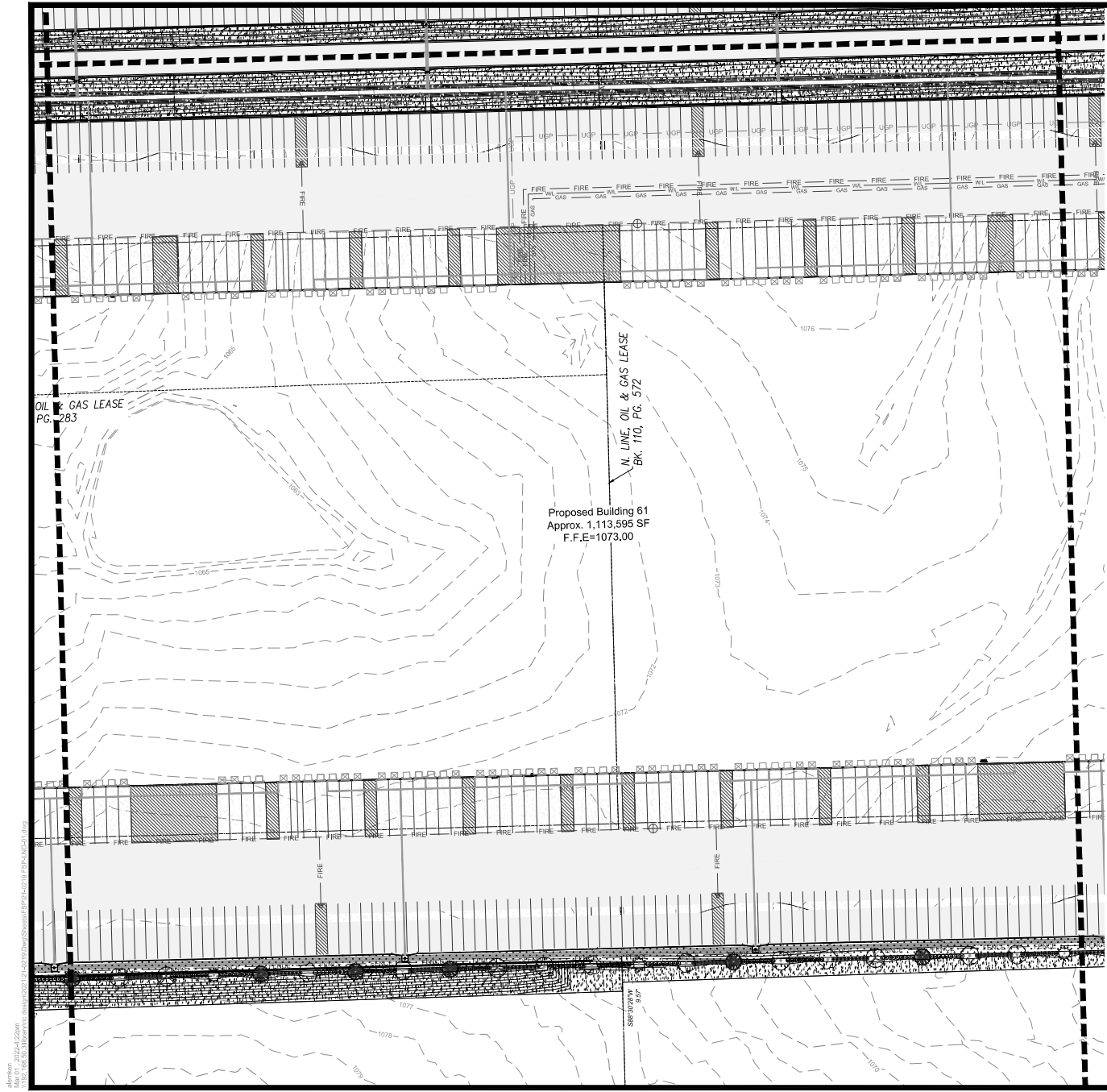
PLANT SCHEDULE SECTION 4

TREES	BOTANICAL / COMMON NAME	QTY
	Acer saccharum 'Autumn Splendor' / Autumn Splendor Sugar Maple	9
	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	7
	Nyssa sylvatica 'Haymanred' TM / Red Rage Tupelo	5
	Quercus rubra / Red Oak	9
	Ulmus americana 'Valley Forge' / American Elm	8
EVERGREEN	BOTANICAL / COMMON NAME	QTY
	Picea glauca 'Densata' / Black Hills Spruce	17
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	6
SHRUBS	BOTANICAL / COMMON NAME	QTY
	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	47
	Hypericum frondosum 'Sunburst' / Sunburst St. John's Wort	62
	Juniperus chinensis 'Sea Green' / Sea Green Juniper	42
	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	50
	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	34
	Spiraea japonica 'Anthony Waterer' / Anthony Waterer Japanese Spirea	57

GENERAL NOTES

1. REFER TO SHEET L02 FOR OVERALL PLANTING SCHEDULE, LANDSCAPE CALCULATIONS, AND LANDSCAPE NOTES AND DETAILS
2. MINIMUM PLANTING REQUIREMENTS  
SHADE TREES: 2.5" CALIPER  
EVERGREEN TREES: 6" TALL  
SHRUBS: 24" TALL (3 GAL / 5 GAL)





PLANT SCHEDULE SECTION 5

TREES	BOTANICAL / COMMON NAME	QTY
	Acer saccharum 'Autumn Splendor' / Autumn Splendor Sugar Maple	4
	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	3
	Nyssa sylvatica 'Haymanred' TM / Red Rage Tupelo	3
	Quercus rubra / Red Oak	3
EVERGREEN	BOTANICAL / COMMON NAME	QTY
	Picea glauca 'Densata' / Black Hills Spruce	6
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	3
SHRUBS	BOTANICAL / COMMON NAME	QTY
	Aronia melanocarpa 'Morton' TM / Inquis Beauty Black Chokeberry	38
	Hypericum frondosum 'Sunburst' / Sunburst St. John's Wort	28
	Juniperus chinensis 'Sea Green' / Sea Green Juniper	27
	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	32
	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	37
	Spiraea japonica 'Anthony Waterer' / Anthony Waterer Japanese Spirea	38

GENERAL NOTES  
1. REFER TO SHEET L02 FOR OVERALL PLANTING SCHEDULE, LANDSCAPE CALCULATIONS, AND LANDSCAPE NOTES AND DETAILS  
2. MINIMUM PLANTING REQUIREMENTS  
SHADE TREES: 2" CALIPER  
EVERGREEN TREES: 6" TALL  
SHRUBS: 24" TALL (3 GAL / 5 GAL)



Final Site Plan  
21-0219  
IP 61 & 62  
City Of Edgerton, Johnson County, Kansas

Landscape Plan Section 5

NO.	DATE	REVISION
1	12/13/20	Design/Preparation

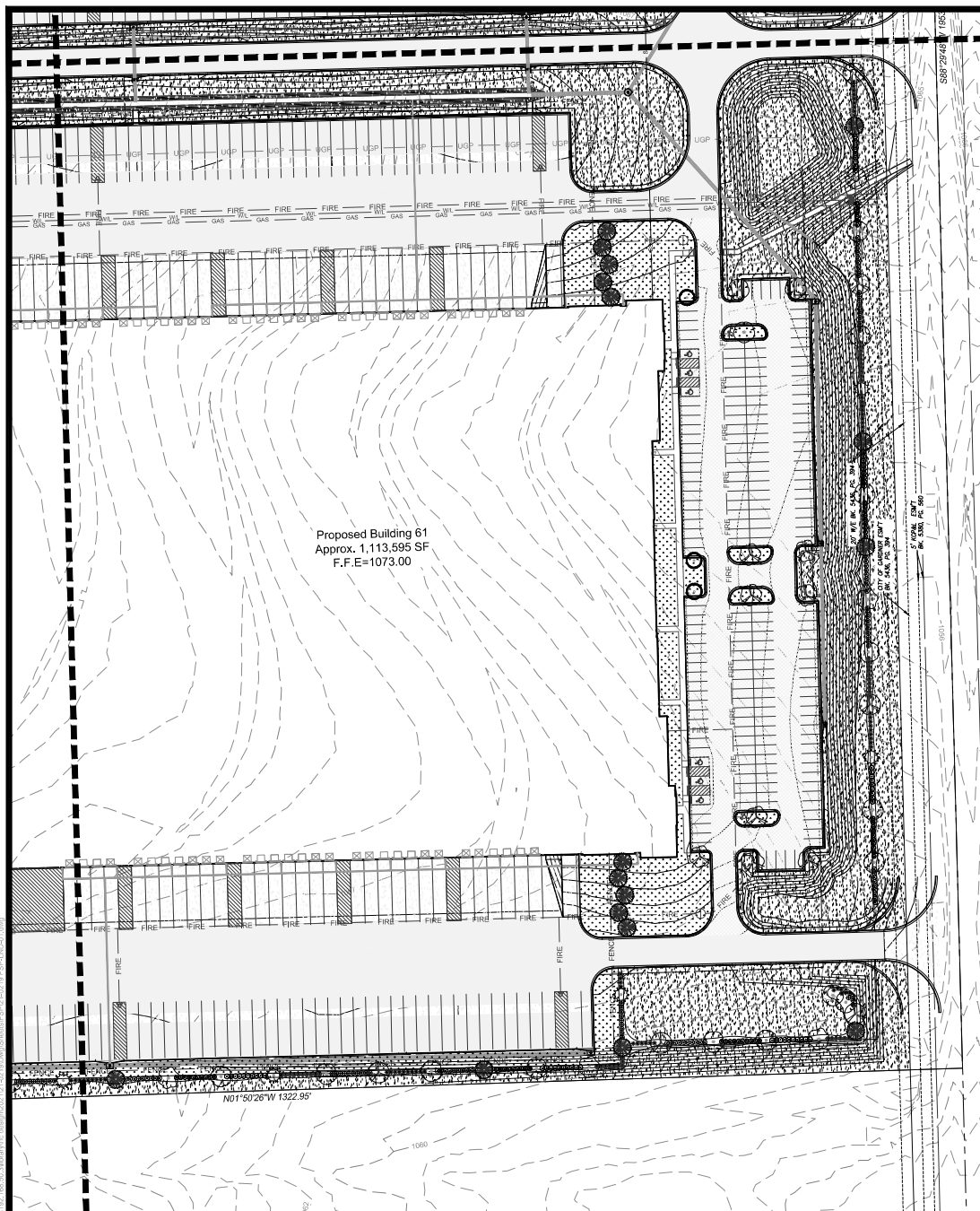
DRIVEN BY: CHECKED BY:

DESIGNED BY:















**Renaissance Infrastructure Consulting**  
400 E. 17th Street  
Kansas City, Missouri 64108  
www.rsc-consulting.com  
816.800.9952

Sheet  
L07

NS Certificate of Authority: E-1814



## PLANT SCHEDULE SECTION 6

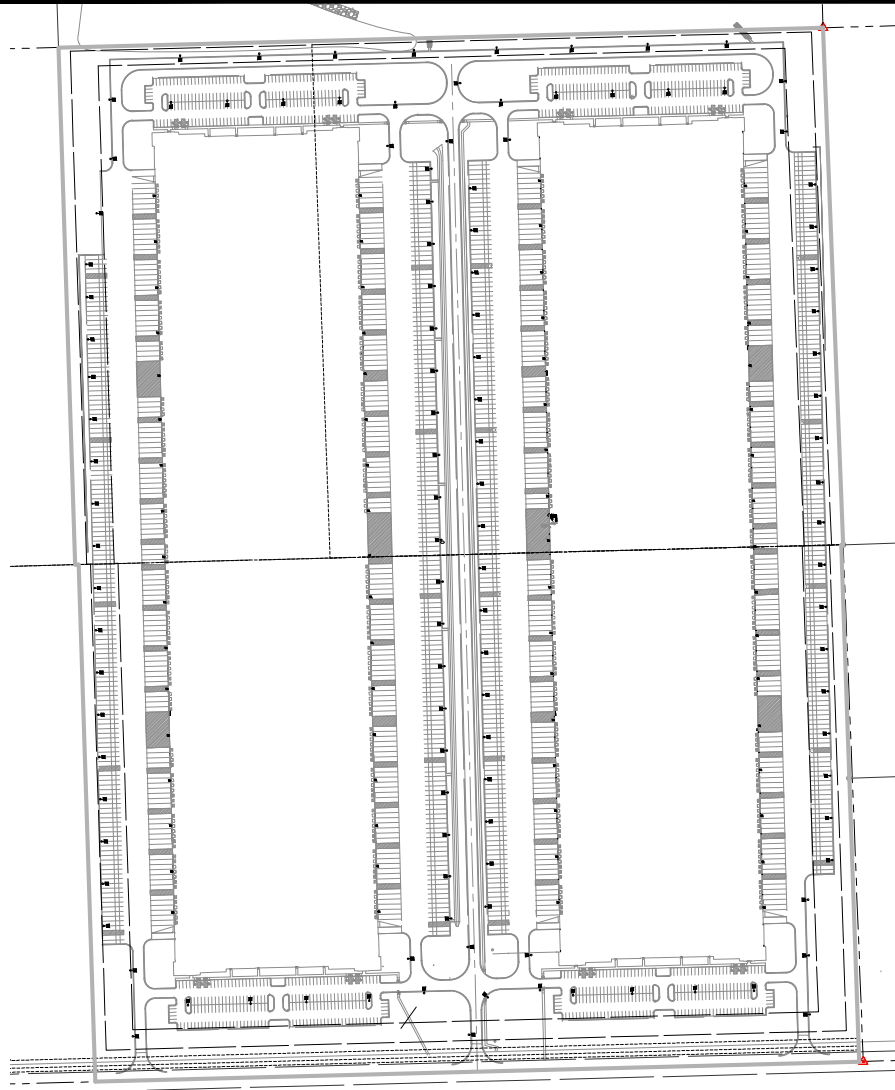
<u>TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>QTY</u>
	Acer saccharum 'Autumn Splendor' / Autumn Splendor Sugar Maple	14
	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	6
	Nyssa sylvatica 'Haymanred' TM / Red Rage Tupelo	5
	Quercus rubra / Red Oak	4
	Ulmus americana 'Valley Forge' / American Elm	8
<u>EVERGREEN</u>	<u>BOTANICAL / COMMON NAME</u>	<u>QTY</u>
	Picea glauca 'Densata' / Black Hills Spruce	17
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	4
<u>ORNAMENTAL TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>QTY</u>
	Malus x 'Prairifire' / Prairifire Crab Apple	3
<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>QTY</u>
	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	45
	Hypericum frondosum 'Sunburst' / Sunburst St. John's Wort	57
	Juniperus chinensis 'Sea Green' / Sea Green Juniper	57
	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	57
	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	54
	Spirea japonica 'Anthony Waterer' / Anthony Waterer Japanese Spirea	45

## GENERAL NOTES

- GENERAL NOTES**
1. REFER TO SHEET L02 FOR OVERALL PLANTING SCHEDULE, LANDSCAPE CALCULATIONS, AND LANDSCAPE NOTES AND DETAILS
  2. MINIMUM PLANTING REQUIREMENTS  
SHADE TREES: 2.5" CALIPER  
EVERGREEN TREES: 6' TALL  
SHRUBS: 24" TALL (3 GAL / 5 GAL)







### VIPER L

1.600 VIPS 1.100 LAMP

#### FEATURES

- Large size comparison to Viper Small
- Wide choice of different LED wattage configurations
- Non optical distribution
- Designed to replace LED lighting up to 1000W M (or LPS)
- Suitable for wet locations

See Certifications Specifications

CONTROL TECHNOLOGY

NY DISTRIBUTED INTELLIGENCE WISCAPE energize SiteSign



#### SPECIFICATIONS

##### CONSTRUCTION

- Corrosion resistant, die-cast aluminum housing with powder coat paint finish rated for 1000 hour salt spray
- External hardware is corrosion resistant

##### OPTICS

- Cartridge is held together with internal brass standoffs so direct to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel base

##### INSTALLATION

- Mounting options for horizontal arm, vertical, or traditional are mounting available. Mounting hardware included

##### ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is .99 at full load
- Dimming drivers are standard, 0-10V dimming packs available for use with control devices (provided by others)
- Customer in-house component wiring will be the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 15A or higher. CSA rating applies to primary (AC) side only

##### ELECTRICAL (CONTINUED)

- Fixture electrical compartment contains all LPS driver components
- Optional 7-pin ANSI C136.41-2018 Tether-Lock® plug control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature: 40°C to 75°C
- Surge protection: 20kA
- Unshielded Circuit (see Electrical Data)

##### CONTROLS

- Available with an optional pressure-injected (PI) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion sensor system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration
- Available with [EnergyPro](#) for outdoor on-dimming, timed dimming with simple delay, or timed dimming based on time of night

##### CONTROLS (CONTINUED)

- In addition, Viper can be specified with [SiteSign](#) wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7

##### CERTIFICATIONS

- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC® website for specific product qualifications at [www.designlights.org](http://www.designlights.org)
- Certified to UL 1599 and UL 8750
- 3G rated for ANSI C136.22 high vibration applications with MAF mounting
- This product is approved by the Florida Fish and Wildlife Conservation Commission. [See: seagrant.floridawildlife.com](http://seagrant.floridawildlife.com)
- This product qualifies as a "designated country construction material" per FAR 12.225-11 by American Construction Materials under Trade Agreements effective 06/30/2020. See [Buy.American.US/Agree](http://Buy.American.US/Agree)

##### WARRANTY

- 5 year warranty
- See [HDI Commercial and Industrial Outdoor Lighting Warranty](#) for additional information

KEY DATA	
Lumen Range	14,283-39,965
Wattage Range	54-395
Efficacy Range (LPW)	98-135
Reported Life (Hours)	170,000-277,000
Input Current Range (Amperes)	0.3-4.0

#### PROPERTY LINE

AVERAGE FOOT-CANDELES	0.00
MAXIMUM FOOT-CANDELES	0.0
MINIMUM FOOT-CANDELES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	0.02 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.00 / 0.00

#### LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	MODEL	WATTAGE	MOUNTING	HEIGHT	LAMP DEPRECIATION
L1	■	68	BEACON, VP-L-64L-135-4C7-4-BC	135 W	WALL	25 FT.	0.9
L2	○	29	BEACON, VP-L-64L-135-4C7-2-BC	135 W	POLE	25 FT.	0.9
L3	○	2	Hubbell Lighting Inc. dba Beacon Products, VP-L-64L-135-4C7-3	180 W	POLE	25 FT.	0.9
L4	○	53	BEACON, VP-L-64L-135-4C7-4-BC	135 W	POLE	25 FT.	0.9
L5	○	34	Hubbell Lighting Inc. dba Beacon Products, VP-L-64L-180-4C7-5SM	180 W	POLE	25 FT.	0.9





<i>EAST LOT</i>	
AVERAGE FOOT-CANDLES	0.76
MAXIMUM FOOT-CANDLES	3.5
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	437.51
AVERAGE TO MINIMUM FC RATIO	94.38

<i>NORTH LOT</i>	
AVERAGE FOOT-CANDLES	1.22
MAXIMUM FOOT-CANDLES	6.8
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	226.41
AVERAGE TO MINIMUM FC RATIO	40.82

<i><b>SOUTH LOT</b></i>	
AVERAGE FOOT-CANDLES	1.16
MAXIMUM FOOT-CANDLES	2.9
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	175.06
AVERAGE TO MINIMUM FC RATIO	70.67

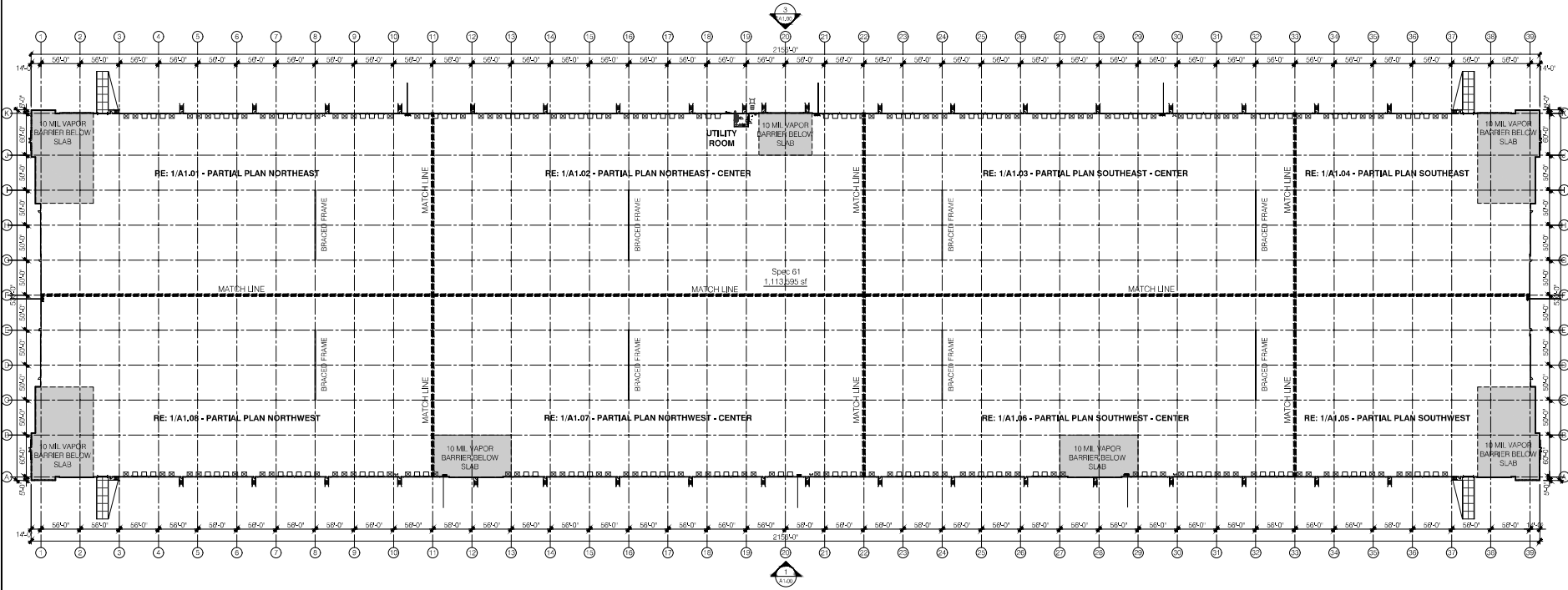
<i>WEST LOT</i>	
AVERAGE FOOT-CANDLES	0.79
MAXIMUM FOOT-CANDLES	3.4
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	102.67
AVERAGE TO MINIMUM FC RATIO	23.78



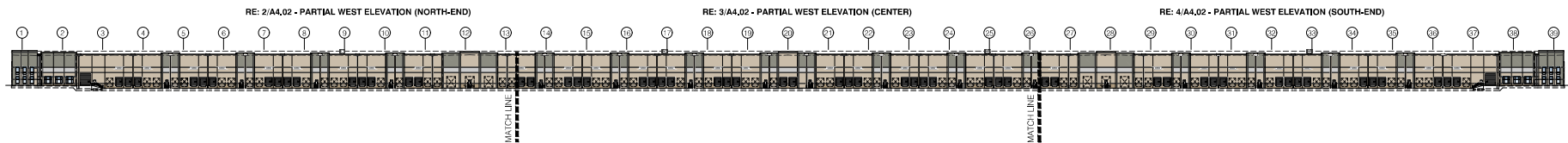




3 OVERALL EAST ELEVATION  
Scale: 1/8"



2 OVERALL FLOOR PLAN  
Scale: 1/8"



1 OVERALL WEST ELEVATION  
Scale: 1/8"





Project No.	2021-178	
Date	12/10/21	
Issued For	PCRB#178PLANNING SET	
Revisions		
No.	Date	Description

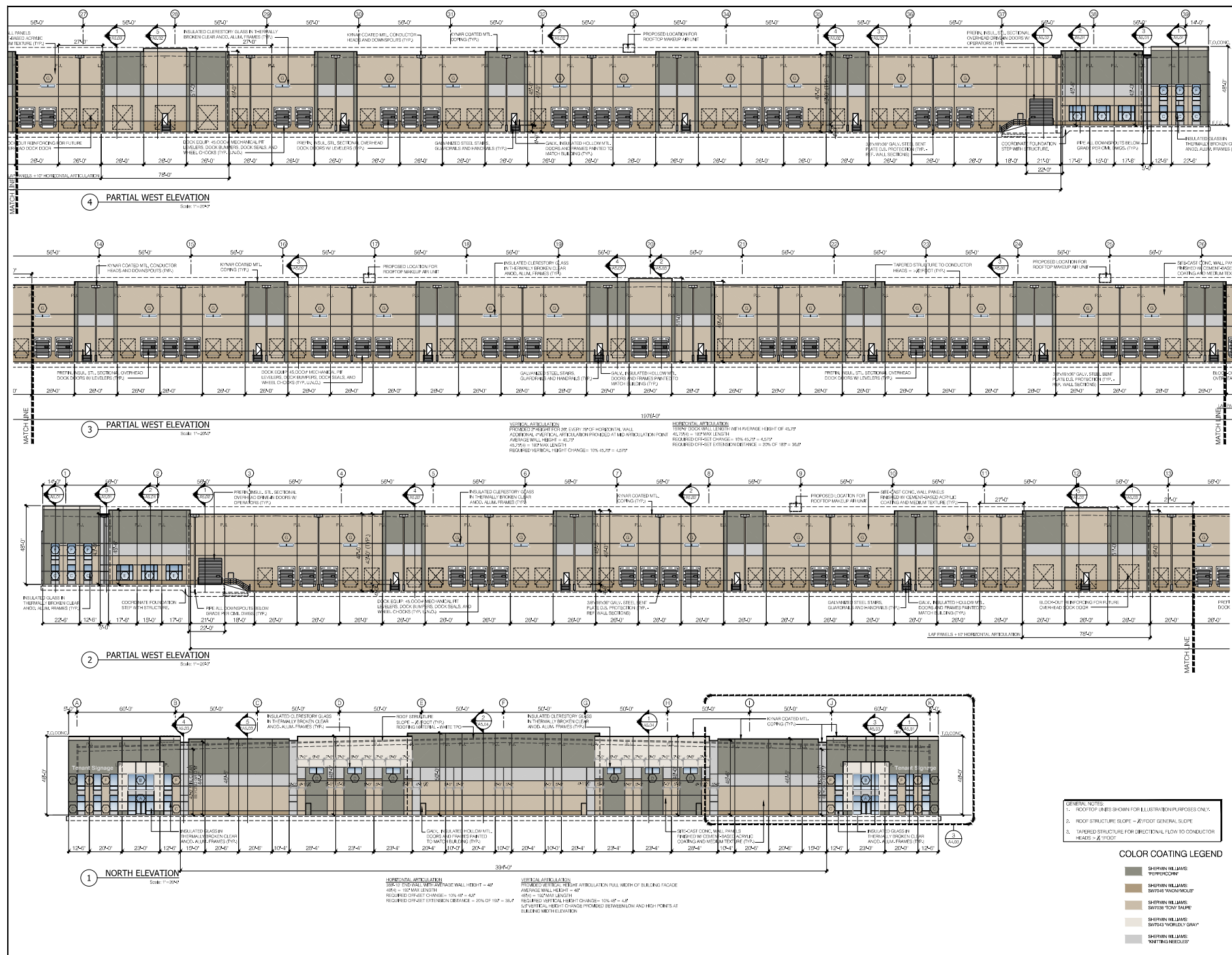




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Date:	12.10.21	
Issued For:	PERMIT PLANNING SET	
Revisions:		
No.	Date	Description

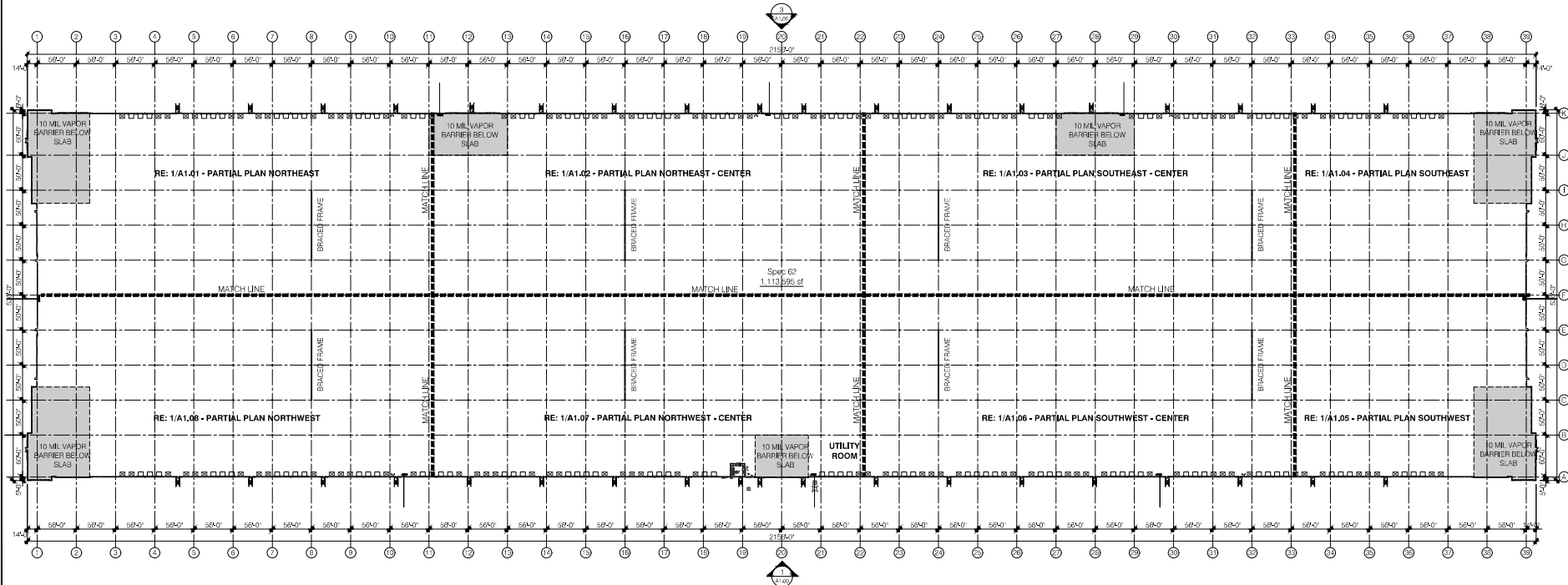


## A4.02

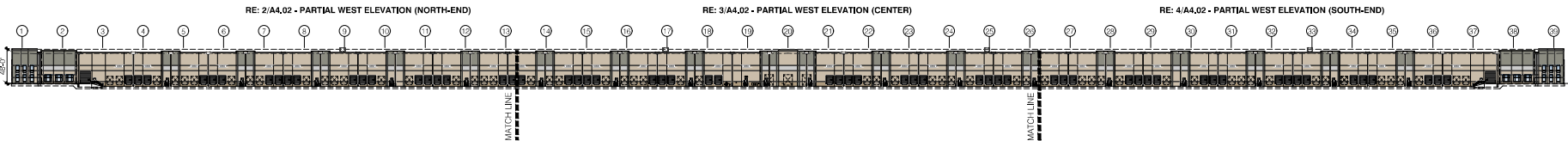




3 OVERALL EAST ELEVATION  
Scale: 1/8"



2 OVERALL FLOOR PLAN  
Scale: 1/8"



1 OVERALL WEST ELEVATION  
Scale: 1/8"



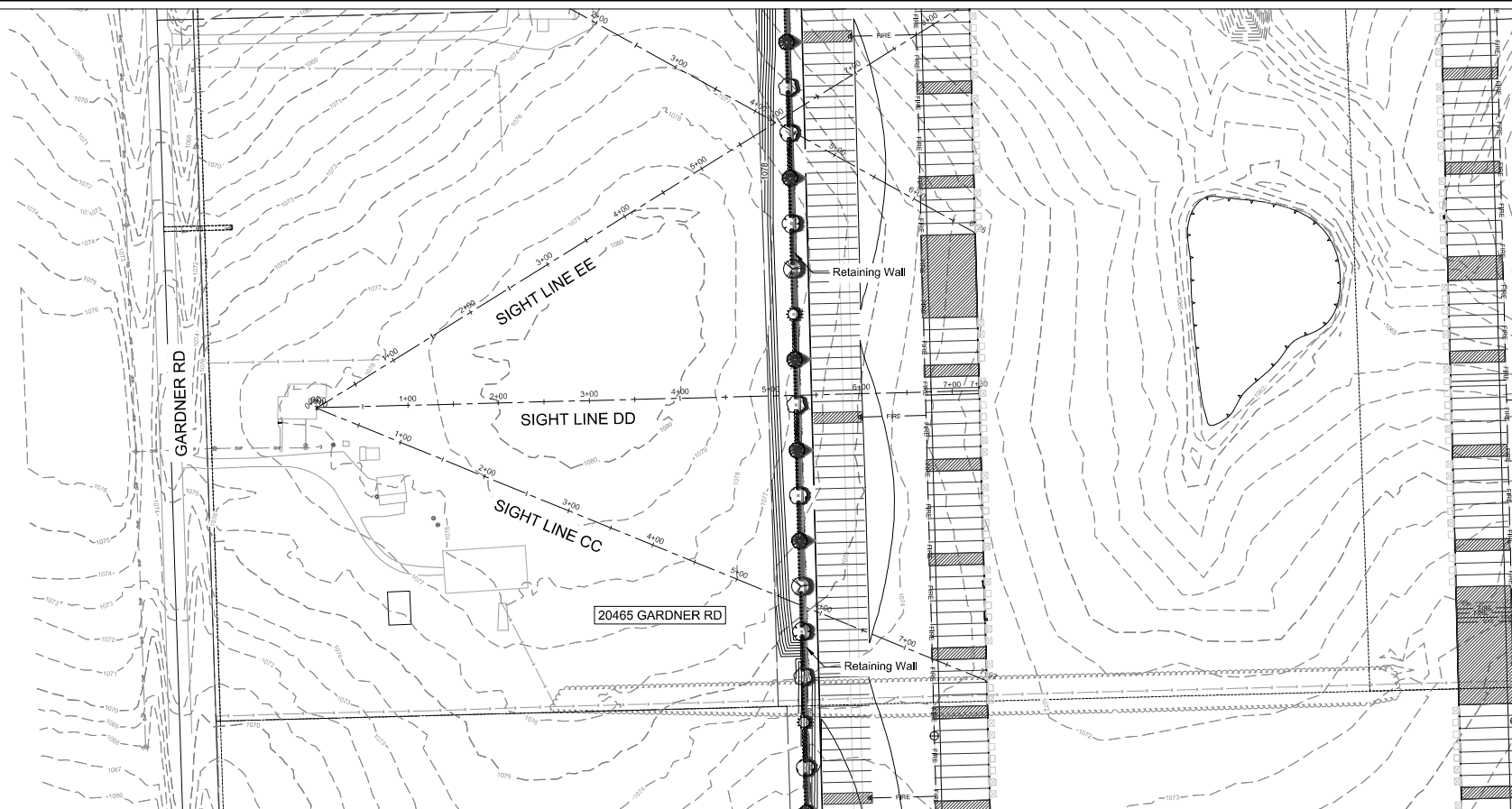




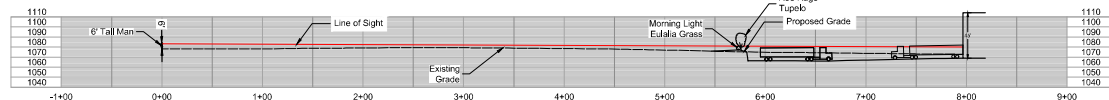




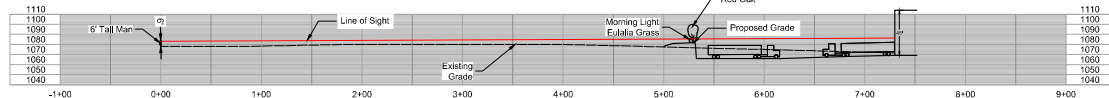




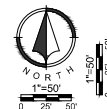
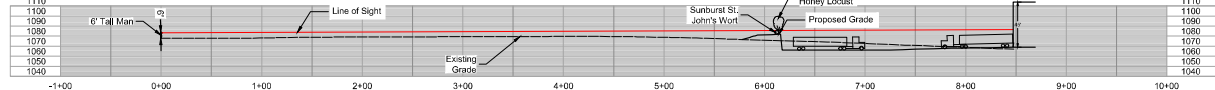
SIGHT LINE CC - 3 years growth



SIGHT LINE DD - 3 years growth

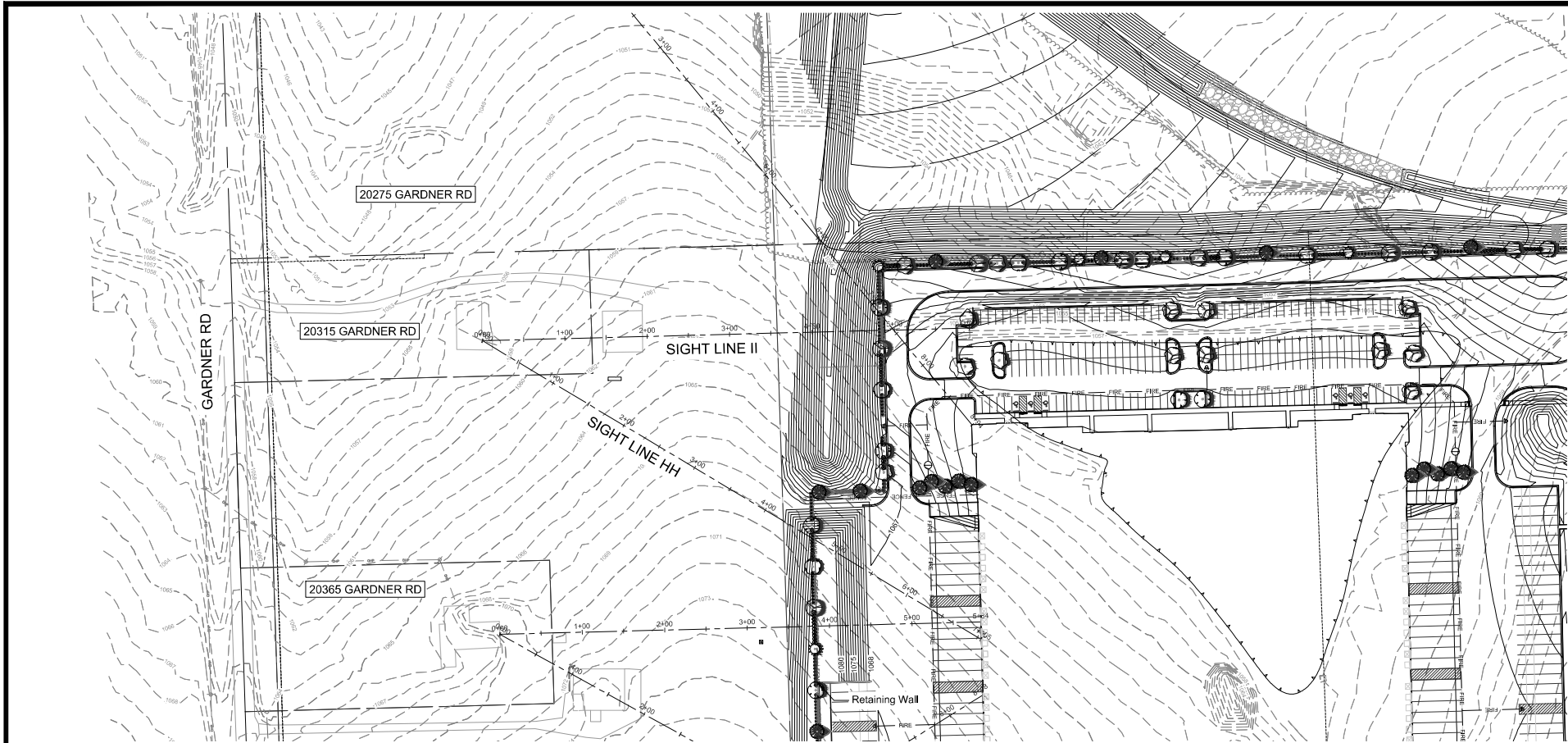


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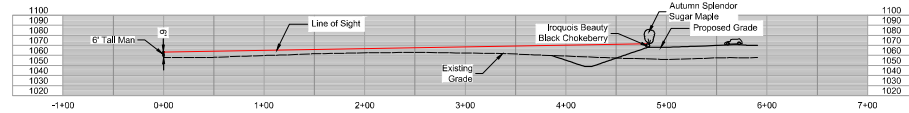




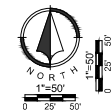
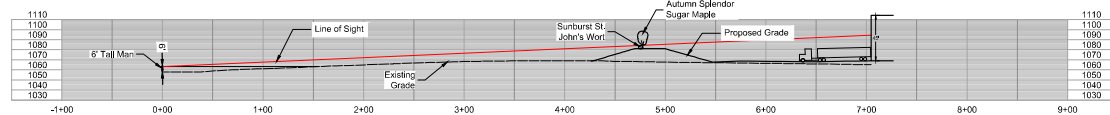


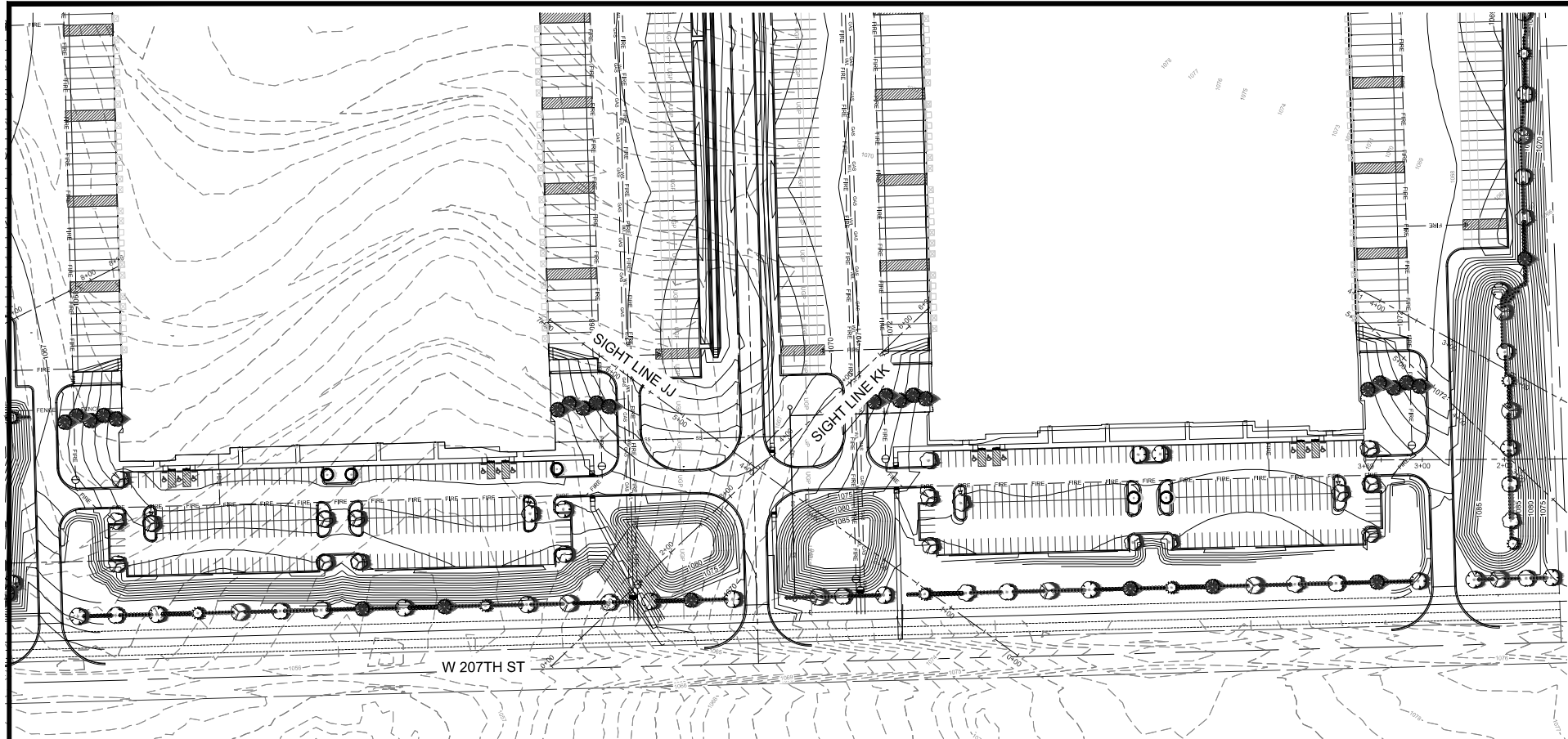


SIGHT LINE II - 3 years growth

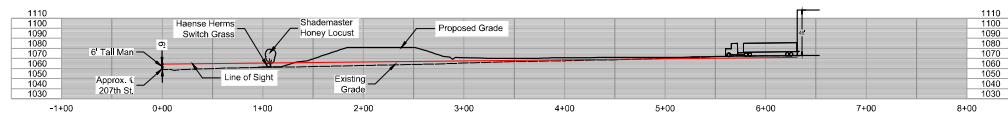


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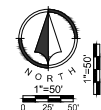
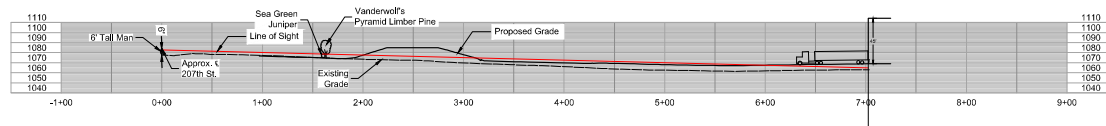




SIGHT LINE JJ - 3 years growth



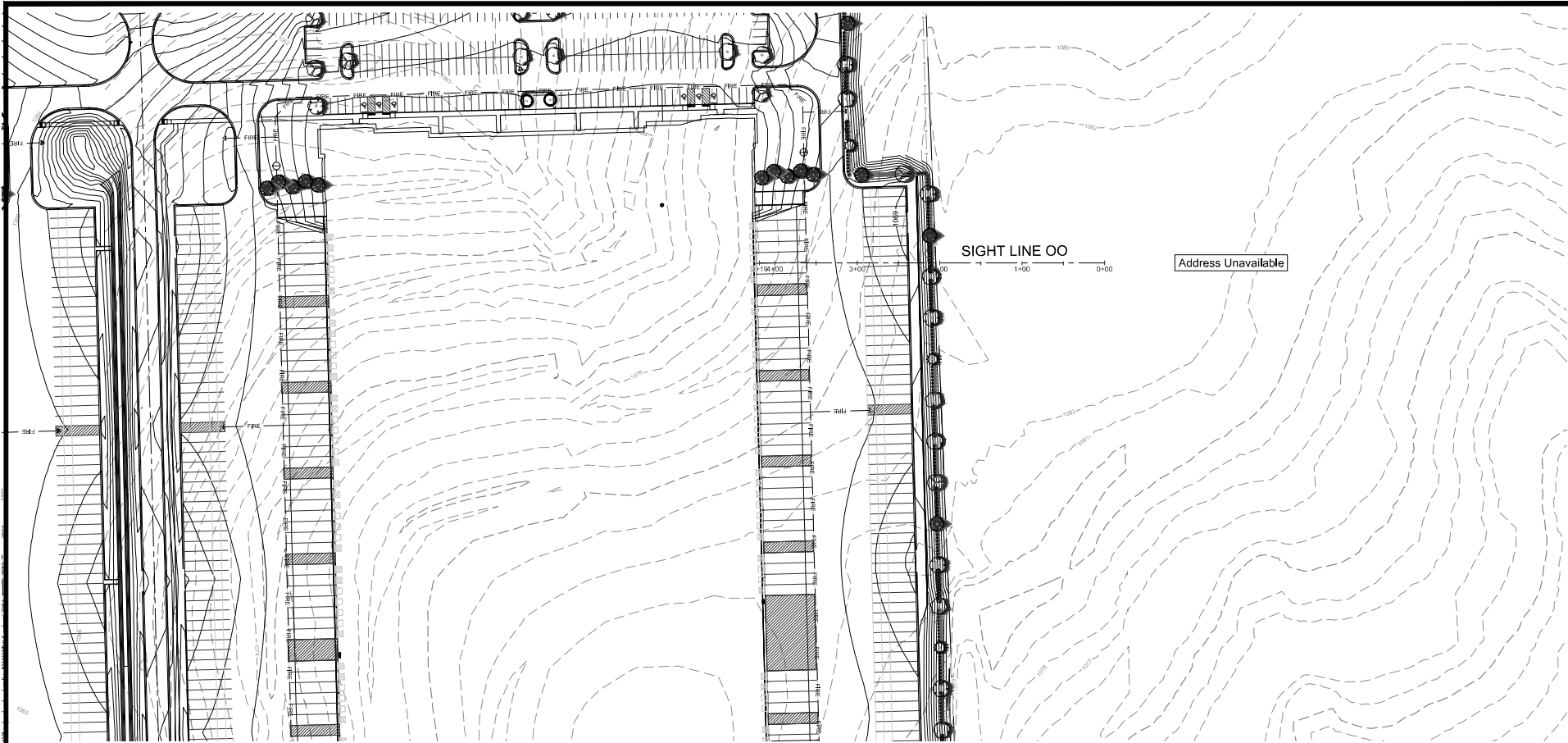
SIGHT LINE KK - 3 years growth



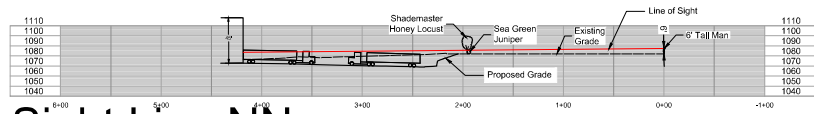




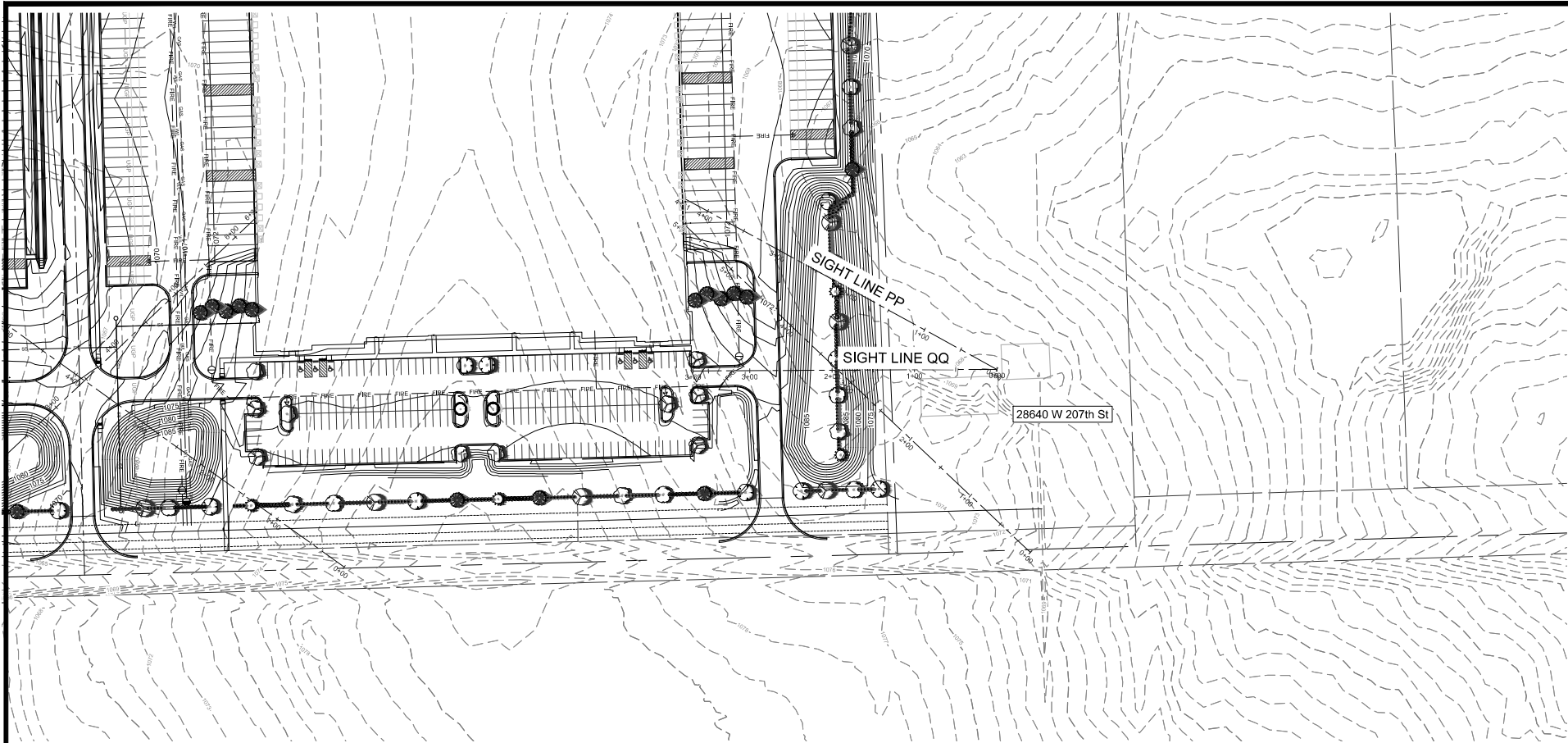




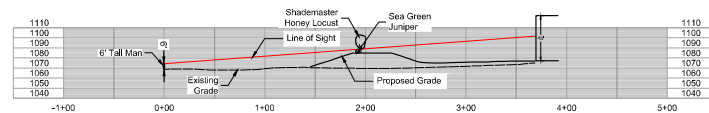
SIGHT LINE OO - 3 years growth



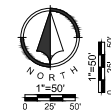
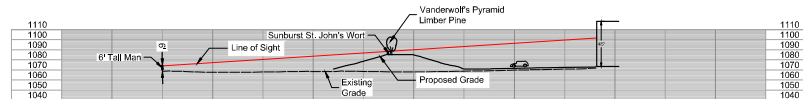


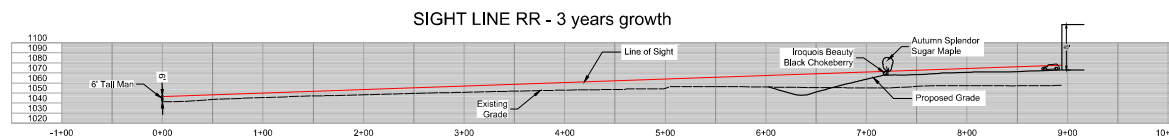
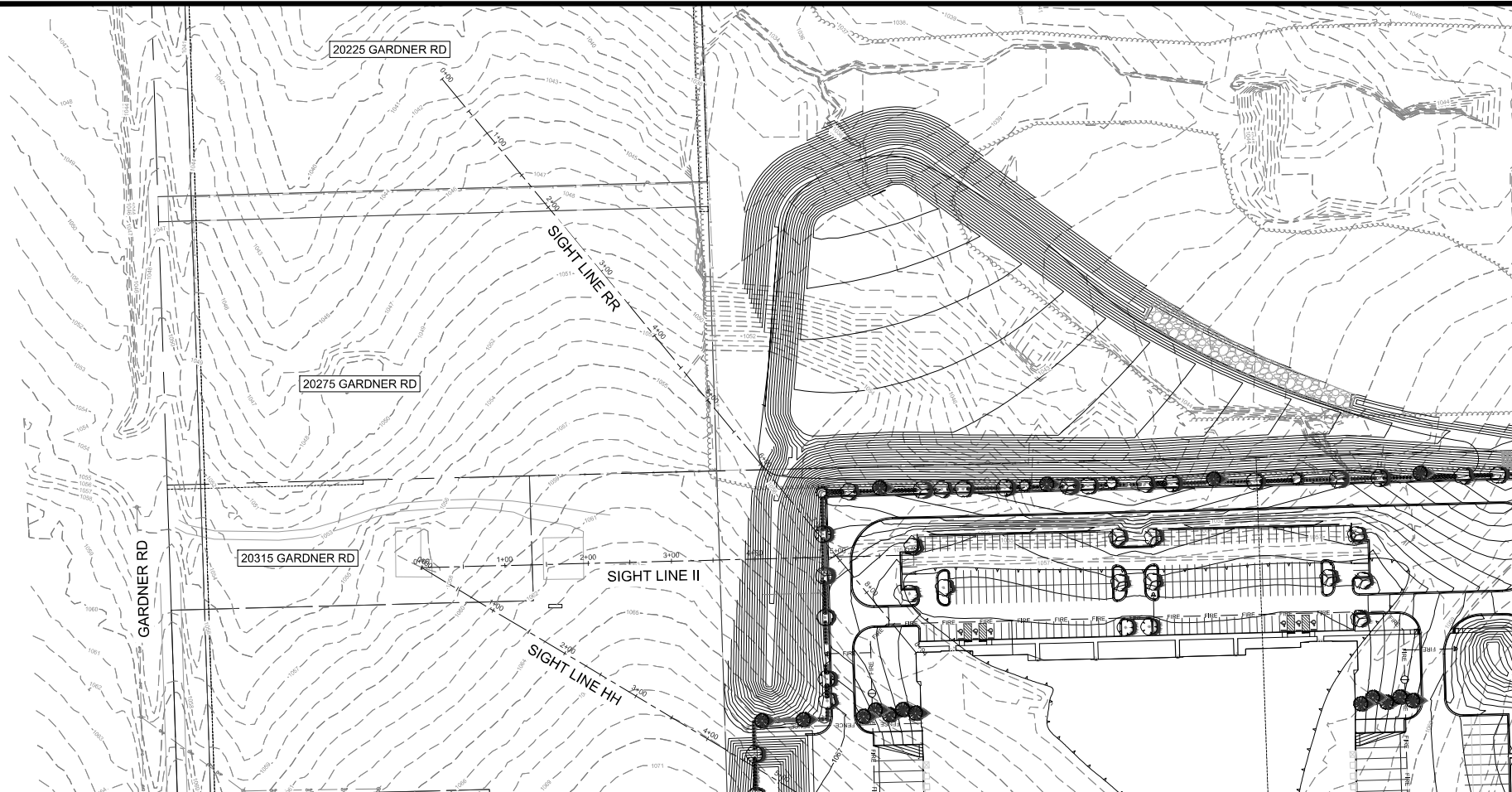


SIGHT LINE PP - 3 years growth



SIGHT LINE QQ - 3 years growth





# TRAFFIC IMPACT STUDY

---

## Industrial Park 61 and 62 Edgerton, KS



Prepared For:  
NorthPoint Development

Prepared By:  
Renaissance Infrastructure Consulting  
March 2022

March 2, 2022

Northpoint Development  
Attn: Brett Powell  
4825 NW 41<sup>st</sup> St., Suite 500  
Riverside, MO 64150

**RE: IP 61 & 62 Traffic Impact Study  
Edgerton, KS**

Dear Brett Powell,

In response to your request, RIC has completed a traffic study for the proposed industrial facility to be located northeast of 207<sup>th</sup> Street & Gardner Road in Edgerton, Kansas. The purpose of this study is to evaluate the projected traffic impacts and the scope of any necessary public street improvements needed to support the new development.

The following report documents our analysis and recommendations for the initial phase of construction that includes Industrial Park buildings 61 and 62. A second phase of the traffic analysis that includes anticipated future industrial developments to the south of 207<sup>th</sup> Street will be provided at a later date.

Please do not hesitate to contact us should you have any questions.

Sincerely,

**Renaissance Infrastructure Consulting**

Grant Niehus, PE, PTOE  
Traffic Engineer

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## Introduction

In response to your request, Renaissance Infrastructure Consulting (RIC) has completed the following Traffic Impact Study (TIS) for a proposed industrial facility to be located northeast of 207th Street & Gardner Road in Edgerton, Kansas. The purpose of this study was to assess the impact of the proposed development on the existing roadway network. To evaluate the increase of traffic on adjacent streets, the number of trips in the AM and PM peak periods were estimated. Existing traffic counts were collected to conduct a capacity analysis at the study intersections. The study also includes analysis on access management, intersection sight distance, auxiliary turn-lane warrants and provides recommendations for proposed geometric and traffic control improvements that may be necessary for the proposed development.

*Figure 1 – Project Location*



## Study Scope

Guidance provided by the City of Edgerton and KDOT Access Management Policy were used in the development of this study and its associated scope.



## Study Area

Based on discussions with the city, the study area for this TIS includes the following intersections:

- *W 207th Street & S Gardner Road*
- *W 207th Street & West Driveway*
- *W 207th Street & Private Road*
- *W 207th Street & East Driveway*

## Analysis Scenarios

For this traffic study, analysis was completed for the following scenarios:

- *Existing Conditions*
- *Existing plus Proposed Conditions*

## Analysis Methodology

For all study intersections, trip generation estimates were developed for both the AM and PM peak hour. Intersection sight distance checks were conducted for the proposed access point using AASHTO's A Policy on Geometric Design of Highways and Streets. An auxiliary turn-lane warrant analysis was performed using KDOT Access Management Policy. Intersection Capacity Analysis was performed using PTV VISTRO 2021 which uses Highway Capacity Manual (HCM) methodology for the analysis.

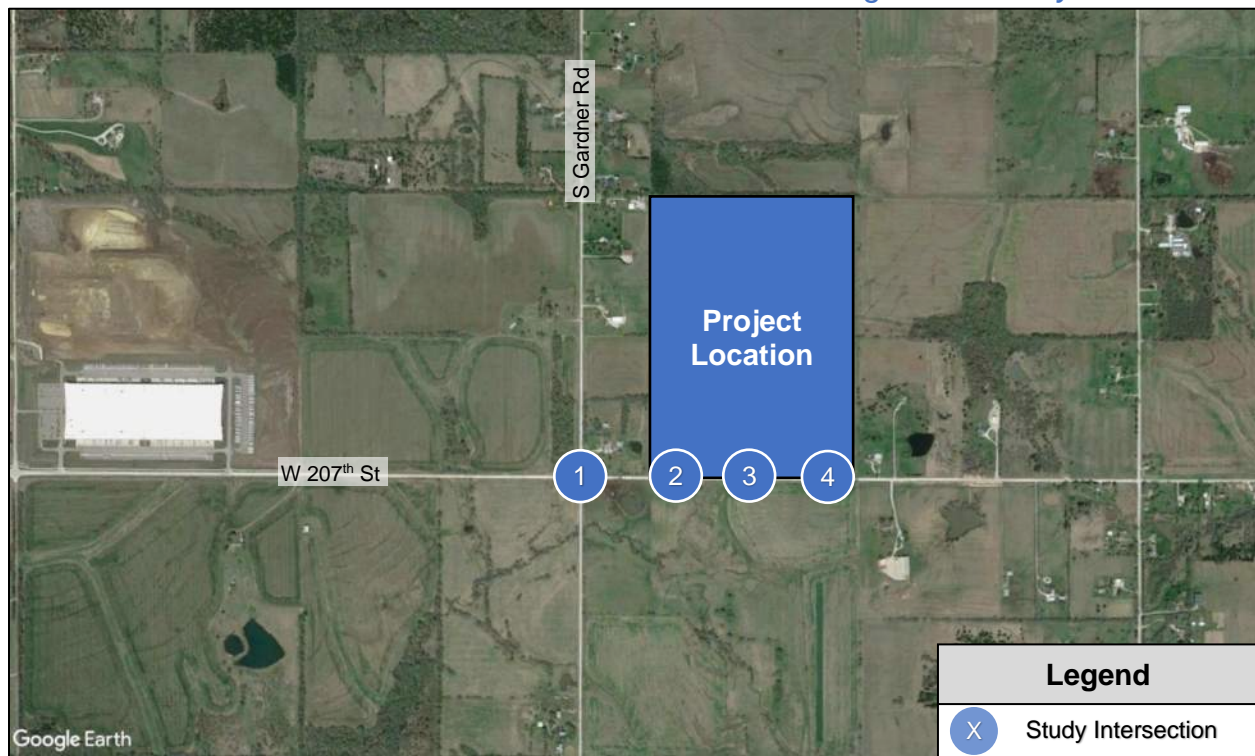
## Project Description

A transloading warehousing facility with a combined building footprint of approximately 2,226,800 square feet is proposed to be located south of Interstate 35 and northeast of W 207th Street & S Gardner Road in Edgerton, Kansas.

The proposed site is currently zoned as L-P, Logistics Park. The proposed facility will be accessed through three proposed driveways on W 207th Street. The first will be located approximately 790 feet east of W 207th Street & S Gardner Road measured from the centerline of the driveway to the centerline of S Gardner Road. The other two driveways are proposed to be located approximately 1,650 and 4,280 feet from S Gardner Road. The proposed site plan is included in **Appendix A**.

This study will analyze the intersections as shown in **Figure 2**.

Figure 2 – Study Intersections



## Existing Conditions

S Gardner Road is located to the west of the proposed development. It is a 2-lane roadway supporting northbound and southbound traffic. The Mid-American Regional Council (MARC) Roadway Functional Classification System classifies S Gardner Road as a 'Major Collector' south of I-35. It has a posted speed limit of 45 mph.

W 207th Street is located to the south of the proposed development. It is a 2-lane gravel roadway supporting eastbound and westbound traffic. MARC classifies it as a 'Major Collector' west of S Gardner Road and as 'Local Road' to the east. It has a posted speed limit of 35 mph.

Table 1 – Roadway Characteristics

Roadway	Functional Classification	Posted Speed	Travel Lanes	Sidewalks
S Gardner Road	Major Collector	45	2	No
W 207 <sup>th</sup> Street	Local Road <sup>(1)</sup>	35	2	No

(1) Classified as 'Major Collector' west of S Gardner Road.

W 207<sup>th</sup> Street & S Gardner Road is a two-way stop-controlled intersection with eastbound and westbound approaches being stop controlled.

### **Existing Traffic Volumes**

Traffic Counts were collected at W 207<sup>th</sup> Street & S Gardner Road on February 22<sup>nd</sup>, 2022. The collected traffic data revealed the peak hours windows as shown in **Table 2** below.

**Table 2 – Peak Hour Windows**

Intersection	Peak Hour	
	AM	PM
W 207 <sup>th</sup> Street & Gardner Road	7:00 - 8:00 AM	4:00 – 5:00 PM

A summary of existing traffic counts is included in **Appendix B**.

## **Proposed Conditions**

### **Trip Generation**

Trip generation estimates developed for this study are based on the 10th Edition of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE). The Manual is the most widely used industry resource for this type of data. The trip generation data are organized by land use types, with more than 170 different categories of land uses. For each category, the manual provides a data set for use in estimating the number of vehicle and person trips generated by a site based on its characteristics such as physical size or intensity. Trips may be estimated by direction (entering or exiting the site) and for time periods typically pertaining to a full day (weekday or weekend), peak hours of the adjacent roadway, and peak hours of the particular land use. Used properly, the Trip Generation Manual provides an objective basis for estimating trips generated by a proposed development.

The ITE category High-Cube Transload and Short-Term Storage Warehouse was used to project traffic volumes for the proposed development using the listed intensity. Both the AM and PM Peak hour trips were estimated based on projections from various studies included in ITE's Trip Generation Manual. An average of 3,118 vehicles per day are expected to access the development.

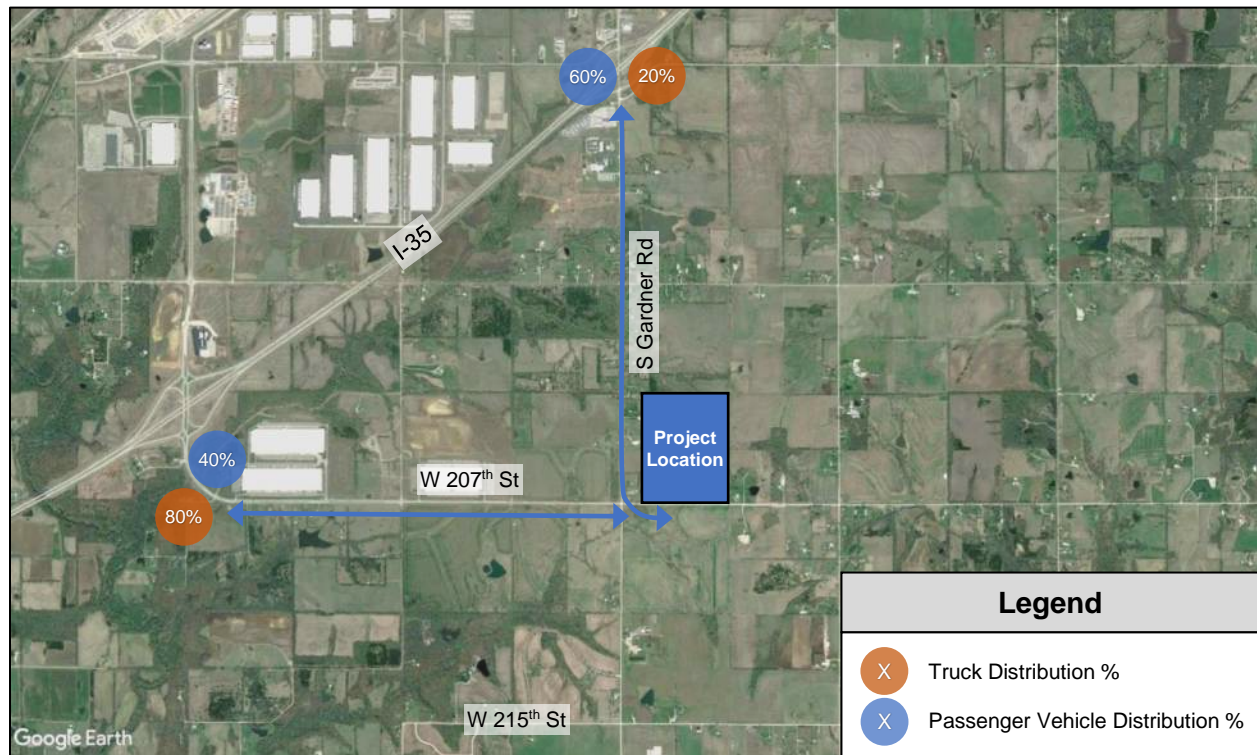
**Table 3 – Trip Generation**

Land Use	Intensity	ITE Code	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
High-Cube Transload and Short-Term Storage Warehouse	2,226,800 SF	154	222	46	268	118	242	360

### ***Trip Distribution***

The traffic generated by the proposed development was distributed to the adjacent roadway system based on engineering judgement. It is anticipated that the majority of traffic will be arriving from the northeast and will use the I-35 ramps on Gardner Road to go south due to the proposed development's proximity to the interchange. However, some traffic is expected to use the I-35 ramps on Homestead Lane to go east on 207<sup>th</sup> Street.

*Figure 3 – Trip Distribution*



Shipping and receiving operations of businesses within an industrial park generally include heavy vehicle (truck) trips. ITE provides data for truck trips from surveyed industrial parks with a truck percentage varying between 1 to 31% with an average of 13%. Using a conservative estimate of 20%, the number of new truck trips accessing the development is estimated to be 624 heavy vehicles per day.

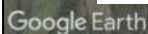
Truck traffic is expected to primarily use 207<sup>th</sup> Street which will be a designated truck route and will be improved as part of this project. A scenario that assumes a higher truck percentage on Gardner Road was also analyzed and can be found in the Intersection Capacity Analysis section.



As part of this project, W 207<sup>th</sup> Street is proposed to be improved to a three-lane section east of W 207<sup>th</sup> Street & Waverly Road. It is proposed as a 3-lane roadway with 12-foot-wide travel lanes and 14-foot-wide two-way center turn lane with curb and gutter on both sides of the road. The roadway should be designed as a Collector Street according to City of Edgerton and Kansas City APWA standard specifications and design criteria.

Recently, the stretch of 207<sup>th</sup> Street between Waverly Road and Corliss Road was improved from a gravel road to a 2-lane, improved roadway. However, it was originally intended to be a 3-lane section but ran into property acquisition issues on the south side of 207<sup>th</sup> Street. If property is still unable to be acquired, the improvements on 207<sup>th</sup> Street should be transitioned from a 2-lane road to a 3-lane road east of Corliss Road.

### Figure 4 – 207th Street Improvements





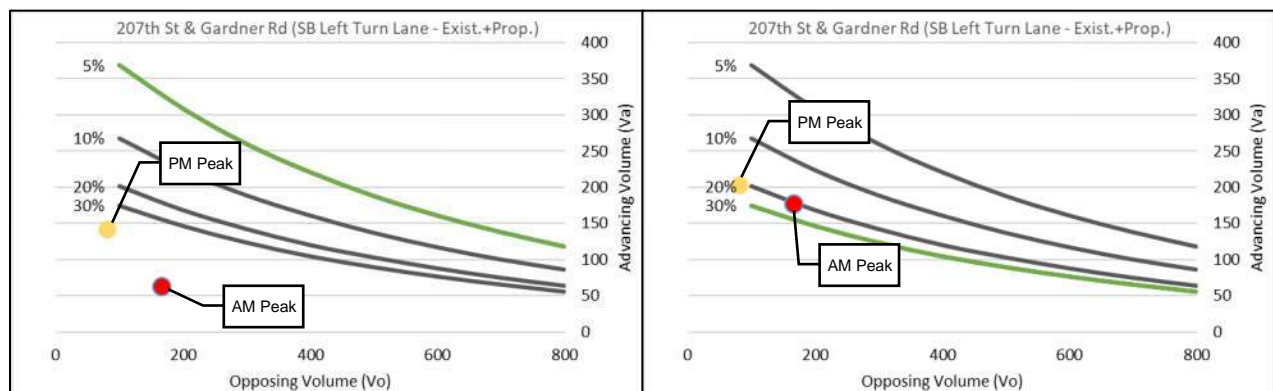
## Auxiliary Turn Lane Warrants

Dedicated left and right-turn lanes (auxiliary lanes) are to be provided in situations where traffic volumes and speeds are relatively high, and conflicts are likely to develop at intersections between through and turning traffic. Auxiliary lanes are an asset in promoting safety and improved traffic flow in such situations.

In order to determine if auxiliary turn lanes were recommended for this development, a turn-lane warrant analysis was performed using guidelines in the KDOT Access Management Policy. Southbound left turn-lane and eastbound left turn-lane were warranted for Existing plus Proposed condition at W 207<sup>th</sup> St & Gardner Road and W 207<sup>th</sup> Street & West Driveway, respectively.

**Table 4 - Auxiliary Turn-Lane Warrant**

Intersection	Turn-Lane	AM	PM
		Exist/Proposed	Exist/Proposed
W 207th St & S Gardner Rd	SB Left	No / Yes	No / Yes
W 207th St & West Dr	EB Left	NA / Yes	NA / No
W 207th St & Private Rd	EB Left	NA / No	NA / No
W 207th St & East Dr	EB Left	NA / No	NA / No



## Intersection Sight Distance

Using AASHTO's guidelines for the proposed driveways on W 207<sup>th</sup> Street with a design speed of 45 mph, the minimum recommended sight distance of 530 feet for the left-turn movement and 430 feet for the right-turn movement was used to determine if there were any intersection sight distance issues at the proposed access points. The same distances were also used to determine if there were any intersection sight distance issues at W 207 Street & S Gardner Road.

Intersection sight distance was measured from the perspective of a passenger vehicle exiting the driveway 14.5 ft back from the end of the curb. The available intersection sight distance on a

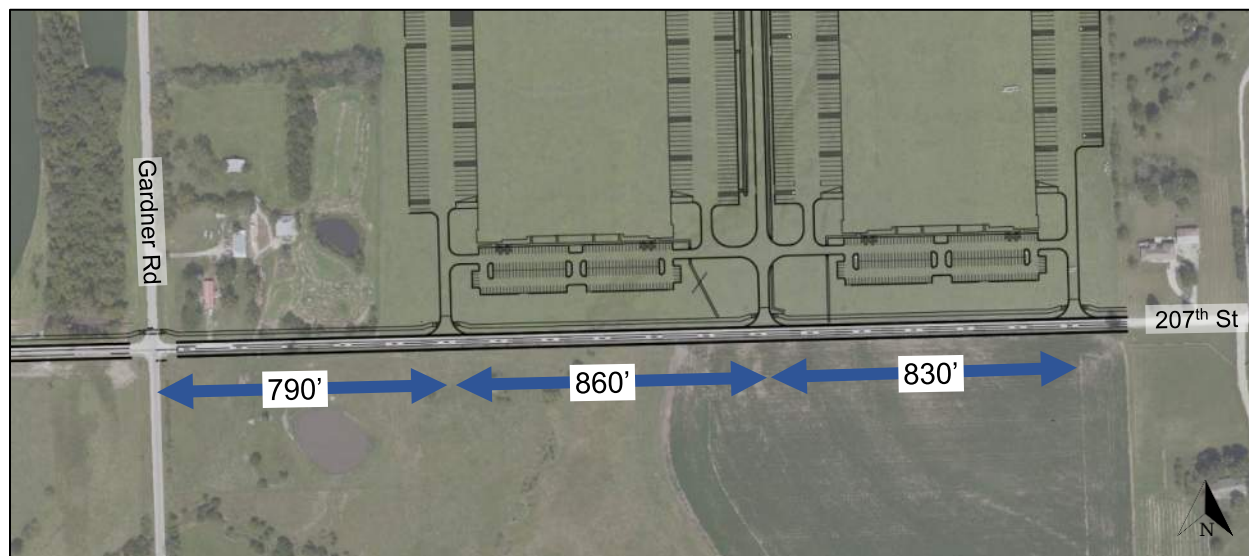
driveway should provide drivers a sufficient view of the intersecting roadway to allow vehicles to exit the driveway without excessively slowing vehicles traveling at or near the operating speed on the intersecting mainline.

No intersection sight distance issues were observed for the proposed driveways on W 207<sup>th</sup> Street and at W 207<sup>th</sup> Street & S Gardner Road. However, during the design of the proposed and recommended improvements it should be verified that they do not introduce any additional intersection sight distance obstructions.

### ***Access Management***

The proposed access drives on W 207<sup>th</sup> Street were analyzed against the Access Management guidelines in KDOT's Access Management Policy for intersection spacing and corner clearance. The nearest proposed driveway to Gardner Road is located approximately 790 feet to the east. The second is spaced approximately 1,650 feet from Gardner Road and the third spaced approximately a half mile. The spacing between the proposed access points satisfy the minimum spacing requirement of 245 feet for a Class D access route in a developed area with a posted speed limit of 40 mph (as described in KDOT's Access Management Policy).

*Figure 5 – Access Management*



### ***Swept Path Analysis***

An on-site visit was conducted to determine if the proposed access routes have adequate infrastructure to support a design vehicle of WB-67. The existing intersection at Gardner Road & 207<sup>th</sup> Street does not have adequate pavement for trucks turning southbound left and westbound right without encroaching onto oncoming traffic lanes or grass shoulders. The proposed

improvements to 207<sup>th</sup> Street, as well as the recommended improvements to the southbound approach on Gardner Road will provide adequate space for trucks to make a safe turning movement. Truck turning exhibits for the existing conditions and proposed conditions are shown in **Appendix D**.

## Intersection Capacity Analysis

To analyze the existing traffic, operating conditions were analyzed using PTV Vistro, a macroscopic analysis and optimization software. PTV Vistro is based on study procedures outlined in the Highway Capacity Manual, 6th edition. The analysis determines the “Level of Service” of the intersections and is based on factors such as the number and types of lanes, signal timing, traffic volumes, pedestrian activity, etc. This manual, which is used universally by traffic engineers to measure roadway capacity, establishes six levels of traffic service: Level A (“Free Flow”) to Level F (“Fully Saturated”).

**Table 5 – Level of Service Criteria**

Level of Service	Unsignalized Intersection (sec/veh)
A	< 10 seconds
B	< 15 seconds
C	< 25 seconds
D	< 35 seconds
E	< 50 seconds
F	≥ 50 seconds

Level of Service “D” is typically considered the minimum acceptable LOS, however in some cases Level of Service “E” is acceptable in peak times. The above table shows the thresholds for Levels of Service A through F for unsignalized intersections.

### ***Existing Conditions***

Intersection capacity analysis was performed for existing weekday AM peak hour and PM peak hour traffic conditions at W 207<sup>th</sup> Street & S Gardner Road. Detailed capacity analysis can be found in **Appendix C**.

**Table 6 – Capacity Analysis (Existing)**

Intersection	Traffic Control	Time Period	95 <sup>th</sup> Percentile Queue Length				
			Overall	NB	SB	EB	WB
W 207 <sup>th</sup> St & S Gardner Rd	EB/WB Stop Controlled	AM Peak	B*	A (25')	A (25')	B (25')	B (25')
		PM Peak	B*	A (25')	A (25')	B (0')	B (25')

\* Overall Level of Service is reported for stop-controlled intersections as the worst performing individual turning movement (See Appendix for detailed analysis)

Overall, the intersection currently operates adequately in the AM and PM peak hours.

### ***Existing Plus Proposed Conditions***

Intersection capacity analysis was performed for Existing Plus Proposed Conditions. This analysis takes into account the recommended southbound left turn lane and the proposed 207<sup>th</sup> Street improvements at Gardner Road & 207<sup>th</sup> Street as well as the increased traffic generated by the development and the projected distribution on the existing roadway. Detailed capacity analysis can be found in **Appendix C**.

**Table 7 – Capacity Analysis (Existing + Proposed)**

Intersection	Traffic Control	Time Period	95 <sup>th</sup> Percentile Queue Length				
			Overall	NB	SB	EB	WB
W 207 <sup>th</sup> St & S Gardner Rd	EB/WB Stop Controlled	AM Peak	C*	A (25')	A (25')	C (50')	B (25')
		PM Peak	C*	A (25')	A (25')	B (0')	B (75)
W 207 <sup>th</sup> St & West Driveway	SB Stop Controlled	AM Peak	A*	-	A (25')	A (25')	A (0')
		PM Peak	A*	-	B (25')	A (25')	A (0')
W 207 <sup>th</sup> St & Private Road	SB Stop Controlled	AM Peak	A*	-	A (25')	A (25')	A (0')
		PM Peak	A*	-	A (25')	A (25')	A (0')
W 207 <sup>th</sup> St & East Driveway	SB Stop Controlled	AM Peak	A*	-	A (25')	A (25')	A (0')
		PM Peak	A*	-	A (25')	A (25')	A (0')

\* Overall Level of Service is reported for stop-controlled intersections as the worst performing individual turning movement (See Appendix C for detailed analysis)

Overall, the intersections are expected to operate adequately in the AM and PM peak hours.

An additional scenario, with a conservative assumption that 100% of proposed truck traffic will use Gardner Road to access the development was analyzed. While this scenario did slightly increase the amount of traffic expected on Gardner Road, it did not change the recommended improvements.

## Summary

RIC completed the analysis to study the traffic impacts associated with the proposed transloading warehousing facility to be located northeast of 207<sup>th</sup> Street & Gardner Road in Edgerton, KS. Based on the traffic analysis completed, the following summary is provided:

- The proposed development is estimated to generate a total of 3118 total trips on an average weekday including 268 trips for the AM peak hour and 360 trips in the PM peak hour.
- Access to the development is provided through three access points on W 207<sup>th</sup> Street, with half of the traffic expected to use the middle access point.
- 207<sup>th</sup> Street is proposed to be improved to a 3-lane section from Waverly Road to approximately ½ mile east of Gardner Road at the east end of the proposed development's property. However, property acquisition issues on the south side of 207<sup>th</sup> Street may limit the 3-lane section improvements to the stretch from Corliss Road to ½ mile east of Gardner Road.
- A southbound left turn lane on Gardner Road at 207<sup>th</sup> Street & Gardner Road is warranted and is recommended to be constructed prior to project completion.
- The existing 207<sup>th</sup> Street & Gardner Road intersection does not have adequate pavement for trucks turning southbound left and westbound right without encroaching onto oncoming traffic lanes or onto grass shoulders. The proposed and recommended improvements should be designed in order to support a WB-67 truck turning movement.
- All intersections are expected to operate with an acceptable level of service for all study scenarios.
- No intersection sight distance issue was observed for the proposed access points on W 207<sup>th</sup> Street.

Please do not hesitate to contact us should you have any questions.



## EDGERTON CROSSING

**Application FP2021-05**

**Southwest Corner of 199<sup>th</sup> Street and Homestead Lane**

### QUICK FACTS

#### PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Final Plat for a parcel located at the southwest corner of 199<sup>th</sup> Street and Homestead Lane.

**No Public Hearing is required.**

#### Owner and Applicant

Woodstone Properties, LLC  
represented by Shannon  
McMurdo, Agent and Property  
Owner

#### Zoning and Land Use

C-2 (Heavy Service Commercial)  
with no existing improvements

#### Legal Description

The east 1/3 of the NE 1/4,  
excluding that part in roads and  
highways of Section 9, Township  
15, Range 22, in the City of  
Edgerton, Johnson County,  
Kansas

#### Parcel Size

42.57 acres

#### Staff Report Prepared by

Katy Crow



## BACKGROUND

### **Subject Site**

The parcel is located within the Bull Creek watershed and was annexed into the City of Edgerton on February 24, 2011.

Utilities and service providers:

- a. Water Service - Johnson County Rural Water District #7.
- b. Sanitary Sewer - City of Edgerton.
- c. Electrical Service - Everygy.
- d. Gas Service – Kansas Gas Service.
- e. Police protection is provided by the City of Edgerton through the Johnson County Sheriff's Office.
- f. Fire protection is provided by Johnson County Fire District #1.

### **Site History and Past Approvals**

The parcel was rezoned from Johnson County *RUR* to City of Edgerton *C-2, Heavy Service Commercial* on July 14, 2011 (Ordinance 905).

On October 8, 2019, the City of Edgerton Planning Commission approved Application PP2019-04 for a Preliminary Plat of this same parcel. Pursuant to Edgerton Unified Development Code, 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. A Final Plat application was not filed prior to the one-year expiration date and as such Application PP2019-04 is considered null and void.

On November 9, 2021, the City of Edgerton Planning Commission approved Application PP2021-03 for a Preliminary Plat of this same parcel.

### **Proposed Use**

The applicant has proposed dividing the parcel into three (3) blocks. The three blocks are divided into one (1) lot and two (2) tracts which are designated as non-buildable parcels that are reserved for future platting and development. There are two additional tracts which will be used for stormwater detention. This Final Plat request is being made in preparation for commercial development which would serve the residents of Edgerton, the patrons, and employees of Logistics Park Kansas City (LPKC), and travelers along the I-35 corridor.

Proposed access to the site is from Homestead Lane is via W. 200<sup>th</sup> Street. The development will be connected through the construction of two (2) internal roadways – the continuation of 200<sup>th</sup> Street west and Jubilee Street which will run north/south, parallel to Homestead Lane. The applicant has also proposed full access to the development from 199<sup>th</sup> Street using Jubilee Street. Access further south into the development would continue along this newly constructed Jubilee Street through a roundabout at 200<sup>th</sup> Street.

### **Project Timeline**

- Application submitted to the City: December 21, 2021

## FINAL PLAT REVIEW

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

### Content of Final Plat

1. Certificate of the Register of Deeds.
  - a. *Upon recording of the Final Plat, the County will add their seal and information to the document.*

***Applicant acknowledges.***

### General Comment

1. Sanitary sewer plans have been reviewed by staff and have received KDHE approval. Roadway infrastructure plans are still under review by city staff and the City Engineer. Final Plat should not be recorded prior to the City receiving and approving all public infrastructure plans.

## NOTICE OF CITY CODES AND PERMITS

The Applicant is subject to all applicable City codes – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable local, State, and Federal laws.

Various permits may be required in order to complete this project. Please contact the Building Codes Division of the Community Development Department for more information about City permits. The project may also be subject to obtaining permits and/or approvals from other local, County, State, or Federal agencies.

## DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
Application	Application for FP2021-05	12/20/2021
1	Final Plat	03/18/2022

## STAFF RECOMMENDATION

City Staff recommends approval of Final Plat **Application FP2021-05** for *Edgerton Crossing*, subject to the following stipulations:

1. The commencement of any improvements shall not occur prior to the approval and endorsement of the Final Plat by the Governing Body and the submittal and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the Final Plat.
2. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code (UDC).

3. The applicant shall meet all requirements of their Development Agreement with the Edgerton City Council dated September 10, 2021 which satisfies the requirements of Financial Assurances as defined in Section 13.7 of the Edgerton UDC.
4. All City Engineer comments related to the Stormwater Management Plan must be addressed.
5. All Final Plat requirements of the City listed above shall be met or addressed prior to recording of the Plat.
6. If the Final Plat is not recorded with the Johnson County Register of Deeds within one year after acceptance by the Governing Body, the Final Plat will expire. Planning Commission re-approval and Governing Body re-acceptance is required for expired Final Plats.

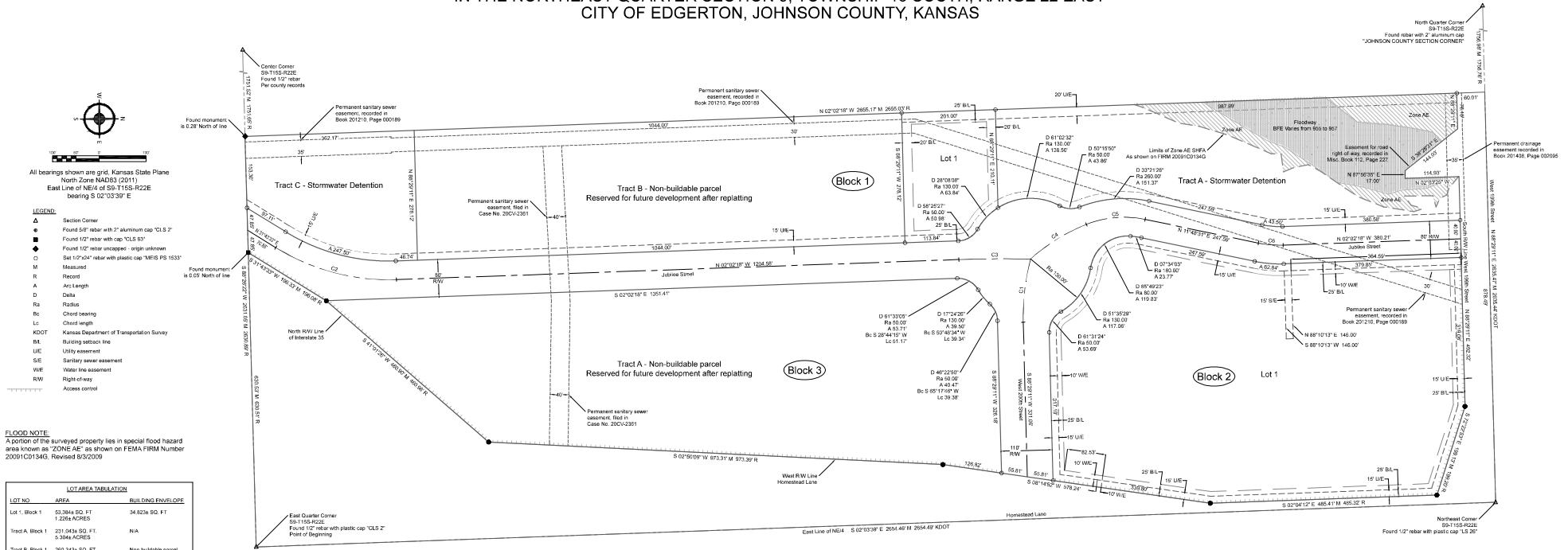
***Note: For Application FP2021-05 the Planning Commission will be recommending either approval or denial of the application to the Governing Body. If the Planning Commission recommends approval, the Final Plat will be presented to the Governing Body on April 28, 2022, subject to the applicant making the necessary corrections in a timely manner.***

☐ RE-REVIEW

404 East Nelson • Edgerton, KS 66021 • P: 913.893.6231 • F: 913.893.6232 • [EDGERTONKS.ORG](http://EDGERTONKS.ORG)



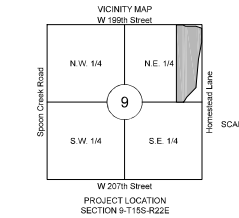
FINAL PLAT OF  
**EDGERTON CROSSING, FIRST PLAT**  
IN THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 15 SOUTH, RANGE 22 EAST  
CITY OF EDGERTON, JOHNSON COUNTY, KANSAS



**FLOOD NOTE**  
A portion of the surveyed property lies in special flood hazard area known as "ZONE AE" as shown on FEMA FIRM Number 20091C0134G. Revised 6/3/2009

LOT AREA TABULATION		
LOT NO.	AREA	BUILDING ENVELOPE
Lot 1, Block 1	53,384 SQ. FT. 1.224 ACRES	34,828 SQ. FT.
Tract A, Block 1	211,343 SQ. FT. 5.304 ACRES	N/A
Tract B, Block 1	200,343 SQ. FT. 5.655 ACRES	Non-buildable parcel
Tract C, Block 1	87,418 SQ. FT. 2.007 ACRES	N/A
Lot 1, Block 2	441,891 SQ. FT. 10.173 ACRES	377,608 SQ. FT.
Tract A, Block 2	447,843 SQ. FT. 10.276 ACRES	Non-buildable parcel
Lot 1, Block 3	781,891 SQ. FT. 17.946 ACRES	N/A
TOTAL	2,333,518 SQ. FT. 53.576 ACRES	N/A

RETURN TABULATION			
LOT NO.	FRONT	REAR	SIDE
Lot 1, Block 1	25 FEET	25 FEET	20 FEET
Tract A, Block 1	N/A	N/A	N/A
Tract B, Block 1	Non-buildable parcel		
Tract C, Block 1	N/A	N/A	N/A
Lot 1, Block 2	25 FEET	25 FEET	25 FEET
Tract A, Block 2	Non-buildable parcel		



**LEGAL DESCRIPTION**

The East One-Third (1/3) of the Northeast Quarter (NE 1/4) excluding that part in roads and Highways of Section 5, Township 15, Range 22, in the City of Edgerton, Johnson County, Kansas and more particularly described as follows by James Meis, PS 1533 on March 18, 2022:  
Beginning at the Southeast corner of the Northeast Quarter of Section 9, Township 15 South, Range 22 East, Thence South 88 degrees 25 minutes 22 seconds West, along the South line of the Northeast Quarter, a distance of 879.55 feet; Thence North 02 degrees 02 minutes 18 seconds West, a distance of 2655.17 to the North line of the Northeast Quarter; Thence North 88 degrees 29 minutes 11 seconds East, along the North line of the Northeast Quarter, a distance of 878.49 feet to the Northeast corner of the Northeast Quarter; Thence South 02 degrees 03 minutes 39 seconds East, along the East line of the Northeast Quarter, a distance of 2654.48 feet to the Point of Beginning.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "EDGERTON CROSSING, FIRST PLAT".

**DEDICATION**

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, fences, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any poles, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby agrees and agrees to indemnify the City of Edgerton, Kansas, from any expense incurred to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under those areas outlined hereon and designated on this plat as "Utility Easement" is hereby granted to the City of Edgerton, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

An easement to lay, construct, alter, repair, replace or operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress, over and through those areas designated as "sanitary sewer easement" or "SSE" on this plat are hereby dedicated to the City of Edgerton, Kansas. Sanitary sewer easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of sanitary sewer facilities located within the easement.

An easement to lay, construct, alter, repair, replace or operate one or more water lines and all appurtenances convenient for the distribution of domestic water, together with the right of ingress, over and through those areas designated as "water easement" or "WE" on this plat are hereby dedicated to Johnson County Rural Water District No. 7. Water easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of water line facilities located within the easement.

Tract A, Block 1 and Tract C, Block 1 as shown hereon shall be designated and used for storm water drainage easement and/or treatment or detention facilities, and shall be owned and maintained by the undersigned proprietors, their successors and/or assigns.

In accordance with KSA 12-612, all rights, obligations, reservations, easements, or interests not shown on this plat shall be vacated as to use and as to title, upon filing or recording of this plat.

**EXECUTION**

IN TESTIMONY WHEREOF, undersigned proprietor has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Woodstone Properties, LLC

by: \_\_\_\_\_  
Shannon McMurdo, President

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned, a Notary Public in and for said County and State, came Shannon McMurdo, President of Woodstone Properties, LLC, a Missouri limited liability company, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

Print Name: \_\_\_\_\_

**APPROVALS**

Approved by the Planning Commission of the City of Edgerton, Johnson County, Kansas on the \_\_\_\_\_ day of \_\_\_\_\_, 2022

Chairman: John Dailey Secretary: Jeremy Little

Approved by the Governing Body of the City of Edgerton, Johnson County, Kansas on the \_\_\_\_\_ day of \_\_\_\_\_, 2022

Mayor: Donald Roberts City Clerk: Alexandria Clower

Approved by the Zoning Administrator of the City of Edgerton, Johnson County, Kansas on the \_\_\_\_\_ day of \_\_\_\_\_, 2022

Zoning Administrator: Katy Crow

Curve Data				
Curve Number	Delta	Radius	Arc Length	Chord Bearing
C1	16°09'54"	486.48'	136.79'	S 83°29'29" E
C2	37°43'53"	486.00'	371.07'	N 14°02'11" W
C3	09°10'28"	2787.24'	163.43'	N 08°28'29" W
C4	27°21'58"	333.67'	144.81'	N 31°04'56" W
C5	37°21'28"	226.02'	128.08'	N 04°52'12" W
C6	19°30'48"	226.00'	53.17'	N 04°30'11" E

Eric Osburn, North 0.001' East 0.004' Precision = 1:1787309

**CONSENT TO LEVY**

The undersigned proprietor of the above described land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Edgerton, Johnson County, Kansas shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of the land fronting or abutting on such dedicated public way or thoroughfare.

**SURVEYOR'S CERTIFICATE**

I, James Meis, Professional Surveyor #1533 in the State of Kansas, certify that the survey shown on this plat was made by me or under my direct supervision on March 18th, 2022. This plat is a true and correct to the best of my knowledge and belief.



James Meis  
Kansas PS 1533

**DRIGGS DESIGN GROUP, PA**  
Surveying Engineering Planning  
Woodstone Properties LLC  
2131 State Hwy 265  
Berwyn, MO 65516  
James Meis, PS 1533  
1017 Downing Avenue, Hays, Kansas 67601  
jmeis@driggsdesign.com (785) 621-4282

Project No: 2021-143  
Date: 12-20-2021  
Scale: 1" = 120'  
Sheet No: 1 of 1  
Drawn By: JDN  
Revised: 03-18-2022

**MEMORANDUM**

Date: April 12, 2022

To: City of Edgerton Planning Commission

From: Katy Crow, Development Services Director

Re: Planned Unit Development (PUD)

The rising cost of infrastructure, land and raw materials has led to increased sales prices for new home development. This has proven to be detrimental to first time home buyers and those with a growing family who are looking to move up to the next size home.

City Staff has recently received inquiries from residential developers regarding the use of Planned Unit Development (PUD) in the City of Edgerton. This memo, plus the attached Quicknotes briefing from the *American Planning Association* (APA), will provide an introduction to PUDs and how they can be a tool used to help facilitate the development of residential neighborhoods. Also included is Article 6 of the Unified Development Code (UDC), *Planned Unit Development District*, which outlines the process today in Edgerton.

Building materials, labor costs, supply chain issues, cost of lot development, infrastructure and local regulations are all contributing challenges related to new home development. A 2021 housing study in Johnson County indicated that reducing the minimum lot size required by a City's development code, opened more attainable housing options with lower lot and public infrastructure costs per lot. Today, the minimum lot size in Edgerton is 70' wide by 110' deep with an increase to an 80' width on corner lots. Flexibility in the lot size requirement allows developers and home builders to add more housing to a subdivision which in turn spreads the fixed costs over more homes. For example, on a 700' stretch of roadway, you can develop *ten* 70' wide lots, or decrease the lot width requirement, you can develop *fourteen* 50' wide lots. This increased density, or *upzoning*, allows for additional homeowners in that particular neighborhood who can help absorb the fixed costs of the development related to infrastructure (sewer, road network, etc.). This in turn lowers the overall housing cost for everyone.

The use of a PUD in the development process allows for the aforementioned flexibility in lot size. There is a give and take associated with PUDs. A developer might be allowed to build homes on smaller lots (i.e., 50' by 120') in exchange for providing extra

amenities in the development like green spaces, trail systems, street trees, sidewalks, auxiliary parking areas, etc. In addition, these neighborhoods come with a Homeowners Association (HOA) which enforces a set of rules (Covenants, Conditions and Restrictions or CCRs) that all property owners within the association are required to comply with. The CCRs are provided to home buyers when they close on the property and there are processes put in place by the HOA which hold the property owners accountable for things like home maintenance, lot improvements, on-street parking, etc.

Included with this memo is an article entitled "*Understanding Planned Unit Development*". Published by the American Planning Association, it provides a brief but comprehensive overview of what a PUD is and how they work. PUDs are not just for residential neighborhoods. They can be used to allow a mix of nonresidential and residential uses of mixed density. Every city is different so it is important to understand when the time is right to use a PUD and how it could benefit both the community and the developer.

### **Steps in the PUD Process**

1. **Rezoning.** Article 6 of the UDC, *Planned Unit Development District*, outlines the process for PUDs in Edgerton. PUD is a zoning designation and as such, a Rezoning application is required.
2. **Conceptual Plan.** PUDs are a little different than the typical development process in that a Conceptual Plan gets submitted in place of a Preliminary Plat. Article 6 has very specific submittal requirements for the Conceptual Plan. Like a Site Plan, a variety of information is required so that everyone has a clear understanding of the way in which the property is intended to be developed. Lot sizes, land use patterns, site data, environmental information, traffic analysis, and market analysis are just some of items required when the application is submitted.

Upon receipt of PUD Rezoning and Conceptual Plan applications, City Staff would review the submittal during the pre-application process to ensure the proposed plan submitted is in accordance with the parameters set forth by the UDC.

The Rezoning application and the PUD Conceptual Plan application would be presented as two separate items but at the same Planning Commission meeting. Both items require a Public Hearing. If the rezoning application did not receive approval to be rezoned to a PUD, the Conceptual Plan would not move forward during the meeting. If both the rezoning and the Conceptual Plan are recommended for approval, both items then continue on to the City Council for final acceptance. This is a little different than the standard development process as the Preliminary Plat and Site Plan are not reviewed by the Governing Body.

3. **Final Development Plan and Plat.** Once the Rezoning and Conceptual Plan receive acceptance from the Governing Body, the applicant can then proceed with reasonable assurance that if the agreed to concept is carried forth, Final Development Plan and Plat approval will be granted.

The Final Development Plan and Plat is a precise plan of development that shows the exact location of facilities, arrangement of streets and lots, open space and common areas and the final survey description. The Final Plat may be submitted in stages with each stage reflecting the approved Conceptual Plan, provided that each stage submitted conforms to all regulations. The Final Development Plan and Plat are reviewed by the Planning Commission and if recommended for acceptance, the applications move on to the Governing Body for approval.

4. **Any Changes.** Once approved, the Final Development Plan represents a binding agreement with the applicants and their successors. Any changes or amendments to the PUD must be made in accordance with the parameters outlined in the UDC. Changes deemed minor may be reviewed at a regular Planning Commission meeting after being published on the agenda. The method in which major changes are approved varies, depending upon when the change is made and what the change is made to.

When used correctly, PUDs can allow the flexibility necessary to bring a variety of housing appropriate for all types of residents. When properly designed, a PUD Conceptual Plan allows for creativity in land planning and site design and it is important to understand how the PUD Conceptual Plan fits with the Comprehensive Plan. To date Edgerton has not received a PUD application but we thought it would be important to explain what one is so that you can be familiar with the process that governs this important tool in the development process. We would be happy to answer any additional questions you might have on this topic.

# QUICKNOTES

*Planning fundamentals  
for public officials and  
engaged citizens*

*This PAS QuickNotes was prepared by  
APA research staff with contributions  
from national planning law experts.*

## Understanding Planned Unit Development

A planned unit development (PUD) is a large, integrated development adhering to a comprehensive plan and located on a single tract of land or on two or more tracts of land that may be separated only by a street or other right-of-way. PUD is a form of development that, although conceived decades ago, can be used today to advance a number of important smart growth and sustainability objectives. PUD has a number of distinct advantages over conventional lot-by-lot development. Properly written and administered, PUD can offer a degree of flexibility that allows creativity in land planning, site design, and the protection of environmentally sensitive lands not possible with conventional subdivision and land development practices. Moreover, properly applied, PUD is capable of mixing residential and nonresidential land uses, providing broader housing choices, allowing more compact development, permanently preserving common open space, reducing vehicle trips, and providing pedestrian and bicycle facilities. In exchange for design flexibility, developers are better able to provide amenities and infrastructure improvements, and find it easier to accommodate environmental and scenic attributes.

PUD is particularly useful when applied to large developments approved in phases over a number of years, such as master planned communities. PUDs are typically approved by the local legislative body (city council, board of supervisors, county commissioners) after a comprehensive review and recommendation by the planning board or commission, which normally includes a public hearing. Communities considering adoption of a PUD ordinance should be mindful that while planning boards and commissions are given a good deal of discretionary power in acting on PUDs, appropriate standards are essential. Moreover, a delicate balance must be found between the desire to be flexible in order to take into account unique site characteristics and the need to spell out concrete standards and criteria.

### WHY PLANNED UNIT DEVELOPMENT IS POPULAR

PUD has grown increasingly popular, in part because standard subdivision and zoning ordinances have serious limitations. Many older vintage zoning ordinances prohibit mixed use. Single family, multifamily, and nonresidential uses are often not allowed in the same zoning district. Older conventional ordinances also contain uniform site development standards that tend to produce monotonous outcomes. Subdivision control ordinances deal with narrow concerns, such as street, curb, and sidewalk standards and lot and block layout. The lack of meaningful amounts of well-placed, accessible open space and recreational amenities is another shortfall of conventional development controls.

### TYPES OF PLANNED UNIT DEVELOPMENT

Planned unit developments can take many forms, ranging from modest residential developments where housing units are clustered and open space is provided, to mixed use master planned communities that cover thousands of acres.

**Simple Residential Cluster.** Simple cluster subdivisions allow smaller lots on some parts of the site in exchange for permanently preserved common open space elsewhere on the site. Planning boards or commissions normally require the open space to be configured in a manner to protect sensitive natural features such as streams and riparian areas, vernal pools, ponds, and lakes, and to take into account hazard areas and areas of steep slope.

Communities may either limit the gross density of the tract to what would be permitted under conventional zoning, or may choose to offer a density bonus allowing more units than would other-

Matt Green



*Showcasing a 120-acre regional multi-purpose public park, pedestrian-friendly design, and a 1500+ acre wetland system, the Buckwalter PUD and the Buckwalter Place urban center in Bluffton, South Carolina promote multiple aspects of sustainable development.*



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wise be allowed. By allowing a bonus, the community can require a greater percentage of the tract as common open space. Theoretically, communities can choose to allow any residential type (or combination of types) on a parcel in the cluster plan—single-family houses, attached houses, town houses, garden apartments, or high rises. As a practical matter, however, cluster subdivisions are developed mostly for single-family homes on individual lots.

**Mixed Uses.** PUD builds on the simple residential cluster idea by allowing nonresidential uses, often at higher densities. Retail and service establishments, restaurants, schools, libraries, churches, recreation facilities, offices, and even industrial uses can be included in PUDs. Downtown or village center development with apartments above shops and live-work arrangements are also possible. The extreme case is the master planned community, which usually involves substantial acreage and combines employment, office, retail, and entertainment centers with associated self-contained neighborhoods. This can include diverse housing types as well as retail, entertainment and office centers.

### WHICH ORDINANCE, WHICH AGENCY?

Individual state planning statutes control how communities handle the deliberative process leading to a decision about a PUD. In most states a PUD provision can be made part of the zoning ordinance or it may be written as a stand-alone ordinance. In either case, the decision to approve, approve with conditions, or disapprove a PUD falls to the legislative branch of local government. Some communities permit a PUD through a discretionary review process, such as a conditional or special use permit. These permits can be approved by the legislative body, planning commission, or board of adjustment, depending on the state enabling legislation and local policies. Some communities provide for the administrative approval of mixed use developments that normally require a discretionary PUD process.

The zoning ordinance is the most appropriate place to locate planned unit development regulations. Basic legislative decisions on use and density are normally the responsibility of the legislative body. Street design and infrastructure could also be resolved through PUD approval, though these considerations are normally built into a unified development ordinance. Decisions about plan details can be left to the planning board or commission and planning staff.

### ZONING FOR PUD

Communities face a number of questions when deciding how to fit planned unit development regulations into their zoning ordinances. One alternative is to provide for planned unit development as-of-right. Under this guideline the ordinance would specify the requirements for a planned unit development, and discretionary review and approval procedures would not be necessary.

Stand-alone PUD ordinances are now fairly common. Although there are variations, a typical ordinance will include a purpose clause; a statement of the type or types of PUD that are authorized; zoning procedures; and standards for approval. The ordinance may contain definitions.

### CONSISTENCY WITH THE COMPREHENSIVE PLAN

Consistency with the comprehensive plan should be required, especially if the PUD has a major effect on growth and development in the community and on public facilities. This will be true of master planned communities. Many statutes now require zoning to be consistent with a comprehensive plan, and consistency can be required by ordinance even if there is no statutory mandate. □

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## **Article 6**

### **Planned Unit Development District**

Section 6.1	PUD Planned Unit Development
Section 6.2	Procedures for Planned Unit Development
Section 6.3	Conceptual Plan and Preliminary Plat Submission Data
Section 6.4	Final Plan and Final Plat Submission Data
Section 6.5	Changes and Amendments to a PUD

#### **6.1 PUD Planned Unit Development**

**A. Purpose.** The purpose of Planned Unit Development regulations is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are intended to allow substantial flexibility in planning and designing a proposal. This flexibility often accrues in the form of relief from compliance with conventional zoning ordinance site and design requirements. Ideally, this flexibility results in a development that is better planned, that contains more amenities, and ultimately a development that is more desirable to live in than one produced in accordance with typical zoning ordinance and subdivision controls.

**B. Objectives.**

1. To allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning and subdivision controls.
2. To encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.
3. To combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.
4. To promote the efficient use of land resulting in networks of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources.
5. To enable land developments to be compatible and congruous with adjacent and nearby land developments.
6. To allow unique and unusual land uses to be planned for and located in a manner that ensures harmony with the surrounding community.

**C. Standards for Planned Unit Developments.**

1. **Comprehensive Plan.** A Planned Unit Development must conform with the objectives of the Comprehensive Plan of Edgerton.
2. **Compatibility.** The uses permitted in a Planned Unit Development must be of a type and so located as to exercise no undue detrimental influence upon surrounding properties.
3. **Net Density.** The net density of the Planned Unit Development is not required to precisely correspond with the normal net density of a traditional zoning district, but instead should reflect complementary building types and architectural design. The Planning Commission shall determine net density and floor area through the conceptual site plan review.

4. **Site Ownership.** The Planned Unit Development site shall be under a single ownership or unified control. Unified control shall mean that the various owners of adjacent sites join to submit a unified application for a PUD.
5. **Space Between Buildings.** The minimum horizontal space between buildings shall be:
  - a). Twelve (12) feet between clustered or "zero lot line" single-family detached buildings.
  - b). Sixteen (16) feet between single-family detached dwellings.
  - c). Twenty-five (25) feet between buildings, other than single family-detached dwellings, of one (1), or two and one-half (2 1/2) stories in elevation.
  - d). Equal to the height of the taller building in the case of free-standing buildings greater than two and one-half (2 1/2) stories in elevation.
6. **Yards.** The minimum required yards in a PUD shall be:
  - a). The required yards along the periphery of the Planned Unit Development shall be at least equal in width or depth to that of the adjacent zoning district.
  - b). The minimum required side yards shall be consistent with the space standards listed in item 5a-d stated above.
  - c). The minimum front and rear yards shall be determined by the review of the Planning Commission and approval of the Governing Body and shall be based on design or construction features that are deemed both architecturally and environmentally superior, are consistent with the provision of amenities, and are in strict compliance with Edgerton's building, fire health, and other applicable codes, and/or contribute to the increased health, safety, and welfare of existing and future residents of Edgerton.
7. **Parking Standards.** Adequate parking shall be provided and shall be in general conformance with the parking regulations provided for in other sections of this Ordinance unless changes are warranted by the particular characteristics of the proposed Planned Unit Development.
  - a). Additional parking space for guests, customers, the handicapped, recreational vehicles, and other common storage and/or parking uses in Planned Unit Developments, shall be required by the Governing Body, acting upon the recommendation of the Planning Commission, if warranted by the particular characteristics of the proposed Planned Unit Development.
8. **Traffic.** The PUD must incorporate adequate provisions to provide ingress and egress designed to minimize both internal and external traffic hazards and congestion.
9. **Design Standards.** The basic design standards for a PUD are provided in this Unified Development Code and are known as the "Subdivision Regulations."
  - a). **Use Standards.** The standards for the allowable use of building and land are provided throughout the various use districts of this Unified Development Ordinance.
  - b). **Departure From Standards.** The Planned Unit Development may depart from strict conformance with the required density, dimension, area, height, bulk, use and specific content regulations of this Ordinance to the extent specified in the preliminary plat and documents authorizing the Planned Unit Development so

long as the Planned Unit Development provides tangible benefits to the neighborhood or community in which it is located. These benefits shall be in the form of provisions of amenities, design excellence, and general compatibility with neighboring properties. The waiver of any requirement shall be the direct cause of accrual of benefits to the residents of the development as well as to the general community. Departure from any requirement specified in this UDC or other City ordinances and regulations is a privilege, and shall be granted only upon recommendation of the Planning Commission and approval by the Governing Body.

## **6.2 Procedures for Planned Unit Development**

**A. General.** Approval of a Planned Unit Development proposal shall follow the procedures used for a change to the official zoning map as outlined in Article 9. A conceptual plan shall be submitted with the request for rezoning to PUD.

**B. Processing Procedures.** The following steps are required in processing all Planned Unit Developments:

### **1. Pre-Application**

- a). **Intent.** The intent of the Pre-Application process is to obtain a general awareness of the City's adopted planning rationale, the compatibility of the proposed Planned Unit Development with existing and anticipated land uses in the vicinity, and a familiarity with the City's Planned Unit Development procedures. This meeting allows the developer to understand the Planned Unit Development procedures.
- b). **Pre-Application Conference.** Prior to the filing of an application for approval of a Planned Unit Development, the prospective applicant may request the Planning Commission to discuss the development of the proposed Planned Unit Development site in conjunction with the City's adopted planning rationale and its compatibility with existing and anticipated land uses in the vicinity at an informal meeting. This meeting may be a part of a regularly scheduled agenda or at a special meeting. All such meetings shall be open to the public, and included on the agenda in advance of the meeting.
- c). **Pre-Application Document Review.** Prior to the filing of an application for approval of a Planned Unit Development, either before or after the Pre-Application Conference, all prospective applicants shall review copies of the Edgerton Land Use Plan, the Zoning Map, and the Planned Unit Development Sections of this UDC. The petitioner shall evaluate the Comprehensive Plan in order to determine the consistency of the proposal with the City's adopted planning rationale. The Zoning Map shall be reviewed to ascertain whether or not the proposal is likely to be compatible with existing and anticipated land uses in the vicinity of the proposal. The Planned Unit Development sections of this UDC shall be reviewed to insure familiarity with the City's Planned Unit Development procedures.

### **C. Conceptual Plan and Preliminary Plat Procedure.**

1. **Intent.** The intent of the Conceptual Plan Submission is to obtain approval of the City for the development of a parcel of land in accord with the plans, programs, and schedule submitted as this part of the Planned Unit Development application. The

Conceptual Plan shall be prepared so as to serve in lieu of a preliminary plat. At this stage the applicant is explicitly committing the subject property to a specific arrangement of land uses at a specific range of densities. In return the petitioner is receiving - through rezoning for a Planned Unit Development - a community commitment that, following conceptual plan approval, the petitioner can proceed to subsequent steps of the Planned Unit Development procedure with reasonable assurance that if the agreed to concept is carried forth, final plan and plat approval will be granted.

2. **Procedure.** A request for approval of a Conceptual Plan/rezoning, as a step in the Planned Unit Development procedure, shall be submitted to the Zoning Administrator and subsequently shall be referred to the Planning Commission for public hearing, review, and recommendation.
3. **Hearing.** The Planning Commission shall hold a public hearing on the application for a Planned Unit Development Conceptual Plan/rezoning in accord with the procedures established for public hearings in this UDC.
4. **Review Time.** Following the public hearing and review of the Conceptual Plan submission, the Planning Commission shall within sixty (60) days, unless an extension is requested by the applicant, recommend approval, modification, or disapproval of the Conceptual Plan/Rezoning, and the reasons therefore, or indicate why a report and recommendation cannot be rendered to the Governing Body.
5. **Governing Body Review.** The Governing Body, after receipt of the Conceptual Plan/rezoning from the Planning Commission, shall approve, disapprove, or return the proposal to the Planning Commission for additional review within sixty (60) days, unless an extension is requested by the applicant. In the case of approval, the Governing Body shall pass an ordinance approving the Conceptual Plan. This ordinance shall provide for a change in the official City Zoning Map indicating that the subject site is approved for a Planned Unit Development. If the Governing Body returns the application to the Planning Commission with specific recommendations for change, and such changes are not made or not in agreement with the with the comments accompanying the return, the Governing Body may modify, add conditions, or impose specific limitations as necessary to protect the health, safety, and welfare of the City.

#### **D. Final Development Plan and Final Plat Approval**

1. **Purpose.** The purpose of the Final Development Plan and Plat is a precise plan of development that shows the exact location of facilities, arrangement of streets and lots, open space and common areas, and the final survey description.
2. **Procedure.** The Final Plat shall be submitted as a Planned Unit Development Plat and shall conform substantially to the Conceptual Plan as approved and, if desired by the applicant, may be submitted in stages with each stage reflecting the approved Conceptual Plan; provided, however, that each stage submitted conforms to all requirements of these regulations.
3. **Submission.** Submission of the items required of a Final Development Plan and Plat petitioner as identified under the "Submission Requirements" Section of this Article shall be made to the Zoning Administrator for certification that the Final Development Plan and Plat is in conformance.



4. **Review.** The Planning Commission shall review the Final Development Plan and Plat within sixty (60) days after submission unless an extension is requested by the applicant.
5. **Governing Body.** The Governing Body, after receipt of the Final Development Plan and Plat from the Planning Commission, shall approve, or disapprove the Final Development Plan and Plat within a period of sixty (60) days, unless the applicant requests an extension. The Governing Body shall base its review on the sufficiency of the dedications and/or reservations offered by the applicant. If approved, the Governing Body shall sign the plat and return it to the Register of Deeds for recording.

## **6.3 Conceptual Plan and Preliminary Plat Submission Data.**

### **A. Pre-Development Stage.**

1. **Application.** A written application for a Planned Unit Development shall be submitted on forms supplied by the Zoning Administrator.
2. **Fee.** A Conceptual Plan and Preliminary Plat Fee, established within the Fee Schedule for the Unified Development Code, shall be submitted with the conceptual plan and preliminary plat application. If special planning, engineering, architectural or other consultants must be retained by the City for review of the proposed Planned Unit Development, the petitioner shall be so notified, and all costs for said consultants expended by the City - not covered by the filing fee - shall be reimbursed by the petitioner.
3. **Notification List.** A list of the names and addresses of owners of all property situated within two hundred (200) feet of the property lines of the subject site shall be submitted to the Zoning Administrator. This list shall be current as of the date of submission. Persons appearing on said list will be sent notice of the public hearing in compliance with statutory requirements. In addition, the responsible fire protection district (if any), affected school districts, affected park districts, and affected sanitary and/or drainage district shall appear on a separate list of notification. Additional parties, specified by the applicant, may appear on the notification list.
4. **Ownership.** A state of present and proposed ownership of all land within the development shall be submitted to the Zoning Administrator.
5. **Legal Description.** A legal description of the subject site shall be submitted to the Zoning Administrator.
6. **Number of Copies.** At the time of the public hearing on the Conceptual Plan, six (6) copies, and all subsequent listed information, shall be submitted (with the exception of non-reproducible exhibits). Failure to submit any of the required information, without a specific written waiver from the Planning Commission, shall constitute grounds for dismissal of the Planned Unit Development petition. Waiver of specific submission elements may be requested of the Planning Commission, in writing, at the time the Planned Unit Development Conceptual Plan application is made. The Planning Commission shall decide upon the waiver request at its next regularly scheduled meeting; the petitioner will be notified of the decision, and the public hearing will then be scheduled. Specific grounds for waiver must be stated by the petitioner. The Conceptual Plan submission shall include the following:

7. **Conceptual Plan and Plat.** A drawing of the Planned Unit Development shall be prepared at a scale that provides for a clear understanding of the way in which the property is intended to be developed. The Plan shall indicate the concept of the development with refinements to indicate the overall land use pattern, general circulation system, open space or park system, and major features of the development together with a set of proposed restrictions, conditions, and covenants. The Plan must include:
  - a). Boundary lines and dimensions of the subject site.
  - b). Existing and proposed easements--general location and purpose.
  - c). Streets on, adjacent, or proposed for the tract, including all rights-of-way and pavement widths.
  - d). Land use patterns proposed for the subject site.
  - e). Map data--name of development, name of site planner, north point, scale, date of preparation.
8. **Site Data.** A list of pertinent site data, including:
  - a). Description and quantity of land uses.
  - b). Acreage of site.
  - c). Number of dwelling units proposed.
  - d). Area of industrial, commercial, institutional, recreational, and number of buildings proposed.
  - e). Densities of residential areas.
  - f). Housing mix.
  - g). A statement indicating how the proposed Planned Unit Development corresponds to and complies with objectives for Planned Unit Developments as previously stated in this Article.
  - h). Development schedule indicating:
    - i). Stages in which project will be built with emphasis on area, density, use, and public facilities such as open space to be developed with each stage. Overall design of each stage shall be shown on the plat and through supporting graphic material.
    - j). Approximate dates for beginning and completion of each stage.
  - k). If different land use types are to be included within the Planned Unit Development, the schedule must include the mix of uses anticipated to be built in each stage.
9. **Environmental Information.** Data identifying existing natural and environmental site conditions, including:
  - a). **Topography.** A topographic map, if possible underlying the concept plan, at a minimum of ten (10) foot contour intervals.
  - b). **Flood Plain.** Information from the most current source specified by the City indicating the location and extent of the regulatory flood plain.
  - c). **Soils.** Information from the most current U.S. Department of Agriculture - Soil Conservation Service Soils Catalog indicating the location and species of soils. If said information is not available, soil borings may be submitted.
  - d). Location and extent of existing vegetation.

- e). A depiction of existing surface drainage patterns and proposed retention and detention areas.
- 10. **Utilities.** Statement indicating that sanitary sewer, storm sewer, and water are directly available to the site, or if well and septic systems are proposed, a statement from a licensed professional engineer indicating that the proposed development can be suitably served by such systems.
- 11. **Traffic Analysis.** A study providing information on the existing road network, and adjunct vehicle volumes, and the effect the proposed Planned Unit Development will have on the existing (or improved) road network.
- 12. **Tax and School Impact.** A study indicating the sources and amounts of revenue to be generated to various governmental jurisdictions as a result of the development, expected school-age children generation, and estimated cost of providing service to the development that will be absorbed by the City and the affected school districts.
- 13. **Market Analysis.** At the request of the Planning Commission, and depending upon the types of land uses proposed to be included in a Planned Unit Development, information may be provided from one (1) or more of the following categories:
  - a). Planned Unit Developments proposed to contain any residential uses shall require submission of at least the following market data:
  - b). Details about the proposal pertaining to: housing types, floor area of dwellings, estimated price ranges, number of bedrooms, densities, and amenities included.
  - c). Total anticipated demand in the City for the type of unit(s) proposed shall be estimated for the immediately subsequent five (5) year period. The percent of that demand which would be absorbed by the proposed Planned Unit Development shall be identified. Methods used in determining the five (5) year demand shall be indicated.
  - d). Planned Unit Developments proposed to contain any commercial uses shall require submission of at least the following market data: details about the proposal pertaining to: number of users, floor area of each use area, bulk of buildings, price or rent ranges, or floor area ratios.
  - e). Planned Unit Developments proposed to contain any industrial uses shall require submission of at least the following market data: details about the proposal pertaining to: number of users, floor area of each use area, bulk of buildings, price or rent ranges, floor area ratios, and approximate number of employees.

## **6.4 Final Plan and Final Plat Submission Data.**

### **A. Final Plan and Final Plat Submission Requirements.**

- 1. A Final Plan and Final Plat Fee, established within the Fee Schedule for the Unified Development Code, shall be submitted with the final plan and final plat application.
- 2. An accurate legal description of the entire area under immediate development within the planned development.
- 3. A Planned Unit Development Plat of all lands which are part of the Final Plat being submitted, and meeting all requirements for a Final Plat.
- 4. An accurate legal description of each separate unsubdivided use area, including common open space.
- 5. Designation of the location of the building pads, or areas, or setback lines or setback standards for all buildings to be constructed.

6. Certificates, seals, and signatures required for the dedication of lands, and recording the document.
7. Tabulation of separate unsubdivided use area, including land area, number of buildings, number of dwelling units, and dwelling units per acre.
8. **Common Open Space Documents.** All common open space shall be either conveyed a not-for-profit corporation or entity established for the purpose of benefiting the owners and residents of the Planned Unit Development, or retained by the developer with legally binding guarantees, in a form approved by the City Attorney, verifying that the common open space will permanently be preserved as open area. All land conveyed to a not-for-profit corporation or like entity shall be subject to the right of said corporation to impose a legally enforceable lien for maintenance and improvement of the common open space.
8. **Final Systems Plans.** Final plans, with all required detail, shall be submitted, including:
  - a). Engineering plans showing how the site is to be serviced with sewer, water, well, and/or septic systems (as agreed to during the Preliminary Plat Stage).
  - b). Lighting plans.
  - c). Drainage and storm water retention and detention plans.
  - d). Road plans, including curbs and gutters, on-site/off-site signalization, acceleration, deceleration lanes, etc.
  - e). Sidewalk, paths, and cycle trails.
  - f). **Landscape Plans.** Plans showing the type and location of plant material, berms, and other aesthetic treatments.
  - g). **Public Facilities.** All on-site and/or off-site public facilities and improvements made necessary as a result of the Planned Unit Development shall be either constructed in advance of the approval of the Final Plat or subdivider's bond or approved letters of credit posted to guarantee construction of the required improvements. The subdivider's bond or approved letters of credit, payable to the City of Edgerton, shall be sufficient to cover the full cost of the improvements plus ten (10) percent. Detailed construction plans shall be submitted for all public facilities to be built.
  - h). **Construction Plans.** Detailed plans shall be submitted for the design, construction, or installation of site amenities; including buildings, landscaping, lakes, and other site improvements.
  - i). **Construction Schedule.** A final construction schedule shall be submitted for that portion of the Planned Unit Development for which approval is being requested.
  - j). **Delinquent Taxes.** A certificate shall be furnished from the appropriate County official that no delinquent taxes exist and that all special assessments constituting a lien on the whole or any part of the property of the Planned Unit Development have been paid.
  - k). **Covenants.** Final agreements, provisions, or covenants which will govern the use, maintenance and continued protection of the Planned Unit Development shall be approved by the City and recorded at the same time as the Final Planned Unit Development Plat.

## 6.5 Changes and Amendments to a PUD.

- A. **Development Concept.** The Planned Unit Development shall be developed only according to the approved and recorded Final Plan and Plat and all supporting data. The recorded Final Plat and supporting data together with all recorded amendments shall be binding on the applicants, their successors, grantees, and assigns and shall limit and control the use of premises and location of structures in the Planned Unit Development project as set forth therein.
- B. **Changes.** Changes and amendments may be made to the PUD in accord with the following schedule:
  - 1. **Major Changes.**
    - a). Changes which alter the concept or intent of the Planned Unit Development including increases in density, changes in the height of buildings, reductions of proposed open space, changes in the development schedule, changes in road standards, or changes in the final governing agreements, provisions, or covenants, may be approved only by submission and reconsideration of a new Preliminary and/or Final Planned Unit Development Plat and supporting data and following the Preliminary or Final Plat procedure.
    - b). If the major change alters data or evidence submitted during the Conceptual Plan or Preliminary Plan or Preliminary Plat stage, then the resubmission must begin at the Preliminary Plat stage.
    - c). If only Final Plat evidence or data is altered as a result of the major change, then the resubmission shall begin at the Final Plat stage. If major changes are proposed, a new public hearing shall be required during resubmission of the Preliminary or Final Plat.
    - d). All changes to the "original" Final Plat shall be recorded with the County Register of Deeds as amendments to the Final Plat or reflected in the recording of a new "corrected" Final Plat.
  - 2. **Minor Changes.** Changes that are deemed minor by the Planning Commission, and not listed above under major changes, may be initiated at any regular meeting after first being published on the agenda.
  - 3. **Vesting.** Vested rights to a PUD shall expire five (5) years after the date of final approval if all public utilities have not been installed in the first approved phase. The land shall then revert to its underlying zoning district.



**MEMORANDUM**

Date: April 12, 2022

To: City of Edgerton Planning Commission

From: Katy Crow, Development Services Director

Re: Planning Commission Development Calendar

It has recently been brought to Staff's attention that it would be beneficial for the Planning Commission members to receive the Planning Commission packet earlier than the Friday before the scheduled meeting.

Today, the City of Edgerton Unified Development code requires applicants to follow these submittal deadlines:

Current Timeline
Re-zoning/BZA/CUP - 30 days before Public Hearing (2) (Article 9.1, Section B7)
Preliminary Plat - 45 days before Public Hearing (3) (Article 13.3, Section B1)
Final Plat - 45 days before Planning Commission Meeting (Article 13.3, Section F1)
Site Plan - 45 days before Planning Commission Meeting (Article 10.1, Section E2)
TCU - Temporary Construction Use - 21 days before Planning Commission Meeting

These deadlines allow staff to publish the packet 4 days prior to the scheduled meeting. Enclosed in your packet is an example of submittal deadlines showing what the submittal dates are today, what they would need to be for the Commissioners to receive their packets 1 week prior to the meeting and what they would need to be for the Commissioners to receive their packets 2 weeks prior to the meeting.

City Staff has surveyed 14 Johnson County jurisdictions to review how the timeline at which Planning Commission packets are distributed prior to the meeting. Per the following results, Edgerton's timeline for packet distribution is in line with that of other jurisdictions:

- 7 days: 2
- 5 days: 4
- 4 days: 6 (includes Edgerton)
- 3 days: 2

City staff is seeking guidance from the Commission related to the timeline for packet publishing. If a change is needed to the Development Calendar to meet earlier packet distribution, several sections of the UDC would need to be amended. City staff would make the necessary revisions to the UDC and bring those revisions back for a public hearing on the matter at the May Planning Commission meeting.

2022 Planning Commission Dates and Deadlines											
All Applications and Revisions are due by 12:00 Noon on the day listed.											
Month	Applicant Filing Deadline	Public Hearing Publication Deadline for the Gardner News	Notice of Public Hearing Publication Date - Rezoning, Site Plan, CUP	Post Sign/Postmark Notices (if required)	Staff Review Meeting	Review comments with applicant	Applicant Revisions Due & Site Plan available for public inspection	Packet Publishes	Planning Commission Meeting	Protest Petition Deadline	City Council Meeting (4)*
		FRIDAY	WEDNESDAY	WEDNESDAY	FRIDAY	TUESDAY	TUESDAY	FRIDAY	TUESDAY	TUESDAY	THURSDAY
	Varies depending upon statute and code requirements	Friday @ noon; publishes following Wednesday	at least 20 days prior to the Public Hearing (1)	20 days prior to Public Hearing	3.5 Weeks Prior to PC Meeting	3 Weeks Prior to PC Meeting	2 Weeks Prior to PC Meeting	Friday before the PC Meeting	Second Tuesday of the month	14 days after item is passed at PC	Second & Fourth Thursdays of the month
TODAY											
APRIL											
Rezoning/CUP/BZA	11-Mar-22	18-Mar-22	23-Mar-22	23-Mar-22	18-Mar-22	22-Mar-22	29-Mar-22	8-Apr-22	12-Apr-22	26-Apr-22	12-May-22
Preliminary Plat	25-Feb-22	18-Mar-22	23-Mar-22	23-Mar-22	18-Mar-22	22-Mar-22	29-Mar-22	8-Apr-22	12-Apr-22	N/A	N/A
Final Plat	25-Feb-22	N/A	N/A	N/A	18-Mar-22	22-Mar-22	29-Mar-22	8-Apr-22	12-Apr-22	N/A	28-Apr-22
Site Plan	25-Feb-22	18-Mar-22	23-Mar-22	23-Mar-22	18-Mar-22	22-Mar-22	29-Mar-22	8-Apr-22	12-Apr-22	N/A	N/A
TCU	22-Mar-22	N/A	N/A	N/A	18-Mar-22	22-Mar-22	29-Mar-22	8-Apr-22	12-Apr-22	N/A	N/A
1 WEEK PRIOR TO THE MEETING											
APRIL											
Rezoning/CUP/BZA	4-Mar-22	18-Mar-22	23-Mar-22	23-Mar-22	11-Mar-22	15-Mar-22	22-Mar-22	1-Apr-22	12-Apr-22	26-Apr-22	12-May-22
Preliminary Plat/PUD	18-Feb-22	18-Mar-22	23-Mar-22	23-Mar-22	11-Mar-22	15-Mar-22	22-Mar-22	1-Apr-22	12-Apr-22	N/A	N/A
Final Plat	18-Feb-22	N/A	N/A	N/A	11-Mar-22	15-Mar-22	22-Mar-22	1-Apr-22	12-Apr-22	N/A	28-Apr-22
Site Plan	18-Feb-22	18-Mar-22	23-Mar-22	23-Mar-22	11-Mar-22	15-Mar-22	22-Mar-22	1-Apr-22	12-Apr-22	N/A	N/A
TCU	15-Mar-22	N/A	N/A	N/A	11-Mar-22	15-Mar-22	22-Mar-22	1-Apr-22	12-Apr-22	N/A	N/A
2 WEEKS PRIOR TO THE MEETING											
APRIL											
Rezoning/CUP/BZA	1-Mar-22	18-Mar-22	23-Mar-22	23-Mar-22	8-Mar-22	12-Mar-22	19-Mar-22	29-Mar-22	12-Apr-22	26-Apr-22	12-May-22
Preliminary Plat/PUD	15-Feb-22	18-Mar-22	23-Mar-22	23-Mar-22	8-Mar-22	12-Mar-22	19-Mar-22	29-Mar-22	12-Apr-22	N/A	N/A
Final Plat	15-Feb-22	N/A	N/A	N/A	8-Mar-22	12-Mar-22	19-Mar-22	29-Mar-22	12-Apr-22	N/A	28-Apr-22
Site Plan	15-Feb-22	18-Mar-22	23-Mar-22	23-Mar-22	8-Mar-22	12-Mar-22	19-Mar-22	29-Mar-22	12-Apr-22	N/A	N/A
TCU	12-Mar-22	N/A	N/A	N/A	8-Mar-22	12-Mar-22	19-Mar-22	29-Mar-22	12-Apr-22	N/A	N/A

Today the packet publishes 4 days before the meeting. Applicants must submit 30 days before the Public Hearing (PH) for Rezonings, CUPS and BZA requests. Applicants must submit 45 days before the PH for Preliminary Plats and 45 days before the Meeting (PCM)date for Final Plats and Site Plans. TCUs must be submitted 21 days before the PCM.

This option moves up the submittal time up one week so that the packet could publish 11 days before the PCM or one week earlier than today. The applicant would be submitting 37 days prior to PH on Rezonings/CUPs/BZA requests, 52 days prior to PH/Meeting Date on Plats and Site Plans, and 28 days prior to the PCM on TCUs.

This option moves up the submittal time up ten days so that the packet could publish 14 days before the PCM or two weeks earlier than today. The applicant would be submitting 40 days prior to PH on Rezonings/CUPs/BZA requests, 55 days prior to PH/Meeting Date on Plats and Site Plans, and 31 days prior to the PCM on TCUs.

Timeline Today Per UDC Requirements
Rezoning/CUP/BZA - 30 days before Public Hearing (2) (Article 9.1, Section B7)
Preliminary Plat - 45 days before Public Hearing (3) (Article 13.3, Section B1)
Final Plat - 45 days before Planning Commission Meeting (Article 13.3, Section F1)
Site Plan - 45 days before Planning Commission Meeting (Article 10.1, Section E2)
TCU - Temporary Construction Use - 21 days before Planning Commission Meeting

(1) The public hearing date does not count as a clear day for publication purposes.

(2) Due to PC Meeting dates being on a Tuesday, the date listed is the Friday before the 30 day deadline.

(3) Due to PC Meeting dates being on a Tuesday, the date listed is the Friday before the 45 day deadline.

(4) No second City Council meeting in November due to Thanksgiving holiday.

\* Actual date item is heard at Council Meeting is dependent upon applicant's submittal of any items requiring corrections post Planning Commission.