

**EDGERTON PLANNING COMMISSION
MEETING AGENDA
EDGERTON CITY HALL - 404 EAST NELSON STREET
September 13, 2022
7:00 P.M.**

The City of Edgerton encourages public participation in local governance issues. To facilitate an efficient and effective meeting, persons wishing to address the Planning Commission must sign-up before the meeting begins. During public hearings, comments must be limited to three (3) minutes per speaker. The maximum time limit for all speakers during each public hearing will be one (1) hour.

The chair may modify these provisions, as necessary. Speakers should state their name and address and then make comments that pertain to the public hearing item.

The chair may limit any unnecessary, off-topic, or redundant comments or presentations. Speakers should address their comments to Planning Commission members only and should not speak to fellow audience members. Commission members will not engage in a dialogue or debate with speakers. Speakers and audience members should conduct themselves in a civil and respectful manner. Disruptive conduct may result in removal from the meeting.

Call to Order

1. **Roll Call** ____ Daley ____ Draskovich ____ Crooks ____ 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 July 12, 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

New Business

6. **CONSIDER TEMPORARY CONSTRUCTION USE APPLICATION TU2022-01 FOR A CONCRETE BATCH PLANT OPERATION FOR LOGISTICS PARK KANSAS CITY FIFTH PLAT CARGO CONTAINER STORAGE LOT LOCATED NORTH OF 187TH STREET BETWEEN KILL**

CREEK ROAD AND WAVERLY ROAD Applicant: Steve Schuering, Agent – Concrete Strategies, Applicant

Motion: _____ Second: _____ Vote: _____

7. **PUBLIC HEARING REGARDING APPLICATION ZA2022-02 FOR REZONING 5.61 ACRES GENERALLY LOCATED ALONG 8TH STREET/EDGERTON ROAD, NORTH OF MERIWOOD LANE AND SOUTH OF NELSON STREET FROM CITY OF EDGERTON SINGLE FAMILY RESIDENTIAL (R-1) TO TWO FAMILY RESIDENTIAL (R-2)** Applicant: Shawn Faruqi, Property Owner

8. **CONSIDER APPLICATION ZA2022-02 FOR REZONING 5.61 ACRES GENERALLY LOCATED ALONG 8TH STREET/EDGERTON ROAD, NORTH OF MERIWOOD LANE AND SOUTH OF NELSON STREET FROM CITY OF EDGERTON SINGLE FAMILY RESIDENTIAL (R-1) TO TWO FAMILY RESIDENTIAL (R-2)** Applicant: Shawn Faruqi, Property Owner

Motion: _____ Second: _____ Vote: _____

9. **PUBLIC HEARING REGARDING APPLICATION FS2022-03 FOR A FINAL SITE PLAN FOR JB HUNT TRANSPORT, INC. LOCATED AT 30650/30700 W. 191ST STREET**
Applicant: Derek Kennemer, Agent – JB Hunt Transport, Inc.

10. **CONSIDER APPLICATION FS2022-03 FOR A FINAL SITE PLAN FOR JB HUNT TRANSPORT, INC. LOCATED AT 30650/30700 W. 191ST STREET**
Applicant: Derek Kennemer, Agent – JB Hunt Transport, Inc.

Motion: _____ Second: _____ Vote: _____

11. **PUBLIC HEARING REGARDING APPLICATION CU2022-01 FOR A CONDITIONAL USE PERMIT FOR JB HUNT TRANSPORT, INC FOR A CARGO CONTAINER STORAGE LOT LOCATED AT 30650/30700 W. 191ST STREET**
Applicant: Derek Kennemer, Agent – JB Hunt Transport, Inc.

12. **CONSIDER APPLICATION CU2022-01 FOR A CONDITIONAL USE PERMIT FOR JB HUNT TRANSPORT, INC FOR A CARGO CONTAINER STORAGE LOT LOCATED AT 30650/30700 W. 191ST STREET**
Applicant: Derek Kennemer, Agent – JB Hunt Transport, Inc.

Motion: _____ Second: _____ Vote: _____

13. **Future Meeting Reminders**

- October 11, 2022 at 7:00 PM – Regular Session
- November 8, 2022 at 7:00 PM – Regular Session
- December 13, 2022 at 7:00 – Regular Session

14. **Adjourn**

PLANNING COMMISSION MEETING

July 12, 2022

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Edgerton, Kansas on July 12, 2022. The meeting convened when Chairperson John Daley called the meeting to order at 7:00 PM.

1. ROLL CALL

Jeremy Little	absent
Charlie Crooks	present
Adam Draskovich	present via videoconference
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

2. **WELCOME** Chairperson Daley welcomed all in attendance to the meeting.

3. **PLEDGE OF ALLEGIANCE** All present participated in the Pledge of Allegiance.

Chairperson Daley welcomed Commissioner Draskovich as the newest member of the Edgerton Planning Commission. Commissioner Draskovich is replacing Deb Lebakken who has been appointed to the Edgerton City Council and resigned her position on the Commission. He stated he was sworn in yesterday, July 11, 2022.

Commissioner Draskovich stated he moved to Edgerton in 2010 and loves the community. He has worked for Burlington Northern Santa-Fe for seventeen (17) years and plans to be in Edgerton for many more years.

CONSENT AGENDA

4. Approve Minutes from the May 10, 2022 Planning Commission Meeting.

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

REGULAR AGENDA

5. 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

6. **ELECTION OF PLANNING COMMISSION OFFICERS.** Pursuant to the Bylaws of the Planning Commission, an annual meeting is held in June of each year for the purpose of electing a Planning Commission Chair, Vice Chair, and a Secretary. The June 14, 2022 meeting was cancelled due to no items to be presented to the Commission.

Commissioner Crooks nominated John Daley to remain the Chairperson of the Planning Commission. Commissioner Draskovich seconded the nomination. Mr. Daley will remain the Chair, 3-0.

Chairperson Daley nominated Jeremy Little to serve as the Vice Chair of the Planning Commission. Commissioner Crooks seconded the nomination. Mr. Little will serve as the Vice Chair of the Planning Commission, 3-0.

Chairperson Daley nominated Charlie Crooks to serve as the Secretary of the Planning Commission. Commissioner Draskovich seconded the nomination. Mr. Crooks will serve as the Secretary of the Planning Commission, 3-0.

Chairperson Daley stated during the remainder of the meeting, there will be two (2) public hearings and an opportunity to hear public comment and concerns regarding those 2 specific items. The applicant will be allowed to present their information in order for the Commission to make a recommendation to the Governing Body if so warranted. He said anyone wanting to speak during the public comments portion of the meeting will be able to do so. Speakers have been asked to sign in and provide their name and address. Speakers will be limited to three (3) minutes each and the public hearing is limited to one (1) hour in length. He informed speaker their comments must pertain to the item for which the public hearing is being held. He stated that as the chairman of the Commission, he reserves the right to modify the procedures as needed to conduct an orderly and efficient meeting.

7. **PUBLIC HEARING REGARDING APPLICATION ZA2022-01 FOR REZONING 80.4 ACRES LOCATED ON THE SOUTHWEST CORNER OF 207TH STREET/BRAUN STREET AND 8TH STREET/EDGERTON ROAD FROM JOHNSON COUNTY RURAL (RUR) TO CITY OF EDGERTON PLANNED UNIT DEVELOPMENT (PUD)** Applicant is Jesse Fulcher, Agent of Rausch Coleman Homes, Developer.

Chairperson Daley opened the public hearing for Application ZA2022-01. He stated if someone has signed up to speak, they will be called forward as time allows. He requested that speakers come up to the podium to speak and state their name and address prior to speaking.

Ms. Darlene Lund, 39380 W. 207th Street, Edgerton, KS 66021, addressed the Commission. She said she is not only speaking for herself but also for her mother as well. She inquired as to why the parcel needs to be rezoned. She doesn't understand nor does she want the parcel to be rezoned. She said she wants to know why this is even an option for the applicant. She claimed rezoning this property has zero value to Edgerton. Ms. Lund stated Edgerton does not support nor want rentals or additional homes and Edgerton will not grow because of these applications. She said there are other cities nearby that have the stores and amenities that residents can get to, and these applications will add zero value to this town if approved.

Mr. James Oltman, President of ElevateEdgerton!, spoke before the Commission. He said he is speaking in support of the rezoning. He stated the City is in need of a new housing development. He explained the planning consultants at RDG completed a housing assessment in 2021. It found that approximately seventy-one percent (79%) of the houses in Edgerton were built between 1970 to 2009 and less than one percent (1%) has been built since 2010. Mr. Oltman said there are obstacles that need to be overcome. There is a lack of buildable lots, infrastructure challenges as well as other issues. Approving the rezoning is a consideration to address the housing needs in Edgerton and is the first big step in addressing these challenges to bring in other future development. This will help bring and make Edgerton a vibrant community.

Ms. Cheri Magee, 1301 W. 8th Street, Edgerton, KS 66021, approached the Commission. She stated she has done research on PUDs. She stated a PUD is made of retail, multifamily rentals, and single-family residential homes. She stated Edgerton does need roofs but is unsure if what the City needs a development of this size. She found very few positive comments about the developer and lots of negative reviews. She has heard they are building homes in Spring Hill and Paola. She said the City does not need more of the same homes that are already here. The City needs variety of houses. She explained she is looking to downsize, and the examples provided are not it. She requested verification if there is going to be space for retail or not.

Mr. Darius Crist, 510 W. Braun Street, Edgerton, KS 66021, addressed the Commission. He stated he is not in favor of the rezoning and requested the Commission deny the request. He said he wants to know more about the styles of the proposed houses. He is concerned the zoning and development could bring the values of the existing houses down. He knows others in area do not want the development. He claimed there would be an increase in traffic. He implored the Commission deny the request.

Mr. Glyn Powers, 1606 W. 8th Street, Edgerton, KS 66021, spoke to the Commission. He stated he has seen some of the houses being built in Spring Hill by this developer. He felt that they are decent homes. If this site does get developed, then the sanitary sewer is going to be extended to the site and will be close to his property. He wants the opportunity to connect to the sanitary sewer.

Mr. Mark Sander, 1250 W. Braun Street, Edgerton, KS 66021 approached the Commission. He said he has 3 teen aged boys who about to be driving. He wanted to know the plan for the intersection of Braun Street and 8th Street. He wants to know if turn lanes will be added and what the traffic flow will look like. He said in the last decade, there have been 2 or 3

building permits for new houses, and he inquired to how City staff is going to handle the drastic increase of building permits. He claimed the jump in number of permits is not justified. The increase of families will bring in more children and he asked how much will it strain the elementary school and the resources that are already bending. He wanted to know if those concerns had been considered. He is also concerned about the law enforcements' resources and if that had been considered when the application was provided to the City.

Chairperson Daley closed the public hearing. He requested the applicant present their application.

Mr. John Stone, Rausch Coleman Homes, addressed the Commission. He stated his head constructor and design engineer are with him to answer questions. He said he is from a small town and understands the concerns raised by the public. He explained this project will bring growth to the City and there are challenges as cities grow. This type of project does bring businesses into town as well. This development will primarily focus on first time homeowners and people looking to downsize their current homes. He believes this is a good fit for this community.

Mr. Stone explained Rausch Coleman Homes is based out of Arkansas. The construct 5,000 to 6,000 homes a year in four (4) states. He stated this PUD would come with Homeowner's Associations (HOA). He understood the concerns that this project would be filled with rental houses. He explained big companies that own many houses and rent them are not the target for these homes and Rausch Coleman has moved away from that as they will not own the homes in the project. He stated a HOA helps protect the value of the neighborhood and keeps lawns the same and maintained and other handles other nuisances. The first impression of these homes for the buyer is that the neighborhood is well maintained and taken care of. The houses proposed have brick and stone on the front with landscaping. He stated there are about twenty (20) different house plans that Rausch Coleman has to offer and roughly ten (10) of those will be the focus for this development. The lot size determines which floorplan will work on each lot. Each house will have a 2-car garage as well. Rausch Coleman likes to vary the look of the homes, so it does not feel like a rental or townhome area. He strongly recommended that people tour the homes Rausch Coleman has constructed in other cities nearby if they are able to. He explained the developer does not want row houses with rentals and green spaces will be included to make it feel more like a community.

Mr. Shawn Cheevers, Division President of Rausch Coleman Homes, spoke before the Commission. He stated they are currently building in forty-two (42) in Paola that are fourteen (14) different floorplans. Rausch Coleman will fit the floorplans with the available lots. Without the lots being finalized in size, it is difficult to specifically state which floorplans will be available. He explained prices are volatile right now, but the price of lumber is going down. The target price for these homes will be \$260,000 to \$360,000. The houses will come with fully sodded yards, street trees, and trees in the front and back yards. Mr. Cheevers explained that even though there will be different models of houses, they will change colors as well so the development will not look like a cookie-cutter development. There will be similar floorplans, but they will be spaced out throughout the development. He said all of the homes have a standard warranty. He stated Rausch Coleman has a third-party

engineering firm that inspects the foundations and other aspects, as well as the City inspectors. He said Rausch Coleman has been building homes for sixty-five (65) years and they keep the model very similar from development to development.

Chairperson Daley asked staff to present their staff report and findings.

Ms. Katy Crow, Development Services Director, addressed the Commission. She explained the parcel is within the Bull Creek watershed and was annexed into the City on April 14, 2022. She stated the City of Edgerton will provide water and sanitary sewer service to the parcel, Evergy will be the electrical service provider, Kansas Gas Service will supply natural gas to the site. She said police service will be provided by the City of Edgerton through the Johnson County Sheriff's Office and fire protection will be provided by Johnson County Fire District #1. She said the parcel has not had any prior applications submitted to the City prior to this rezoning request. The property has been undeveloped and used as agricultural since 2006 per Johnson County AIMS. It was zoned Johnson County Rural (RUR) and has retained that zoning designation.

Ms. Crow stated the applicant has requested from Johnson County RUR to City of Edgerton Planned Unit Development (PUD) for development of single-family residential lots. Article 6 of the Edgerton Unified Development Code (UDC) states that the purpose of the PUD is to encourage and allow a more creative and imaginative design of land developments than is possible under district zoning regulations. PUDs are intended to afford the developer substantial flexibility when planning and designing a development proposal. She explained the PUD will be for single-family residences only. The PUD is an important tool to help developers and home builders design projects that balance the rising fixed costs, like extension of road and utility infrastructure, and rising costs of building materials with the changing preferences of the home buyer for lower yard maintenance or more close-knit, walkable neighborhoods which include amenities. Ms. Crow said the applicant is proposing 275 total residential lots broken out in four (4) phases. Phase I is to be comprised of eighty-one (81) lots. The second phase will have seventy (70) lots. Phase III will contain sixty-one (61) lots. The final phase will have (63) lots. The residential lots will make up 48.2 acres, greenspace will make up 9.7 acres, storm drainage will comprise 3.4 acres, and dedicated right-of-way will make up 19.1, for a total of 80.4 acres. Ms. Crow explained the zoning map and said all City of Edgerton Single-Family Residential (R-1) are within the City limits.

Ms. Crow explained City staff has reviewed the rezoning application with respect to the UDC, the laws of Kansas, and the "Golden Criteria" as established by the Supreme Court of Kansas in 1978. She read the review comments:

1. **Need for the Proposed Change** – When this parcel was annexed into the City of Edgerton, it contained a Johnson County RUR zoning designation as assigned by the County. That zoning designation allows for agricultural or residential uses, and it is considered a holding designation post annexation. Prior to any development occurring on the parcel, rezoning to a City of Edgerton zoning designation is required. The applicant has requested that this parcel be rezoned to PUD to allow for the future single-family Planned Unit Development.
2. **Magnitude of the Change** – This parcel is located near other single-family residences; therefore, the magnitude of change would not be considered unusual for this area.

3. **Whether or not the change will bring harm to established property rights** - The subject property is located near and adjacent to other residential uses. While the proposed development does have a higher density than those of surrounding residential areas, the development will not change any property rights to the neighboring properties.
4. **Effective use of Land** – The applicant has indicated the zoning designation of PUD will be used to develop the parcel for single-family residential. This would be an effective use of the land as houses are in high demand throughout Johnson County. This development could help bring other residential development to the City along with the amenities that support a residential development.
5. **The extent to which there is a need in the community for the uses allowed in the proposed zoning** – A 2021 Edgerton housing study indicated that there is a need for all types of housing in Edgerton. One strategic objective of the housing study was to provide a range of housing environments by offering moderately priced housing types which meet the housing need for households that are at different points in their life. This study also determined that Edgerton's average annual construction need for single family homes is 21 units per year with a cumulative total of 205 by the year 2030. A critical component for housing in the Edgerton community is 'move-up' housing – new housing that will allow existing residents to move into housing that better fits their needs while allowing them to continue living in the community they have become an integral part of. Rezoning this parcel to PUD for residential development will help to fulfill some of Edgerton's housing need.
6. **The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space** – As shown in Figure 1 of this Staff Report, the subject parcel is near other parcels which currently contain a residential zoning designation. Directly north across 207th/Braun Street are existing single-family residences. Parcels abutting the west and south boundaries of the subject parcel are currently zoned Johnson County RUR. The parcel across 8th Street/Edgerton Road is also an RUR zoned parcel. While the residential density in RUR zoning designations is lower than that of a traditional residential subdivision, residential lots with an R-1 zoning designation are currently located roughly a quarter of a mile to the north of this parcel. The companion PUD Conceptual Plan (PUD2022-01) provided by the applicant represents the first new home subdivision development in Edgerton in approximately 20 years. The applicant's design includes green space, a walking trail, a neighborhood pocket park, and sidewalk on one side of each street. The proposed dwelling units are diverse in floor plan and represent a variety of housing types.
7. **Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties** – As noted in #6 above, the proposed zoning is compatible with the existing zoning of neighboring and nearby parcels. The companion Conceptual Plan submitted by the applicant (PUD2022-01) is for single-family residential which is a permitted use adjacent to other residential uses. The proposed zoning and land use is consistent with the City's Future Land Use Map.
8. **Suitability of the uses to which the property has been restricted under its existing zoning** – When a parcel is annexed into the city, it retains its existing zoning designation until it goes through the rezoning process and receives an Edgerton zoning designation. The existing Johnson County RUR zoning of the applicant property is considered a holding designation until this process occurs. Johnson County RUR zoning

is primarily for agricultural and low-density residential use. The current zoning designation, Johnson County RUR, does not exist within Edgerton, and as such, a rezoning must occur before any development by the applicant would be allowed.

9. **Length of time the subject property has remained vacant under the current zoning designation** - Based upon available aerial photography, the property has been used for agricultural purposes in unincorporated Johnson County dating back to at least 2006.
10. **The extent to which the zoning amendment may detrimentally affect nearby property** - This parcel is located near several parcels which today contain a City of Edgerton R-1 zoning designation. The UDC requires that uses within the proposed PUD be of a type, and be appropriately located, so as to exercise no undue detrimental influence upon surrounding properties.
11. **Consideration of rezoning applications requesting Planned Development Districts (PUD) for multifamily and non-residential uses should include architectural style, building materials, height, structural mass, siting, and lot coverage** – This is not a request for multifamily or non-residential PUD uses.
12. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services** – Water, electric, and gas utilities are located in the right-of-way adjacent to this property or across 8th Street/Edgerton Road. The sanitary sewer connection will come from the east and will connect to the Sunflower Benefit District wastewater infrastructure. Extension of the utilities into the site will need to take place as the PUD is developed.
13. **The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property** – Substantial construction has been completed on the grade separation along 207th Street/Braun Street to allow traffic to flow uninterrupted over the BNSF train tracks located east of this parcel. While traffic will increase as development occurs, the Conceptual Plan application process for PUDs requires the submittal of a traffic study for the area that will be reviewed by the City Engineer to determine what improvements are needed to the adjacent road network and the timing of those improvements. Additionally, the applicant has indicated that the development will have a Homeowners Association (HOA) which will have restrictions and covenants regarding on street parking.
14. **The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm** - The City will follow 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. Any construction that occurs on site will be required to get a NPDES permit from the State of Kansas and a land disturbance permit from the City. Those permits require a stormwater pollution prevention plan (SWPPP) that is reviewed by the City and the State. A full stormwater

study of the site is also required and will be reviewed by the City Engineer prior to the issuance of a Land Disturbance Permit.

15. **The economic impact on the community from the uses allowed in the proposed zoning** – The proposed used for this rezoning request is a PUD with approximately 275 single-family residences. The applicant has included an assumption that a single-family home valued at \$275,000 assessed at 11.5% and a mill levy of 146.180 will generate approximately \$4,600 in annual property taxes, with \$920 being distributed to the City of Edgerton and \$2,116 allocated to USD 231 Gardner Edgerton. The increase in rooftops could also drive further commercial growth and development which will also greatly benefit the community.
16. **The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial** - There would be little relative gain, if any, to the public health, safety, and welfare from the denial of these zoning applications.
17. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** - The Comprehensive Plan for the City of Edgerton shows this area as appropriate for low density residential which includes traditional single-family residential. The requested rezoning is compatible with the spirit and intent of future development outlined in the Comprehensive Plan and Future Land Use Map.
18. **The recommendation of professional staff** – City staff recommendation will be provided shortly.

Ms. Crow stated City staff recommends approval of Rezoning Application ZA2022-01 for Timber Creek Subdivision, subject to the following stipulations:

1. All infrastructure requirements of the City are met.
2. All requirements of the City for a PUD are met.

Ms. Beth Linn, City Administrator, stated that she did write down the questions and concerns raised by the public. Chairperson Daley requested she go through those.

Ms. Linn stated the first question was why the parcel needed to be rezoned. She explained the parcel needs to be rezoned as the developer wants to develop the parcel. The City does not have a RUR zoning designation nor does the City have regulations for RUR development, so rezoning to a City of Edgerton zoning designation is required to develop the parcel.

Ms. Linn said the City and Johnson County did housing studies that showed real estate agents, the Planning Commission, the City Council, and many residents want new housing. Ms. Linn stated this PUD would be for single-family residential (SFR) development only. There is no retail, commercial or multi-family residential proposed in this development.

Ms. Linn acknowledged the fact that there have been very few permits for new residential construction and City staff will need to meet the demand this development would create. She stated residents want new housing overall. The City does not have many platted lots that can be developed. Ms. Linn explained most residential development is done via subdivision developed from large lots such as this proposal. She said an average of twenty-

one (21) houses need to be constructed a year to keep up with demand per recent housing studies.

Ms. Linn said the City does have plans to improve the intersection of Edgerton Road/8th Street and 207th Street/Braun Street. Those plans include a turn lane from south Edgerton Road/8th Street 207th Street/Braun Street. This work is a continuation from the grade separation project. The City Engineer has reviewed the submitted Traffic Impact Study (TIS) from the applicant. Those items are not typically addressed during the rezoning phase of development. She stated the City understands that upgrades will probably be needed on the existing road infrastructure.

She said the styles of the houses proposed are shown in the packet. The applicant also has provided a range of values the homes will be priced at. The sanitary sewer will be extended to the parcel for the new homes to tap into. Ms. Linn stated in regard to the elementary school, the school currently has capacity for new students and the City will meet with the superintendent to discuss the impact of the possible housing will have on the school. She said all City services will be increased and the phasing of the project helps the City understand when to be ready for the increase of those services. She explained there is a lot of information in the packet than just the application and Staff Report.

Chairperson Daley asked if nearby residents will be required to tap into the sanitary sewer. Ms. Linn replied the Municipal Code requires residents to tie into the sanitary sewer and City staff is bound by the code. Discussions on how to design and how to add the new customers are still being had.

Chairperson Daley inquired about the risk of the developer not moving forward with the project or the possibility of tax abatements for the development. Ms. Linn answered that there is no development agreement currently in place and the current request is only for rezoning.

Commissioner Crooks said it is hard to make the decision without all of the information. Ms. Linn replied the rezoning is about the use of the ground and the Commission needs to determine if they feel single family residential is the best use for the ground or not. She added there is a lot of information in the packet including the concept plan showing the possible way the lots could be platted.

Commissioner Draskovich inquired about the easement for the road. He wanted to know if the easement is measured from the centerline of the road or the edge and if there would be enough room for street expansion to widen the road if needed. Ms. Linn answered the easement is measured from the centerline and is consistent with the county wide road network. The easements provide enough width for future expansion. Commissioner Draskovich said as a growing town, it is important to have the space to expand roads the roads when that is needed.

Commissioner Draskovich asked Mr. Cheevers if the third-party inspector is one that has been used by them before or if a local company will be used. Mr. Cheevers answered the houses will be built to comply with the City's requirements. The third-party inspector will inspect all of the homes weekly as well as the required inspections per the building code by

the City building inspector. Ms. Crow added George Butler Associates (GBA) does all of the City's inspections and building plan review. Commissioner Draskovich said with the City taking on a lot of permits, the phasing will help ease the strain on the increased number of permits. He inquired if the City has had discussions with the fire department on whether or not they could handle the increase in the number of homes. Ms. Linn replied she and the Mayor went to a work session with Johnson County Fire District No. 1 and spoke about future growth of Edgerton which included possible future residential expansion. Preliminary discussions have been had then the City will reach back out to the fire department, as well as other partners, so they are aware and can plan for the increases as well. Ms. Crow addressed the permitting concerns as the first phase is for 80 homes but are estimated to sell four (4) to eight (8) homes a month. The 4 to 8 permits a month is manageable for City staff.

Chairperson Daley asked why the rezoning request is for PUD and not R-1. Mr. Stone replied that Rausch Coleman is able to mold and fit the community. They attempted to get a feel for the community before the rezoning request. He said they do not push one zoning designation over another.

Commission Crooks said he is concerned about the truck routes in the area.

8. **CONSIDER APPLICATION ZA2022-01 FOR REZONING 80.4 ACRES LOCATED ON THE SOUTHWEST CORNER OF 207TH STREET/BRAUN STREET AND 8TH STREET/EDGERTON ROAD FROM JOHNSON COUNTY RURAL (RUR) TO CITY OF EDGERTON PLANNED INTU DEVELOPMENT (PUD)** Applicant is Jesse Fulcher, Agent of Rausch Coleman Homes, Developer.

Commissioner Crooks moved to recommend approval of Application ZA2022-01 with the stipulations outlined by City staff to the Governing Body. Commissioner Draskovich seconded the motion. Application ZA2022-01 was recommended for approval with the stipulations outlined by City staff, 3-0.

9. **PUBLIC HEARING REGARDING APPLICATION PUD2022-01 FOR A PLANNED UNIT DEVELOPMENT CONCEPTUAL PLAN FOR 80.4 ACRES LOCATED ON THE SOUTHWEST CORNER OF 207TH STREET/BRAUN STREET AND 8TH STREET/EDGERTON ROAD** Applicant is Jesse Fulcher, Agent of Rausch Coleman Homes, Developer.

Chairperson Daley opened the public hearing for Application PUD2022-01. He stated if someone has signed up to speak, they will be called forward as time allows. He requested that speakers come up to the podium to speak and state their name and address prior to speaking.

Ms. Nancy Kirk-Matthew, JC Nichols, approached the Commission. She said she was involved in the land transaction but does not represent Rausch Coleman. She wanted to explain the role of an HOA. She said an HOA's can be similar or completely different as each community is different. The main role of the HOA is to protect the property's value. A house is typically the largest investment for a family. She explained the fees are usually paid annually and those fees go toward the maintenance of the common areas of a subdivision.

The dues may also be used to pay for trash collection and keeps it on the same day throughout a development. She said HOA's may also restrict fencing or other accessory structures so there is a more uniformed look throughout the subdivision. Other HOA's will mandate paint colors to avoid strong colors being used on houses. She stated most developments like the proposed one will have an HOA to help protect the property values of the properties within the development.

Mr. Oltman spoke before the Commission. He said he is in support of a much-needed housing project that has been years in the making. He said Rausch Coleman and ElevateEderton! have been exchanging emails since 2018. They both want a project that works for the City and the developer. He said it has been a challenging project to say the least. There has been a lot of time and work put into this submission that went through many variations. Mr. Oltman said there are many parcels and with different rates for a wide range of houses. He explained a PUD will allow the developer and City to market the homes to many more home buyers. The largest lots could have bigger homes for growing homes and the smaller lots could be used for houses for people looking to downsize. The medium lots would be good for first time buyers. Housing needs are drastically different today than even 4 years go. This submission was not put together hastily, and he would like to see the Commission be on the side of progress.

Mr. Mike Mabrey, 1200 W. Braun Street, Edgerton, KS 66021, addressed the Commission. He said his property sits in the waterway. He explained there is floodplain in the first phase of the development. Currently, water will back-up onto neighboring properties. He is concerned about the fact that a PUD does allow for smaller setbacks and the applicant wants to reduce it even more than what is allowed per the UDC. He has also seen neighboring communities have smaller subdivisions that have more than a playground and green spaces as amenities.

Mr. Sander approached the Commission. He said he is confident that City staff did a thorough job and the information in the housing studies was valuable at the time, but it is now 2022. The inflation has increased faster than ever, and mortgage rates have doubled since last year. A current rate is 5.77% now and was it was just 3.25% last year for a buyer in the same situation. He claimed information gathered in 2021 is not useful today. There are still supply chain issues. The prices of lumber may be going down, but contractors still can't get all of the goods they need. Mr. Sander said the number of mortgage applications is declining and interest rates are higher now than what Americans have accepted for the last decade. He stated some people were able to refinance and got rates around 2%. He wants the Commission to think about and consider those items. He said information in 2021 was accurate then, but it is now a new ball game. He asked what if the City signs on the dotted line and nobody will buy the houses with 5-6% mortgage rates. The mortgage business has slowed down.

Chairperson Daley closed the public hearing. He requested the applicant present their application.

Mr. Stone spoke to the Commission. He said the civil engineer will speak regarding the infrastructure. Mr. Ben Gasper, SMH Consultants, approached the Commission. He said SMH Consultants has done a lot of subdivisions as the civil engineers and land surveyors. He

explained the proposed roads will have some curves to help reduce speeding. They had to take into account the existing topography of the parcel. He explained there is a large amount of greenspace on the north as it is floodplain and will not be touched. If there is work done in the floodplain, SMH Consultants will work with the state and federal government to ensure the proper measures are followed. There is more greenspace to the south for drainage as well. Mr. Gasper stated additional reports will be supplied for review to ensure proper detention is provided. He explained no additional stormwater will be going onto other properties. The sanitary sewer will be expanded from the east across the tracks and the water line will go to every house. The gas, electric, and cable will be located in the rights-of-way. He stated there will be improvements to exterior roads especially to Edgerton Road as it is currently a gravel road.

Chairperson Daley asked staff to present their staff report and findings.

Ms. Crow reminded the Commission that a PUD is different than the typical development process. She said the submitted Conceptual Plan replaces the Preliminary Plat that the Commission is used to reviewing. This is the first piece in the PUD process. When the applicant brings forward the phases of the development, the Commission and Governing Body will need to approve those documents as well. Chairperson Daley asked if Phases 2, 3, or 4 could not be heard for years. Ms. Crow answered that is correct and when the phases are submitted, they will be checked to ensure it matches the Conceptual Plan. Commissioner Crooks asked if the City charges the requirements between the Conceptual Plan and the submission of the Final Plan. Ms. Crow replied that the applicant will be held to the standards that were in place when the Conceptual Plan was approved. Chairperson Daley stated the applicant cannot change the items once approved. Ms. Linn stated that is correct as the Conceptual Plan is approved by an ordinance by the Governing Body. Ms. Crow said there is a process the applicant can go through if they decide to change anything.

Ms. Crow stated City staff reviewed the PUD application with respect to the Edgerton UDC, specifically Section 6.1.C, *Standards for Planned Unit Development* and Section 6.3, *Conceptual Plan and Preliminary Plat Submission Data*. Review comments are as followed:

Section 6.1.C – Standards for Planned Unit Development

1. **Comprehensive Plan.** A Planned Unit Development must conform with the objectives of the Comprehensive Plan of Edgerton.
 - a. *There are two goals outlined in the City's Comprehensive Plan that this development would achieve:*
 - i. *Promote a balanced and sustainable community by providing a mix of different types of residential, commercial, and industrial development.*
 - ii. *Provide a range of housing types and price ranges for all citizens of Edgerton.*
 - iii. *Ensure that new subdivisions are integrated into an overall neighborhood design concept where diversity of housing is encouraged, the streets are pedestrian-friendly, and each neighborhood has a center public park or square.*

This Conceptual Plan represents the first new home subdivision development in Edgerton in approximately 20 years. The applicant's design includes green space, a walking trail, a neighborhood pocket park, and sidewalk on one side of each street. The proposed dwelling units are diverse in floor plan and represent a variety of housing types. Standard has been met.

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.

The parcel this development is proposed on is surrounded by other single-family residential parcels. Standard has been met.

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 Plan review.

The developer has proposed a variety of lot sizes within this development, and the perimeter lots are equivalent to the required lot sizes in Edgerton R-1 single-family residential zoning. Narrower lot sizing is included on the interior of the development which provides for an increase in density, balanced by the inclusion of green space and walking trails. The applicant has provided cutsheets and elevations of the dwelling styles proposed to be constructed as part of this subdivision project. Architecturally the residences are consistent with current residential development in Edgerton and the building types are complimentary within the subdivision. Standard has been met.

4. The Planned Unit Development site shall be under a single ownership or unified control. Unified control shall mean that the various owners of adjacent site join to submit a unified application for a PUD.

The submitted application has been signed by the current property owners and is for one parcel of land. Standard has been met.

5. **Space Between Buildings.** The minimum horizontal space between buildings shall be:
- a. Sixteen (16) feet between single-family detached dwellings.

The applicant has requested the spacing between the residential units be ten (10) feet as each dwelling unit will have a five (5) foot side yard setback with setbacks being measured to the exterior building wall, allowing overhangs (eaves) to encroach into the setback. The City's contracted building official review has noted that all aspects of the building, eaves included, needs to be a minimum of 10 feet apart, unless fire rated materials, such as cement fiberboard, are used in construction.

Pursuant to Article 6, Section 6.1(C)(9)(b), 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. Staff recommends the Planning Commission grant this departure from standards for setback distance as long as fire rated materials are used in construction.

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.

The applicant has shown that all of the periphery lots meet this requirement either in width or depth. Standard has been met.

- b. The minimum required side yards shall be consistent with the space standards listed in item 5a-d stated above.

As noted in 5.b. above, the applicant has stated the spacing between the residential units will be ten (10) feet as each dwelling unit will have a five (5) foot side yard setback with roof overhang in the side yard setback. Staff recommends the Planning Commission grant this departure from standards for setback distance as long as fire rated materials are used in construction.

- c. The minimum front and year yard 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.

The applicant's Conceptual Plan contains the following setbacks as compared to the standard requirements for R-1 Single-Family Residential:

	Standard R-1	Proposed PUD2022-01
Interior Lot Width	70 feet	50 feet
Front Yard Setback	35 feet	28 feet
Rear Yard Setback	22 feet	20 feet
Side Yard Setback	9 feet	5 feet
Corner Yard Setback	20 feet	15 feet

As is noted in the description of a PUD, utilizing this type of development tool allows the developer more flexibility in lot sizing within the development. In addition, the existence of a Homeowner's Association (HOA) with Covenants, Conditions and Restrictions (CCRs), helps enforce lot maintenance and parking standards. Staff supports the departure from standard R-1 lot sizes for this project.

7. **Parking Standards.** Adequate parking shall be provided and shall be in general conformance with the parking regulations provided for in other section 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.

Article 16 of the UDC requires single-family dwellings have three (3) parking spaces with one (1) being inside a garage. The Conceptual Plan overview indicates that each of the proposed dwellings will have an attached garage for two (2) or three (3) cars. The provision of parking in an attached garage and on

a driveway meets the requirements for the minimum amount of parking required by the UDC. Additionally, the HOA has CCRs in place which provide additional parking requirements for the development. Standard has been met.

8. **Traffic.** The PUD must incorporate adequate provisions to provide ingress and egress designed to minimize both internal and external traffic hazards and congestion.

The applicant has submitted a Traffic Impact Study (TIS). The City will use this study and the proposed development phasing to determine the scope and timing of any improvements to the adjacent road network (see Item #5 on page 8 of this Staff Report). Standard has been met.

9. **Design Standards.** The basic design standards for a PUD are provided in this UDC 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 UDC.
- 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 authoring 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.

The applicant has requested a departure from the standard lot width for R-1 single-family residential development as some of the proposed lots are fifty (50) feet wide, compared to the minimum requirement for R-1 residential of seventy (70) feet in width. The benefits proposed by the developer to counter the narrower lot widths include a 10-foot trail along 207th Street/Braun Street and 8th Street/Edgerton Road, a playground area in the center of the development and proposed sidewalks throughout. Staff supports the recommendation and approval of departure from standard R-1 lot sizes for this project.

Section 6.3 – Conceptual Plan and Preliminary Plat Submission Data

1. **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 pattern proposed for the subject site.
- e. Map data – name of development, name of site planner, north point, scale, date of preparation.

As stated in Article 6, Section 6.2.C, the Conceptual Plan is prepared to serve in lieu of a preliminary plat. The applicant has provided a Conceptual Plan that meets all of the requirements noted in Section 6.3(1) above. A draft copy of CCRs related to the HOA has also been provided. Requirement has been met.

2. **Site Data.** A list of pertinent site data, including:

- a. Description and quantity of land uses. ***48.2 acres for residential lots, 19.1 acres of dedicated right-of-way, 3.4 acres of drainage, 8.7 acres of floodplain, and 9.7 acres of greenspace.***
- b. Acreage of site. ***80.4 acres.***
- c. Number of dwelling units proposed. ***81 lots in Phase I, 70 lots in Phase II, 61 lots in Phase III, and 63 lots in Phase IV; for a total of 275 residential lots.***
- d. Area of industrial, commercial, institutional, recreational, and number of buildings proposed. ***48.2 acres of residential with 275 single-family homes. No commercial, institutional, recreations, or industrial buildings.***
- e. Densities of residential area.
 - i. ***The Edgerton UDC defines the gross density as the numerical value obtained by dividing the total number of dwelling units in a development by the gross area of the tract of land (in acres) within a development. This would include all non-residential land uses and private streets of the development, as well as rights-of-way of dedicated streets. The applicant has stated the gross density for this project is 3.42 dwelling units per gross acre of land.***
 - ii. ***The Edgerton UDC defines the net density, as the numerical value obtained by dividing the total number of dwelling units in a development by the area of the actual tract of land (in acres) upon which the dwelling units are proposed to be located and including common open spaces and associated recreational facilities within the area. The result is the number of dwelling units per net residential acre of land. The net density calculation, excluding rights-of-way of publicly dedicated and private streets, is 5.71.***
- f. Housing mix. ***Applicant has provided cut sheets and elevations which represent the available floor plans for this development. Those have been included with this Staff Report.***
- g. A statement indicating how the proposed Planned Unit Development corresponds to and complies with objectives for Planned Unit Developments as previously stated in the Article. ***The applicant has included this information in their cover letter, stating that the subdivision will allow for the construction of single-family homes, which is the predominant land use in this area. The development will be compatible and harmonious with surrounding land uses. The preserved stream channel and the inclusion of interior greenspaces for the residents, will make this a unique development that will include recreational benefits for the residents.***
- 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. ***The provided concept plan clearly delineates the phases of development. The table on the plan also shows how many dwellings are to be constructed for each phase.***
 - ii. Approximate dates for beginning and completion of each stage. ***The applicant has provided a letter outlining the timeline for when development is estimated to begin and how the project will be phased. The applicant expects to sell four (4) to eight (8) homes per month until the development is complete, with an estimated project completion time of five (5) years.***
 - iii. 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. ***Not applicable.***
3. **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. ***The developer has provided a topographical map of the existing contours, but the proposed contours have not been provided. The developer has stated a grading plan will be submitted with the Final PUD. The applicant acknowledges that the final grade could change from the current grade and there may be an impact to the infrastructure design.***
 - b. **Flood Plain.** Information from the most current source specified by the City indicating the location and extent of the regulatory flood plain. ***The flood plain information is displayed on the concept plan and the topographical map.***
 - c. **Soils.** Information from the most current U.S. Department of Agriculture – Soil Conservation Services Soils Catalog indicating the location and species of soils. If said information is not available, soil borings may be submitted. ***This information is provided on the concept plan.***
 - d. Location and extent of existing vegetation. ***An aerial map was providing showing the existing vegetation.***
 - e. A depiction of existing surface drainage patterns and proposed retention and detention areas. ***The applicant has provided a memo outlining how the site currently drains and how it is proposed to be handled in the future. However, a drainage map has not been provided. The developer will provide a grading plan with the Final PUD as the currently proposed grade could change which would impact how the stormwater is handled onsite.***
4. **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.
 - a. ***Today there is no sanitary sewer available to the site. There is an existing sanitary sewer main that runs north/south along the east side of the existing railroad tracks and South Lake. The applicant is engaged in***

ongoing discussions with the City to extend the Sanitary Sewer to the site for development.

- b. The developer has indicated that the stormwater will be conveyed in the same direction it currently moves now. A preliminary stormwater drainage memo has been provided. A full stormwater drainage study should be provided at the time deemed appropriate by the City. The memo and study should be sealed.*
- c. An engineering analysis will be performed to review the impact of proposed development to the existing water system and to determine if any upgrades to the system are needed. In their proposal the applicant has outlined how water will be distributed within the development.*

Update plans as needed.

5. **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.

The proposed development would have access via one entrance from 8th Street/Edgerton Road and two entrances via 207th Street/Braun Street. Interior roads and sidewalks will be provided for vehicular and pedestrian circulation throughout the development.

- a. A review by the City Engineer indicates that the right-of-way for the cul-de-sacs does not appear to be large enough. The Fire Code requires a 48-foot radius, however only fifty (50) foot radius of right-of-way is provided. Update plans as needed.*
- b. The TIS has indicated that from a safety and operational standpoint, no auxiliary lanes are warranted based upon the existing and development conditions. Additionally, the TIS indicates that 8th Street/Edgerton Road will need to be upgraded from gravel to a paved 24-ft wide roadway. The City will use this study and the proposed development phasing to determine the scope and timing of any improvements to the adjacent road network. City review and approval of infrastructure plans is required prior to commencement of construction.*

Update plans as needed.

6. **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.

- a. The applicant has provided a memo with estimated revenue for each taxing jurisdiction. The applicant estimates one home sold at \$275,000 will generate \$2,116 based on the current mill levy. The applicant explained this is an estimate and it is difficult to predict the exact number of school age children that will live in this development nor can the applicant account for any additional funding the school district might receive from a potential increase in the number of students enrolled.*

7. **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:

i. Details about the proposal pertaining to: housing types, floor area of dwellings, estimated price ranges, number of bedrooms, densities, and amenities included.

The applicant has stated the single-family homes will 3-4 bedroom with 2-3 bathrooms with 2 or 3-car garages. The homes will range in size from 1,300 to 2,400 square feet and are estimated to be sold from \$275,000 to \$350,000

ii. 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 Planned Unit Development shall be identified. Methods used in determining the five (5) year demand shall be indicated.

In 2021, a Johnson County Community Housing Study indicated an aspirational growth strategy for the City of Edgerton of 21 units per year through 2030, equating to an anticipated total need of 205 dwellings over the 10 year period. The anticipated rate of construction by the applicant is 4-8 homes per month starting in 2023 with the first closings occurring in the fourth quarter of that same year. As proposed, this project is slightly larger than the forecasted average annual need amount (275 vs. 205) and occurs at an accelerated buildout timeline of 5 years vs. 9 years.

General Comments

1. The City Engineer has stated that while a preliminary stormwater drainage memo has been provided, a full stormwater drainage study is required prior to submittal of a Final Plan. The memo and the study must be signed and sealed. ***Applicant Acknowledges.***
2. All references in the memos to "Flood Zone X – 0.1% Future Conditions" should be corrected to "Flood Zone X – 1% Future Conditions." ***Update plans as needed.***

Ms. Crow stated City staff recommends approval of PUD Conceptual Plan **Application PUD2022-01** for the *Timber Creek Subdivision*, as submitted, subject to the following stipulations:

1. All infrastructure requirements of the City are met.
2. All requirements of the City for a PUD are met.
3. Planning Commission recommendation to grant the departure from Planned Unit Development standards for setback distance on side yards between residential units as long as fire rated materials are used in construction.

Chairperson Daley stated it is time for the Commission to ask any questions regarding this application.

Ms. Linn stated she again took notes from the public hearing. Regarding the stormwater and the parcel siting in floodplain area, a preliminary stormwater study memo has been included in the provided materials and a more detailed stormwater study will need to be done prior to submitting for a final plan. She said if the City enters a development

agreement with the developer, and the houses do not sell, it is not the City's responsibility or role to recruit or find buyers. The Commission is approving the architectural plans and lot layout. The developer is responsible for constructing and marketing the houses while the City does the appropriate building inspections and other services. Ms. Linn said while the phasing is there, sales will ebb and flow and there will always be estimates on the final numbers.

She explained there is a Traffic Impact Study in the packet and the County Arterial Road Network Plan (CARNP) does establish the counts as to when the improvements will need to be done. The City uses the CARNP as guidelines for upgrading the roads. The improvement of the intersection of 8th Street/Edgerton Road and 207th/Braun Street will be based on the provided TIS and CARNP. She explained the City will monitor the area and how this development impacts the area and what possible improvements will need to be done.

Ms. Linn stated there are two other questions for the applicant to answer. The first is to why the smaller set back was chosen. She added City staff has visited many developments and this is not unusual as it is happening all over in new developments. The second item for the applicant is to indicate how the amenities are chosen for the development.

Mr. Stone approached the Commission. He explained they are currently constructing homes in Gardner, Spring Hill, Blue Springs, and Paola. The encroachment of the eaves has been done in those communities without any pushback. He explained odd shape lots happen on cul-de-sacs.

Mr. Stone stated the amenities are negotiated with the municipality. He they proposed whatever has the best feel for the community. He explained smaller parks could be better than a large park as it draws the kids out to play without being intimidating. Walking trails is another typical amenity that is proposed as people with dogs like the trails. Rausch Coleman is open to the type of amenities and is part of a PUD. He stated if City staff feels there might be better amenities for the development, they are happy to discuss the options.

Chairperson Daley inquired if Rausch Coleman has approved PUDs in those cities mentioned earlier. Mr. Stone replied they have multiple PUDs in many towns. He explained a PUD is a give and take and no two PUDs are the same. It is a mutual agreement for what works best for the developer and the City.

Chairperson Daley asked how many PUDs do not include pools in Johnson County. Mr. Stone answered Rausch Coleman rarely installs pools due to the liability unless it is a large scale with apartments. He said their prime market is the first-time home buyer or people looking to downsize.

Chairperson Daley asked if the parking would have to follow the HOA rules. He noted an area that has about forty (40) houses facing each other in one area. Ms. Linn explained the area Chairperson Daley is looking at is where the houses are back-to-back and not facing either other. Ms. Crow added the lots along the perimeter are larger than the interior lots. Chairperson Daley asked about the HOA parking rules and if the streets were wide enough for parking on both sides of the street. Mr. Stone said they meet with the fire department to ensure the safety of any future resident. Ms. Linn stated the City's standard is twenty-eight

(28) feet from back of the curb to the other back of curb. Ms. Crow added all of the proposed houses will include a 2 or 3 car garage. Mr. Stone said they build very few homes with no garages if one is built without a garage, it is a townhome. Commissioner Crooks asked if the electrical lines will be underground. Mr. Stone answered they will be, and those discussions have been done way in advanced.

Commissioner Crooks inquired as to who is doing the stormwater study as there are issues for a few houses to the north of the development. Mr. Gasper replied that a final stormwater study will include their land only and not land to the north, but there will not be any additional watershed to other properties as it will all be detained in the development. He explained whatever is happening now will not be worse by the development. Commissioner Crooks asked what would happen if the properties resolved their stormwater issues. Mr. Gasper replied there is floodway and future floodway shown and those areas will not be disturbed. Anything done by other neighbors will have to be done with approval from the City. Chairperson Daley asked Mr. Mabrey where the current issues are. Mr. Mabrey stated on the north side of 207th/Braun Street, there is silt that deposits 2-3 feet above the catch basin each big rain. Ms. Linn stated the City will investigate what is occurring there today. The City just completed a stormwater master plan that will be presented to the Governing Body that will direct the City in policies and other improvements regarding stormwater. Ms. Linn will research to see if this area was studied as part of the master plan. If it was not, then it would need to be determined if it is a public or private concern once it is understood what is happening in the area. Mr. Gasper stated if the culverts have not been upgraded now, they might need to be upgraded in the future. Mr. Stone added it is possible for an approved plan to be changed and evaluated as to what needs to be done. Commissioner Crooks said he wants the development to be good neighbors with the existing residences. Mr. Stone agreed. Chairperson Daley inquired if Public Works has looked at this area recently. Ms. Linn replied she is not sure if this section was reviewed for the stormwater master plan or not. Mr. Sander stated it is not a new issue and has been occurring for years.

Commissioner Draskovich said he is familiar with the property and how it drains to the northeast. He said a lot of topsoil and vegetation will be removed and fill will be removed. He asked if the constructors will be digging up clay when they are digging basements. He said depending on their process, it will help remove silt buildup and improve the drainage in the area. Mr. Stone agreed and stated the homes will be built on slab with some having basements. He said installing the sod and landscaping will also help with erosion. Ms. Linn explained the developer will also be required to go through Kansas Department of Health and Environment (KDHE) prior to any land being disturbed. She said KDHE requirements are extensive and include monitoring of the site after rains and other requirements.

Commissioner Crooks asked if tornado shelters will be installed. Mr. Stone replied there are no proposed shelters provided. Chairperson Daley asked if reinforced rooms will be provided in the homes. Mr. Stone answered there are options for homeowners to buy from third parties. Commissioner Crooks inquired where those shelters could be placed. Mr. Stone said some can be installed in garages or some are installed in backyards. Commissioner Crooks asked if that would be approved by the HOA. Mr. Stone the shelters could be discussed by the HOA board.

Commissioner Draskovich asked how the footings will be designed and how everything will be attached to the slab. Mr. Cheevers replied the lots will dictate how the construction is done. He said without knowing the topography completely, but he believes about seventy percent (70%) of the houses will be slab foundations. He added the stormwater study will also dictate how the site is developed too. At this point it is still preliminary and there are a lot of other moving parts.

Commissioner Draskovich asked if it is possible to install a cinderblock closet for storm shelters. He said there are lot of current homes without shelters, and he doesn't want people to skimp on safety. The City as whole cannot house a lot of families to protect other families. Mr. Cheevers responded that there are a lot of different products that can be installed in the garage and other options as well. He said he has built a lot of storm shelters and it is better to have the prebuilt units that meet federal requirements than people constructing their own. Mr. Stone said the shelters are cheap to ship in bulk and they don't want to price first time homebuyers out purchasing a home. Commissioner Draskovich said with the smaller lots, it will be more difficult to sell the potential buyer on a shelter to put in their yard if they don't have a lot of room dedicate to a shelter. He said he was just north of Moore, Oklahoma when the tornado hit, and Edgerton does not want to be on the news when many new homes don't have shelters and people are hurt or killed. Mr. Stone said there are 4-foot by 4-foot shelter to fit in garages or closets. He said Rausch Coleman are not experts in storm shelters and don't build a profit into that. He believes it is wiser to have the consumer look into their options and Rausch Coleman can make referrals to who they have used for installation purposes. Ms. Linn explained the 2006 building code that is currently adopted by the City of Edgerton does not require a safe room. Other versions of the code might. Mr. Stone stated Rausch Coleman has only done 1 other development that has storm shelters.

Commissioner Draskovich asked if the landscaping will be restricted and proportionate to the lot. Mr. Cheevers said typical street trees for the area will be used. They will select draught and salt (road salt) resistant species that have noninvasive roots. In the backyards, similar trees will be used so it can all be matching. Small bushes and day lilies could be possibly used, and the HOA will not restrict the landscaping that a homeowner can plant. He said there is an example of the HOA restrictions in the packet. Most of the restrictions are locations of accessory buildings and other property maintenance issues. He explained the HOA is not intended to be used for beautification of a private lot, but more about the common spaces and keeping the development neat and organized. Ms. Crow asked if there is a requirement to replace any landscaping placed by the developer. Mr. Cheevers replied there will be a warranty on the landscaping for the first year and homebuyers are not typically allowed to touch street trees. Commissioner Crooks asked who maintains the street trees. Mr. Cheevers said it is the property owner who is to maintain the right-of-way including the trees. Ms. Crow said the common areas would be maintained by the HOA.

Commissioner Draskovich inquired as to how the floodplain area and the greenspace will be made to fit the community. Mr. Gasper replied right now, they will let the area naturally grow. Some communities do mow them to use as a park area or open greenspace. Chairperson Daley inquired if the detention ponds are actual ponds. Mr. Gasper replied none of them are actual ponds.

Commissioner Draskovich asked with the current status of mortgage rates if Rausch Coleman will build once the lot is sold or how far out are they going to build. Mr. Cheevers answered at this moment in Paola, they will start with twelve (12) to fifteen (15) houses and construct them up to installing sheetrock. That is the most volatile stage currently as windows and like items are needed to keep the price firm. It also helps to make sure appliances are available and the house can be closed on in time to lock in a rate for the buyer. He explained the ideal time frame is sheetrock to closing in sixty (60) days. There are some promotions they do where they will pay up to \$4,000 in closing costs and buying down interest rates. Rausch Coleman tries to keep the buyer locked in at a certain rate. Mr. Cheevers said those promotions can also be used to entice buyers. He stated realtors are crucial to help them to help handle the market. Mr. Stone said he used to work on the mortgage side. He said they break it up into tiers and that helps the first-time home buyer qualified. There are ways Rausch Coleman can help as well. They will go to local lenders to help if they can get buyer qualified and they are sensitive to as where mortgage rates are.

Commission Draskovich said it seems that Rausch Coleman is proactive with getting houses sold. Edgerton is a growing community and bringing in families is important, but he does not want to see them in a sink or swim situation. He also does not want to see twenty (20) to thirty (30) homes sold to a company and having blocks of rentals. Mr. Stone said profit margins are what drive those options and investors do not increase profit margins, so they do not want to sell to a rental company either.

10. **CONSIDER APPLICATION PUD2022-01 FOR A PLANNED UNIT DEVELOPMENT CONCEPTUAL PLAN FOR 80.4 ACRES LOCATED ON THE SOUTHWEST CORNER OF 207TH STREET/BRAUN STREET AND 8TH STREET/EDGERTON ROAD** Applicant is Jesse Fulcher, Agent of Rausch Coleman Homes, Developer.

Commissioner Draskovich moved to recommend approval of Application PUD2022-01 with the stipulations outlined by City staff to the Governing Body. Commissioner Crooks seconded the motion. Application PUD2022-01 was recommended for approval with the stipulations outlined by City staff, 3-0.

Ms. Crow stated both the rezoning and conceptual plan will be presented to the City Council on August 11, 2022.

11. **FUTURE MEETING REMINDERS** Chairperson Daley stated the next regular session of the Commission is scheduled for August 9, 2022 at 7:00 PM.

Ms. Crow informed the Commission that there will be a Board of Zoning Appeals meeting on September 13, 2022 at 6:30 PM prior to the regularly scheduled Commission meeting.

12. **ADJOURN** Commissioner Crooks moved to adjourn the meeting. Commissioner Draskovich seconded the motion. The meeting was adjourned at 9:28 PM.

TEMPORARY CONSTRUCTION USE – CONCRETE BATCH PLANT FOR LPKC FIFTH PLAT – PROJECT DOOR

Application TU2022-01

Approximately .25 miles west of the Northwest corner of 187th Street and Waverly Road

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Temporary Construction Use – Concrete Batch Plant located .25 miles west of the northwest corner of 187th Street and Waverly Road.

Owner

NorthPoint Development, LLC
represented by Aaron Burks,
Director

Applicant

Concrete Strategies, LLC
represented by Steve Schuering,
Director Operations - KC

Zoning and Land Use

L-P (Logistics Park)

Parcel Size

30.481 acres

Staff Report Prepared by

Chris Clinton



BACKGROUND

Article 9, Section 9.6E of the Unified Development Code of the City of Edgerton, Kansas states that the Planning Commission is authorized to review and approve the use of property during times of construction, reconstruction, or adaptation to permit temporary living quarters for construction personnel, offices, buildings for storage, outdoor storage, machinery yards, portable concrete or asphalt mixing plants, sanitary facilities, and similar uses.

On previous occasions, the Edgerton Planning Commission has approved the use of certain property for construction-related activities associated with Logistic Park Kansas City (LPKC) subject to stipulations and the approval of City Staff.

Subject Site

The parcel currently holds an Edgerton *L-P, Logistics Park*, zoning designation as it was rezoned from Johnson County *RUR* on July 12, 2012. On December 14, 2021, the City of Edgerton Planning Commission approved Application FS2021-11, the Final Site Plan for LPKC Fifth Plat, or Project Door, a Cargo Container Storage Facility on this parcel.

Applicant Request

On August 16, 2022 City Staff received an application from Concrete Strategies Inc. (CSI) to construct a batch plant which would provide concrete for the construction of Project Door located on the west end of the same subject parcel.

The property where the batch plant is located is owned by Edgerton Land Holding Company (ELHC), LLC and is part of Logistics Park Kansas City Phase I. Pursuant to Article 9, Section 9.6E of the Unified Development Code, the use of privately owned property for temporary construction activities requires the property owner's permission. With their application, CSI has provided a letter from Nathaniel Hagedorn, Manager at ELHC, LLC dated August 15, 2022. In this letter, the owner gives permission for the batch plant to operate on their property with a restriction that the batch plant only be used for the construction of Project Door. The owner retains the right to cancel this permission to operate a concrete batch plant at any time.

As part of their application, CSI has indicated typical operating hours would be from 6:00 AM to 5:00 PM. However, overnight operations from 10:00 PM to 9:00 AM are requested during warmer months. The applicant has indicated that ambient temperature, wind speeds, solar radiation, and low humidity are all factors which can impair the quality of concrete by accelerating the rate of moisture loss and rate of cement hydration. These conditions are weather dependent. Applicant has agreed to keep apprise City Staff of when overnight operations will occur and will update City Staff with any schedule changes.

A map of the haul route for raw materials has been provided. The applicant will use 191st Street east to Waverly Road north and then enter the site from 187th Street. Kill Creek Road is not indicated as a haul route. Delivery of concrete from the plant to the pour site will occur onsite. Concrete delivery vehicles will not be utilizing any City of Edgerton roadways.

Because temporary construction uses are for active construction activities only, and not for the storage of non-operating equipment, staff is recommending the batch plant only be given permission to operate through the completion of Project Door and the issuance of a Certificate

of Occupancy. If a new project arises in the future that would require the use of the batch plant, a new Temporary Construction Use Permit Application must be submitted to the City.

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 TU2022-01	08/16/2022
1	Request Letter	08/16/2022
2	Operation Details	08/16/2022
3	Batch Plant Site Map	08/16/2022
4	KDHE Permit Compliance and Renewal	03/30/2018
6	Owner Permission Letter	08/15/2022

STAFF RECOMMENDATION

Staff recommends **approval** of batch plant Application **TU2022-01** for property located .25 miles west of the northwest intersection of 187th Street and Waverly Road for construction-related activities pursuant to Article 9, Section 9.6E of the Unified Development Code, by Concrete Strategies, Inc. for operation of a concrete batch plant for the construction of Project Door subject to the following conditions:

1. All deliveries will utilize Homestead Lane north to 191st; 191st east to Waverly Road; Waverly Road north to 187th Street; 187th Street west to job site entrance;
2. Concrete deliveries from the batch plan to the project site will be wholly internal to the site and will not use city streets;
3. Off-site impacts from on-site construction-related activities shall be minimized to the extent possible. This shall include compliance with all City regulations and policies related to the tracking of debris onto public streets. Applicant agrees to keep haul route clean of raw materials debris attributable to their materials deliveries;
4. Any damage caused to any public infrastructure along the haul route due to concrete operations is the responsibility of the applicant to repair;
5. Applicant and any subcontractors agree to address any issues that affect off-site properties or public rights-of- way or easements in a reasonable time period;
6. Hours of operation shall be limited to from 6:00 AM to 5:00 PM unless otherwise approved by staff for special weather dependent hours;

7. Applicant shall maintain a valid City of Edgerton Business License;
8. All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use;
9. All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied;
10. Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission;
11. All occupied buildings shall have access to potable water from an approved water source;
12. All signage shall be placed pursuant to applicable sign regulations for the City of Edgerton, including traffic control signage;
13. Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or any other applicable chapter of City Code;
14. On-site Stormwater Management Plan shall be approved by City prior to the disturbance of land;
15. Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton, and a Land Disturbance Permit is required prior to the installation of the batch plant facility;
16. Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code;
17. Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan;
18. Property owner and/or general contractors shall provide a Construction Management Plan to the City;
19. This Temporary Construction Use is **only** for the construction of Project Door. Should any other projects be awarded to the applicant, a new Temporary Construction Use permit must be obtained including the submittal of a new application, a new permission letter from the owner, and a review by the Planning Commission;
20. Permission for temporary construction activities is granted until a Certificate of Occupancy for Project Door is issued or **September 13, 2023, whichever is sooner**. Permission subject to the revocation before that by the property owner per the attached letter.
21. Additionally, **prior to full site vacation on September 13, 2023 any area of the site not paved for development must be restored to a planted condition** and no debris, equipment, concrete, gravel piles, etc. may be left behind. Applicant must contact city staff for an onsite inspection 3 days prior to the deadline to review site conditions when the property is vacated. Failure to do so may result in disapproval of future activities.



☐ NEW/EXPIRED PERMIT (\$500)

☐ AMENDED APPLICATION (\$250)

PROJECT NAME: _____

LOCATION OR ADDRESS OF SUBJECT PROPERTY: _____

LEGAL DESCRIPTION: _____

CURRENT ZONING ON SUBJECT PROPERTY: _____ CURRENT LAND USE: _____

TOTAL AREA: _____ ACRES

APPLICANT NAME(S): _____ PHONE: _____

COMPANY: _____ EMAIL: _____

MAILING ADDRESS: _____
Street City State Zip

PROPERTY OWNER NAME(S): _____ PHONE: _____

COMPANY: _____ EMAIL: _____

MAILING ADDRESS: _____
Street City State Zip

EXPLANATION OF ACTIVITIES: _____

SIGNATURE OF OWNER OR AGENT: _____

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

FOR OFFICE USE ONLY

Application No.: _____ Application Fee Paid: \$ _____ Date Paid: _____ Receipt #: _____

Planning Commission Meeting Date: _____

Received By: Christopher Clinton



August 16, 2022

Ms. Katy Crow
Development Services Director
City of Edgerton
404 East Nelson
Edgerton, KS 66021

Re: Temporary Batch Plant Request

Dear Katy Crow,

This letter serves as request for the City's approval of Concrete Strategies LLC for a Temporary Construction Use Permit for the use of our temporary concrete batch plant operation for Project Door.

Concrete Strategies respectfully request the City add this item to the September Planning Commission session, and that the City recommend the approval of the referenced plant for temporary use through project completion.

We appreciate your consideration of this request and if we can be of further assistance, please contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Schuering", with a stylized, cursive script.

Steve Schuering
Director Operations - KC

Attachments:

Site plan, Northpoint approval, KDHE Permit

CC: Jim Berry, Concrete Strategies, Inc.
Bill Snyder, Concrete Strategies, Inc.

Request for Temporary Construction Activities:

Concrete Strategies request their temporary concrete batch plant to be setup at 187th and Waverly rd. in Edgerton, KS. Concrete Strategies is requesting to provide concrete service for the construction of Project Door through the duration of the project.

On Site Concrete Trucks:

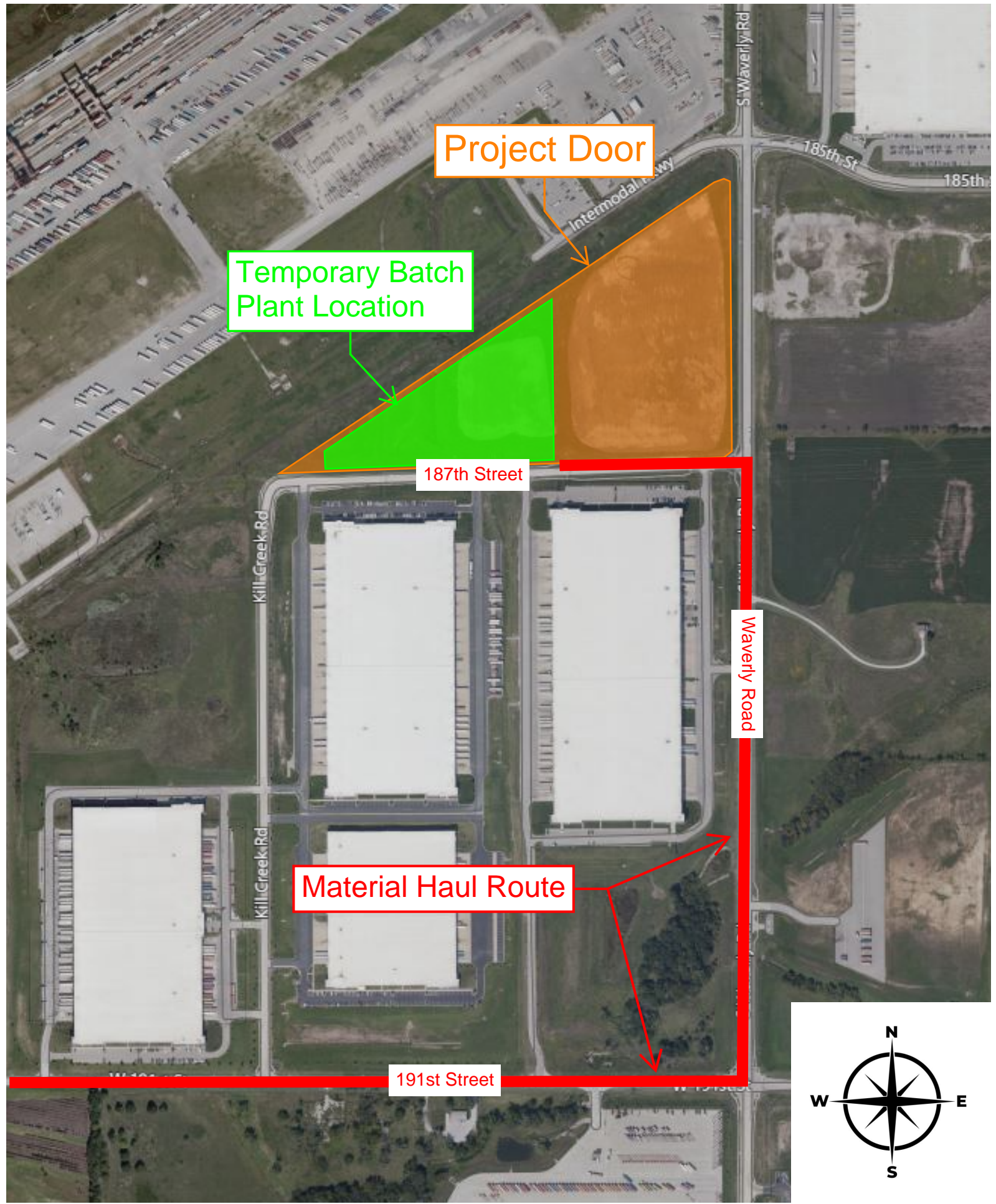
- All concrete will be on site only and not on the public roadways

Hours of Operation:

- Typical Hours – Monday through Friday 6:00 am to 5:00 pm
- Overnight Hours - Monday through Friday 10:00 pm to 9:00 am
 - Overnight operations are based on weather conditions. Due to a combination of factors in the summer (ambient temperature, wind speeds, solar radiation, and low humidity). But generally, when the ambient temperature is 80 degrees or higher, it can impair the quality of concrete by accelerating the rate of moisture loss and rate of cement hydration.
 - Typical time frame for overnight operations would be June through September. But it can extend further due to unpredictable weather conditions.
- Hours of operation will vary depending of job schedule. Weekend operations are infrequent.
- We will keep the city of Edgerton's staff informed and updated with our schedule pour times

Material Deliveries:

- All material deliveries will use Homestead Lane to 191st street, East on 191st street to Waverly road, North on Waverly road to 187th street, West on 187th street to the Job Site Entrance.



Project Door

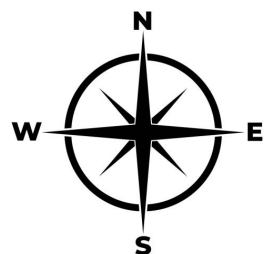
Temporary Batch
Plant Location

187th Street

Material Haul Route

191st Street

Waverly Road



Batch Plant Site

JOHNSON COUNTY
KANSAS
Health & Environment

March 30, 2018

Mr. Rodney Mills
Concrete Strategies, LLC
2199 Innerbelt Business Center
St. Louis, MO 63114

Re: Relocation of concrete batch plant, #7770938

Dear Mr. Mills:

On March 13, 2018, the Johnson County Department of Health and Environment (JCDHE) was notified by Heider Environmental Consulting on your behalf that your firm's concrete batch plant would be relocated to 20520 Waverly Road, Edgerton, Kansas. Operations of the plant at this location will begin on May 1, 2018. The equipment is expected to be in operation for approximately ten months from that date.

Having been advised of the scheduled relocation, the JCDHE, acting as the designated agent for Kansas Department of Health and Environment, considers that Concrete Strategies, LLC is in compliance with K.A.R. 28-19-9(c) Time Schedule For Compliance for installation/operation of the concrete batch plant at the above location.

When you decide to relocate this portable plant to any location in Kansas, you are required to report the move at least 10 days prior to moving the plant. If it is another location outside of Johnson County, you will need to notify KDHE in Topeka. Please send the notice to Ms. Vivien Smith at the Bureau of Air, Curtis State Office Building, Suite 310, Topeka, KS 66612-1366. The written notification shall include the plant's identification number, manufacturer and model number, description or address of the new location, and provide the estimated date of when the project should be completed.

If you have any questions, please contact Mike Boothe, Environmental Compliance Manager-Air Quality at 913-715-6939. Once the plant is operational, please send an email to Mike at michael.boothe@jocogov.org.

Sincerely,


Todd A. Rogers
Environmental Division Director *by MB*

TR\MB\cmd\G:\Environmental\Admin\Air Quality\2018\Concrete Strategies relocation ltr 7770938.docx

c: Curtis Heider, Heider Environmental Consulting
Vivien Smith, Kansas Department of Health & Environment
Mike Boothe, Environmental Compliance--Air Quality

Health

11875 S. Sunset, Suite 300, Olathe, KS 66061
6000 Lamar, Suite 140, Mission, KS 66202
(913) 826-1200 • fax (913) 826-1300
TDD: 800-766-3777

jocogov.org



Environmental & Child Care Licensing

11811 S. Sunset, Suite 2700, Olathe, KS 66061
Environmental (913) 715-6900 • fax (913) 715-6970
Child Care (913) 477-8339 • fax (913) 477-8035
TDD: 800-766-3777

Jim Berry

From: Curtis Heider <heiderenv@centurytel.net>
Sent: Wednesday, January 22, 2020 11:04 AM
To: Jim Berry
Subject: [EXTERNAL] FW: Concrete Strategies portable batch plant, permit #7770938

Jim,
See KDHE's email below stating that the permit has no expiration date.
Thank you,
Curtis Heider
Heider Environmental Consulting
14 Bright Star Drive
Columbia, MO 65203
Ph: 573-445-3033
Fax: 573-445-3058
Cell: 573-639-1410
Email: Curtis@heiderenv.com

From: Vivien Smith [KDHE] [mailto:Vivien.Smith@ks.gov]
Sent: Wednesday, January 22, 2020 10:44 AM
To: Curtis Heider
Cc: 'Boothe, Michael, DHE'
Subject: RE: Concrete Strategies portable batch plant, permit #7770938

Unless there have been any changes to the equipment (adding capacity) the Air permit is valid. There is no expiration. Please notify Mike Boothe if the plant relocates. There may be local permits that Mike can help you with.
Thank you,
Vivien

Vivien Smith
Environmental Specialist
Air Compliance and Enforcement Section
Facility Inspections, Complaints, Open Burn Exceptions
KDHE, Bureau of Air
1000 SW Jackson, Ste 310
Topeka KS 66612
785-296-0757 office

Paper forms will no longer be accepted by Bureau of Air beginning January 1, 2020. Login or create an account in the Kansas Environmental Information Management System (KEIMS) for all submissions.
<http://www.kdheks.gov/bar/keims-BOA.html>

This electronic communication is from the Kansas Department of Health and Environment and may contain information that is confidential, privileged and intended only for the use of the recipient named above. If you are not the intended recipient or the employee or agent responsible for delivering this information to the intended recipient, unauthorized disclosure, copying, distribution or use of the contents of this transmission is strictly prohibited. If you have received this message in error, please notify the sender immediately at the following email address: vivien.smith@ks.gov or by calling 785-296-0757 and delete the email. Thank you.

August 15, 2022

City of Edgerton, KS
404 East Nelson, Edgerton, KS 66021
Attn: Katy Crow – Development Services Director

RE: Concrete Batch Plant – South of BNSF Maintenance Yard

Dear Katy,

As the representative for Northpoint Development, LLC (Manager) on behalf of Edgerton Land Holding Company, LLC (Owner), please consider this letter the written request for Concrete Strategies, LLC (CSI), their subsidiaries or subcontractors to implement a concrete batch plant for the purpose of the constructing Project Door.

The batch plant will be used only for Project Door for which explicit permission has been provided by NPD Management. NPD Management, LLC reserves the right to cancel any written or implied agreement related to the permission of CSI to utilize the noted property for the purposes of operation of a concrete batch plant at any time.

CSI is responsible for all permits required local, State, or Federal Jurisdiction.

Respectfully,



Nathaniel Hagedorn
Manager, Northpoint Development, LLC,
Manager, Edgerton Land Holding Company, LLC
3315 N. Oak Trafficway
Kansas City, MO 64116

FARUQI PROPERTY

Application ZA2022-02

8th Street/Edgerton Road Between Nelson Street and Meriwood Lane

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval to rezone a parcel of land located on 8th Street/Edgerton Road south of Nelson Street and north of Meriwood Lane from R-1 to R-2.

A Public Hearing is required.

Owner and Applicant

Shawn Faruqi, Applicant

Zoning and Land Use

Currently R-1 (City of Edgerton Single Family Residential) with no existing improvements

Legal Description

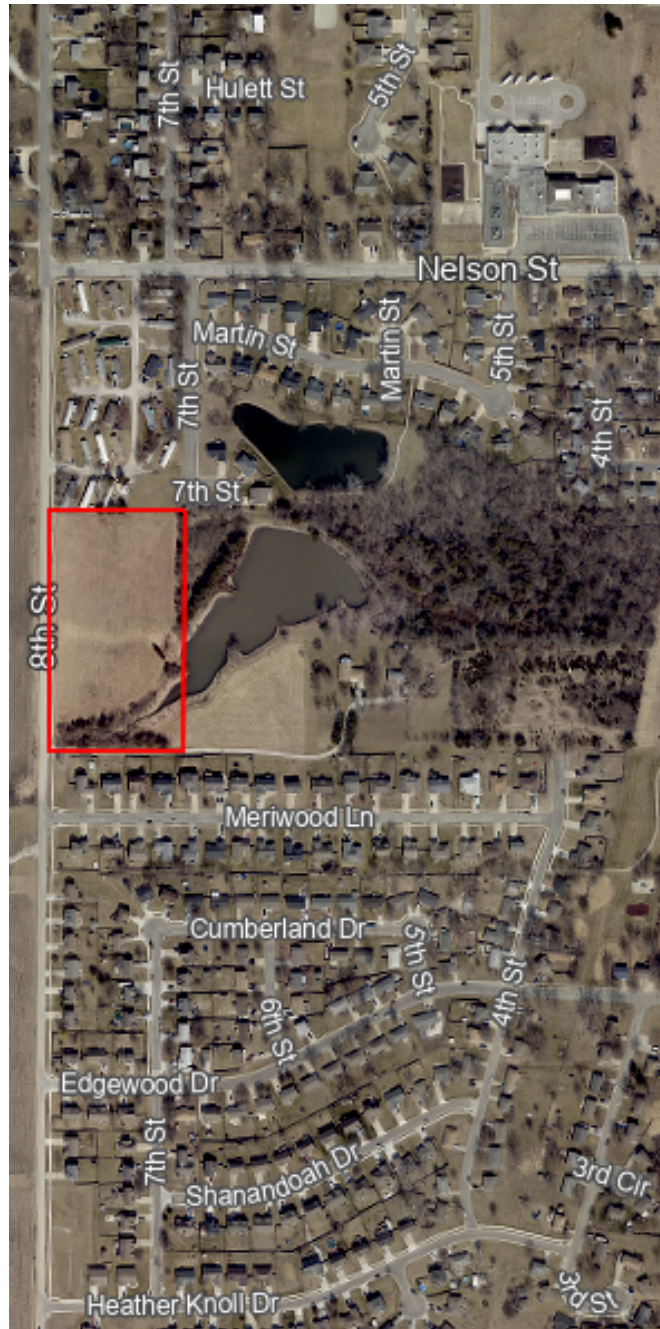
The west 370 feet of the north 660 feet of Lot 24, County Clerks Subdivision of the northwest ¼ of Section 17, Township 15 South, Range 21 East, in the City of Edgerton, Johnson County, Kansas

Parcel Size

5.61 acres

Staff Report Prepared by

Chris Clinton



BACKGROUND

Subject Site

The parcel is located within the Bull Creek watershed.

Utilities and service providers:

- a. Water Service – City of Edgerton.
- 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

The subject parcel has not had any applications submitted to the City for approval in recent history. The subject parcel was platted in 1912 and has been undeveloped and used for agricultural purposes since 2006 per Johnson County AIMS. City staff was unable to determine when the zoning designation of R-1, Single Family Residential, was assigned to the parcel.

Proposed Use

The applicant is requesting to rezone the parcel from City of Edgerton R-1 to R-2, Two Family Residential. The Edgerton Unified Development Code (UDC) states the purpose of the R-2 district "is to provide two family residential structures in neighborhood locations close to the community facilities and services." The property owner/applicant states that this rezoning request is to allow for the future development of two-family residential dwellings, duplexes. The R-2 zoning district does have the same permitted uses of that of R-1, so the possibility of single-family residential development is not lost with the rezoning.

Project Timeline

- Application submitted to the City: August 9, 2022
- Public Hearing Notice Published: August 24, 2022
- Public Hearing Notices Mailed: August 19, 2022 (sent to 11 properties)

REZONING REVIEW

Figure 1 below shows the current zoning of the neighboring properties:

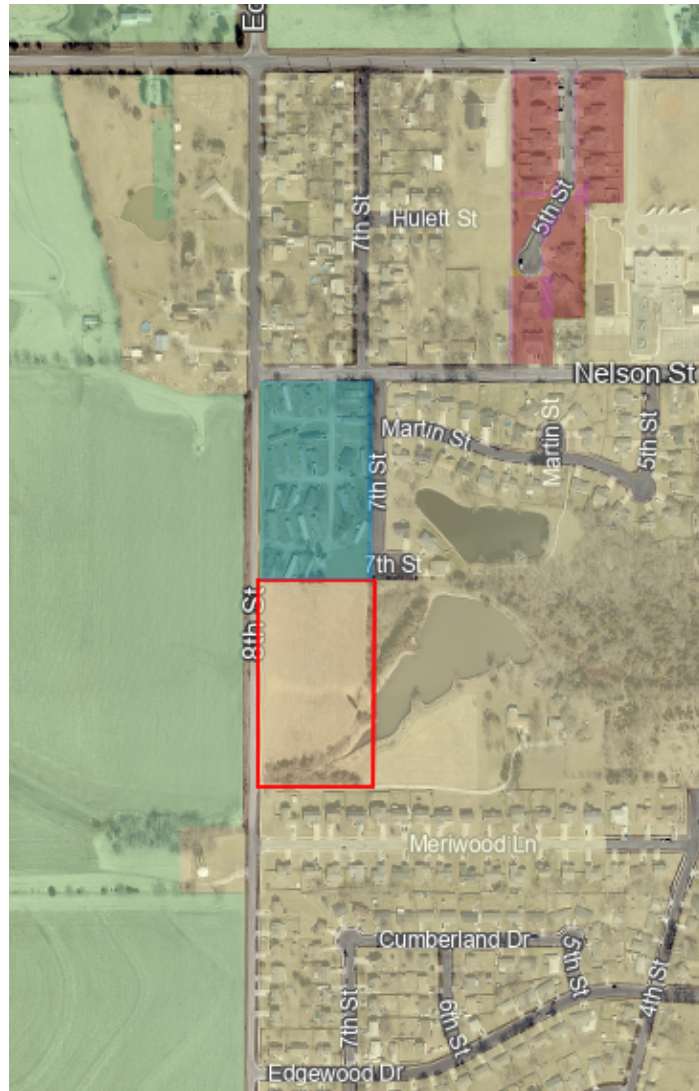


Figure 1 – Subject Parcel Outlined in Red

Green: Johnson County RUR
Beige: City of Edgerton Single-Family Residential (R-1)
Blue: City of Edgerton Manufactured Home Park (MHP)
Pink: City of Edgerton R-2

Staff has reviewed the rezoning application with respect to the Edgerton UDC, the laws of Kansas, and the "Golden Criteria" as established by the Supreme Court of Kansas in 1978. Review comments are listed below.

1. **Need for the Proposed Change** –The applicant has requested that this parcel be rezoned to R-2 to allow for the future development of two-family residential dwellings, (i.e. duplexes). The current zoning of R-1 does not allow for the development of duplexes on this parcel.
2. **Magnitude of the Change** – This parcel borders a parcel that is zoned Manufactured Home Park (MHP) to the north and Single Family Residential (R-1) to the south. There is a R-2 zoned parcel located less than two tenths of a mile (0.2) to the northeast. The requested R-2 zoning designation is a common request to serve as transitional zoning between traditional single family (R-1) zoning and more dense zoning classifications such as MHP. Therefore, the magnitude of change would not be considered unusual.
3. **Whether or not the change will bring harm to established property rights** - The subject property is located near and adjacent to other residential uses. The proposed development has a similar density than those of surrounding residential areas and will not change any property rights to the neighboring properties.
4. **Effective use of Land** –This would be an effective use of the land as it meets two goals of the City’s Comprehensive Plan to (1) promote compact and well-connected infill development adjacent to existing neighborhoods and (2) direct urban growth to locations where water and sewer services are located nearby.
5. **The extent to which there is a need in the community for the uses allowed in the proposed zoning** – A 2021 Edgerton housing study indicated that there is a need for all types of housing in Edgerton. One strategic objective of the housing study was to provide a range of housing environments by offering moderately priced housing types which meet the housing need for households that are at different points in their life. A critical component for housing in the Edgerton community is ‘move-up’ housing – new housing that will allow existing residents to move into housing that better fits their needs while allowing them to continue living in the community they have become an integral part of. Additionally, the City’s Comprehensive Plan Housing Policies encourage the City to provide a variety of housing types including multi-family, duplex and single-family detached units. Rezoning this parcel to R-2 for residential development could help to fulfill some of Edgerton’s housing need.
6. **The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space** – As shown in Figure 1 of this Staff Report, the subject parcel is near other parcels which currently contain a residential zoning designation. Directly north is an existing manufactured home park that would have a higher density than that of single-family homes. The parcel to the south does contain single-family homes and a R-1 zoning designation. The parcels abutting the west boundary of the subject parcel are currently zoned Johnson County RUR and the parcel to the east is currently zoned R-1 with no existing development. The parcel also contains a small portion of private pond (mostly on adjacent property) and some areas within Zone AE of the floodway which will require special consideration during development.
7. **Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties** – As noted in #6 above, the proposed zoning is compatible with the existing zoning of neighboring and nearby parcels. The proposed zoning would allow for two-family dwelling units (i.e. duplexes), single family attached dwellings or single family detached units. The proposed zoning and land use is consistent with the City’s Future Land Use Map.
8. **Suitability of the uses to which the property has been restricted under its existing zoning** – The current zoning of R-1 allows for the development of single-

family homes among other uses. The applicant has proposed duplexes be constructed on this parcel, which is not an approved use for the current zoning.

9. **Length of time the subject property has remained vacant under the current zoning designation** - Based upon available aerial photography, the property has been used for agricultural purposes dating back to at least 2006.
10. **The extent to which the zoning amendment may detrimentally affect nearby property** - This parcel is located north of parcels which today contain a City of Edgerton R-1 zoning designation and south of a manufactured home park. The addition of duplexes between the two uses would allow for a transition between the zoning classifications and densities of housing. Edgerton's Comprehensive Plan encourage the allowance of higher density housing to occur within established neighborhoods provided that "careful attention is paid to site design and neighborhood capability." If rezoned as requested, a separate Site Plan review and approval would be required prior to the issuance of any building permits. Part of a Site Plan review would include attention to overall density and size of project, building size and scale, buffering, screening, open space, lighting, traffic, and on-site parking. This Site Plan review will help mitigate impact that might occur to adjacent properties.
11. **Consideration of rezoning applications requesting Planned Development Districts (PUD) for multifamily and non-residential uses should include architectural style, building materials, height, structural mass, siting, and lot coverage** - This is not a request for a PUD.
12. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services** - Edgerton's Comprehensive Plan directs urban growth to locations where water and sewer services exist or can be economically extended. Water, electric, and gas utilities are located in the right-of-way adjacent to this parcel. The sanitary sewer main is nearby off of 7th Street. Adjacency of utilities is one of the most compelling reasons for infill development of this property as the cost to extended adjacent utilities is typically more economical and additional users of the utility systems can make the systems operative more efficiently.
13. **The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property** - Edgerton Unified Development Code (UDC) prohibits the individual lots on this parcel to connect directly to West 8th Street. If rezoned as requested, a separate Site Plan review and approval would be required prior to the issuance of any building permits. Part of a Site Plan review would include attention to how the development would impact the capacity of safety of the adjacent road network such as overall density and size of project, traffic, on-site parking, etc. This would the requirement for construction of street to serve future lots on this property. The Site Plan review will help mitigate impact that might occur to adjacent properties.
14. **The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm** - The City will follow 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. Any construction that occurs on site will be required to get a NPDES permit from the State of Kansas and a land disturbance permit from the City. Those permits require a stormwater pollution prevention plan (SWPPP) that is reviewed by the City and the State. A full stormwater study of the site is also required and will be reviewed by the City Engineer prior to the issuance of a Land Disturbance Permit. Finally, there is a portion of the parcel within Zone AE of the floodway, in addition to a small portion within Zone X Future Conditions. These areas would require additional review and regulations related to the development during the site plan process.

15. **The economic impact on the community from the uses allowed in the proposed zoning** –The additional lots created by future development would generate additional property taxes would benefit the community. Additionally as stated in #5, a 2021 Edgerton housing study indicated that there is a need for all types of housing in Edgerton. One strategic objective of the housing study was to provide a range of housing environments by offering moderately priced housing types which meet the housing need for households that are at different points in their life.
16. **The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial** - There would be little relative gain, if any, to the public health, safety, and welfare from the denial of these zoning applications.
17. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** - The Edgerton Comprehensive Plan lists this area (between West 8th St to West 1st St; McDonald to Meriwood) as an opportunity for infill development. The Comprehensive Plan stresses the importance of thinking about how each parcel connects and relates to adjacent and nearby sites. There are tremendous opportunities to develop a unique land use pattern to serve both the community and compliment nearby subdivisions. The proposed rezoning would also meet several urban growth policies to (1) direct urban growth to locations where water and sewer services exist or can be economically extended; (2) promote infill development, when possible, for new residential and commercial uses; (3) promote compact growth and prevent scattered development and (4) require new urban development to connect to municipal utility service and infrastructure.
18. **The recommendation of professional staff** - See Recommendation below.

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 ZA2022-02	08/09/2022
1	Future Land Use Map	03/10/2011

STAFF RECOMMENDATION

City Staff recommends approval of Rezoning **Application ZA2022-02** for *Faruqi Property*, subject to the following stipulations:

1. All infrastructure requirements of the City are met.

Note: For Application ZA2022-02 the Planning Commission will be recommending either approval or denial of the application to the Governing Body. If the Planning Commission recommends approval, the Application will be presented to the Governing Body on October 13, 2022.

ZA 2022-02

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 715 w 8th Street Edgerton, KS 66021

PURPOSE FOR REZONING: Construction of Duplex Units

REQUESTED REZONING CHANGE: FROM R-1 TO R-2
(Current Zoning) (Proposed Zoning)

LEGAL DESCRIPTION: COUNTY CLERKS SUBDIVISION NW1/4 7-15-22 W 370' N 660' LT 24 5.606 ACS M/L EDC 424C
Tax Property ID BP50000000 0024C

CURRENT LAND USE: Undeveloped

PROPERTY OWNER'S NAME(S): Shawn Faruqi PHONE: 913-221-5869

COMPANY: _____ FAX: _____

MAILING ADDRESS: 21772 Spoon Creek Road Edgerton KS 66021
Street City State Zip

APPLICANT/AGENTS NAME(S): Same as Owner PHONE: _____

COMPANY: _____ FAX: _____

MAILING ADDRESS: _____
Street City State Zip

ENGINEER/ARCHITECT'S NAME(S): Ben Gasper PHONE: 913-444-9615

COMPANY: SMH Consultants FAX: _____

MAILING ADDRESS: 5201 Johnson Dr, Suite 405 Mission KS 66205
Street City State Zip

SIGNATURE OF OWNER OR AGENT: 

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

FOR OFFICE USE ONLY

Case No.: RZ- 2022-02 Amount of Fee Paid: \$ 250.00 Date Fee Paid: 8-8-22 Receipt # 64641

Cashier Code: REZONE Received By: Christopher Clinton Date of Hearing: 9-13-22

REZONING INSTRUCTIONS

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

vs. 6.1.22

PROPERTY OWNER NOTIFICATION AFFIDAVIT

Case No.: RZ- 2022-02

I, Ben Burton, of lawful age being first duly sworn upon oath, state:

That I am the agent (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.

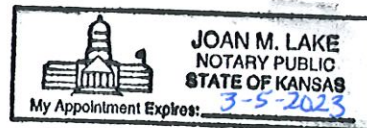
These notices were mailed on the 19 day of August, 2022.

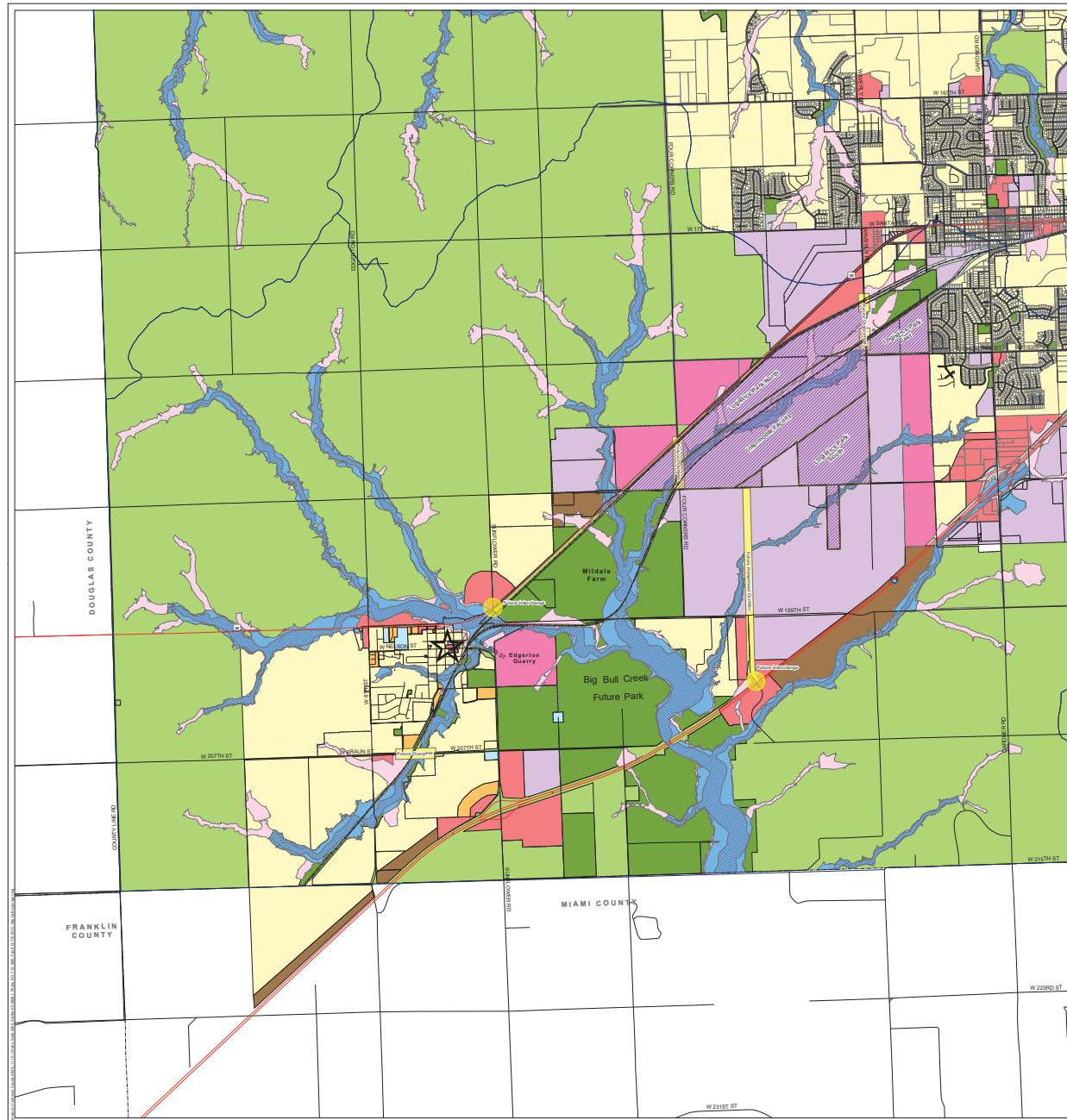
[Signature]
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 19 day of August, 2022.

[Signature]
Notary Public

My Commission Expires: 3-5-2023 (SEAL)
Date





City of Edgerton Johnson County Kansas



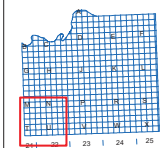
Future Land Use Map

- Ag/Rural Residential
- Commercial (Retail/Office)
- Business Park/Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Office and Medium Density Residential
- Mixed Use Retail, Office and Medium Density Residential
- Parks
- Public
- Downtown Study Area

FIRM Floodplains 2009

Flood Zone

- 000 Areas of 500-year floodplains
- 100 Areas of 100-year floodplains
- 1A Areas of 100-year floodplains (determined)
- 1B Areas of 100-year floodplains (determined)
- 2 Areas of 200-year floodplains
- 3 Areas of 300-year floodplains
- 4 Areas of 400-year floodplains
- 5 Areas of 500-year floodplains
- 6 Areas of 600-year floodplains
- 7 Areas of 700-year floodplains
- 8 Areas of 800-year floodplains
- 9 Areas of 900-year floodplains
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- 98 Areas of 9800-year floodplains
- 99 Areas of 9900-year floodplains
- 100 Areas of 10000-year floodplains



Approved by Governing Body:
March 10, 2010

JB HUNT TRANSPORT

Application FS2022-03

30650/30700 W. 191st Street (Northeast corner of 191st Street and Montrose Street)

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Final Site Plan for 30650/300700 W. 191st Street (northeast corner of 191st Street and Montrose Street).

**This application requires a
Public Hearing.**

Owner and Applicant

JB Hunt Transport, Inc.
represented by Derek Kennemer,
Agent and Property Owner

Zoning and Land Use

L-P (Logistics Park) which has been developed with a cargo container storage lot on the eastern side of the property.

Legal Description

The S ½ of the SW ¼ of Section 35, Township 14 S, Range 22 E, in the City of Edgerton, Johnson County, Kansas; please see attached application for complete Legal Description

Parcel Size

29.62 acres

Staff Report Prepared by

Chris Clinton



BACKGROUND

Subject Site

The parcel is located within the Bull Creek watershed and was annexed into the City of Edgerton on June 10, 2021.

Utilities and service providers:

- a. Water Provider - 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

The Edgerton City Council gave final approval to rezone the original platted parcel from Johnson County *RUR* to Edgerton *L-P, Logistics Park* zoning on January 9, 2014. The Planning Commission approved Final Site Plan FS-11-18-2013 on December 10, 2013 and Amended Final Site Plan FS2016-05 on August 9, 2016. These Final Site Plans were for a cargo container storage facility. A Application CU-11-18-2013 for a Conditional Use Permit was approved by the Governing Body on January 9, 2014 and approved the cargo container facility for ten (10) years.

On August 8, 2021, the City of Edgerton Planning Commission approved Applications ZA2021-07 and ZA2021-08 for the rezoning of the two (2) eastern parcels from Johnson County *RUR* to Edgerton *L-P, Logistics Park* zoning. Edgerton City Council granted final approval for this rezoning on September 9, 2021. On December 14, 2021, the Planning Commission approved the Preliminary Plat and recommended approval of the Final Plat to the Governing Body. The Final Plat has not been presented to the Governing Body as the applicant was finalizing easements and other information related to this Final Site Plan. The Final Plat updates do not require reapproval by the Planning Commission as they were listed as stipulations for approval.

Proposed Use

This Final Site Plan request is being made in preparation for expansion of the current JB Hunt facility and operations. As noted above, current operations include a cargo container storage lot. Expansion of these operations would require the issuance of a new Conditional Use Permit (CUP) that would encompass existing and new operations on the site. Understanding this requirement, the applicant has submitted application CU2022-01 which will be presented to the Planning Commission on September 12, 2022.

Current access to the site is from W. 191st Street and it will remain that way.

Project Timeline

- Application submitted to the City: February 23, 2022
- Public Hearing Notice Published: August 24, 2022
- Public Hearing Notices Mailed: August 23, 2022 (sent to 13 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. Parking areas, paths, sidewalks with sizes and surface material specifications.
 - a. *Currently there is no sidewalk on the north side of 191st Street. When this parcel was initially developed, the applicant entered an agreement not to protest the formation of a benefit district for the construction of any future sidewalk. This agreement will need to be updated to include the legal description for the entirety of the new parcel.*

Applicant acknowledged.

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 plans show the foot-candle readings at the property lines at 5 feet above grade meeting the requirements. However, the applicant has indicated that forty (40) foot high poles will be on top of six (6) foot high bases are to be used. The applicant has filed an application for a variance of this section of code to the Board of Zoning Appeals (BZA). The application for a variance will be heard at the September 13, 2022 meeting.*

If the BZA does not grant the variance for the height of the luminaries, the applicant will be required to redesign the lot to accomplish proper lighting with luminaries at the appropriate height. City staff will monitor the sight to ensure the foot-candle readings are always in compliance with the UDC.

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. The City Engineer has provided sanitary sewer plan comments separately.

Update Final Site Plan as needed to encompass the approved sanitary sewer plan.

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. The applicant has proposed a set area for all ground mounted equipment and has screened it from public view.

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 applicant has stated the proposed dumpster enclosure is located west of the building.

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

a. The proposed building is mostly covered by a brick veneer, except for the north façade.

The metal on the building needs to be covered on all sides of the proposed building.

2. 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 of the façades face public right-of-way or residentially zoned property. Those are the north, east and south façades. The west façade faces a property that is zoned L-P, Logistics Park. The north and south façades do not span the required 4 times the height of the building to require any horizontal articulation. The east façade of the building does have dock doors and is exempt from this requirement.

Horizontal articulation requirement is met.

- 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 are exempt from the vertical articulation requirement.

- i. *Three of the façades face public right-of-way or residentially zoned property. Those are the north, east and south façades. The west façade faces a property that is zoned L-P, Logistics Park. The north and south façades do not span the required 4 times the height of the building to require any vertical articulation. The east façade does span the distance to require vertical articulation. While there is no proposed vertical articulation shown on the façade, the applicant has provided changes in the color of the brick that surrounds the dock doors. The applicant has also proposed some changes of materials to a smooth finished, grooved cementitious material above the dock doors. The cementitious material is proposed to be white, and the second color of brick is to be gray.*

City staff feels the changes of materials coupled with the changes of the color of the brick meets the spirit and intent of the code and recommends the 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.
 - i. *There are proposed solar panels to be placed on the roof of the building. These units will need to be in compliance of this requirement.*

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

3. Landscape Standards.

- a. **Buffer Composition Requirements.** Required plant material within each type of landscape buffer shall be in accordance with the provisions set forth in Table 3, Buffer Planting Standards.
 - i. No single species of tree or plant material shall comprise more than 30% of the cumulative total of plantings on a site.
 - i. *The proposed number of Wichita Blue Junipers exceeds this limit. It comprises 31.8%*

Update Final Site Plan

General Comments

- 1. A storm water management report has been submitted. The following comments should be addressed prior to approval (Provide response comments providing a detailed response of how item was addressed not just Revised):
 - a. General
 - i. The flows to each Study Point should not exceed existing flows (where developed) or APWA requirements (where undeveloped).
 - ii. Provide a summary table for each Study Point that details existing flows (considering detention), existing area to Study Point, allowable flows to Study Point (based upon existing area), post-development area to Study Point and post-development design flows to each Study Point. It is unclear whether the limits are being met by the proposed plan.
 - iii. The 2014 Stormwater Study should be used as a reference. The study indicates that the flowing leaving the existing detention at Study Point A was 2.85 cfs in the 1% storm. The flow in the 1% storm should not exceed that rate. The same applies for Study Points E and F.

- iv. The study does not clearly indicate what is happening in Basin E. The drainage patterns are changing and it appears that the changes will cause a smaller amount of water to go to the existing basin. That would create a larger runoff that proceeds from the site undetained. Please consult the 2014 study and clearly demonstrate that the existing flow rates to Study Point E are not increasing.
- b. Summary Memo
 - i. Paragraph 8 under Existing Conditions (page 4) states that the site was analyzed under the “undeveloped” condition, but the CNs do not reflect the undeveloped condition. Possibly change “undeveloped” to “existing”.
 - ii. Table A, Page 5, is called “Pre-Developed Runoff Summary” but this doesn’t appear to be the case. Is this meant to be 2022 existing conditions? If so, these numbers should reflect the existing detention basins in place for Pre-A, Pre-E and Pre-F.
 - iii. The existing conditions of Basin E is still unclear. Two flumes exist that were not shown on the original site plan. Also, a detention area was shown on the north side of the parking lot but it is unclear whether that exists or not. Please review and address in the stormwater study.
- c. Proposed Hydrographs
 - i. The Stage/Storage Table for Pond A (2.1/1035.10) on the Pond Report is not correct.
- d. Detention Basins
 - i. The bottom of the detention basins should have 1% minimum slope toward the outlet structure.
 - ii. Confirm that the slope on the south side of the Basin D is 3:1 or flatter. The contours seem to make it appear steeper.
- e. Outlet structure and pipes
 - i. What is the size of the Outlet Structure for Basin D? The weir calculations shown on the pond report indicate that it is larger than 4’x4’ ID.
- 2. An erosion control plan and SWPPP has been submitted. The following comments should be addressed prior to approval:
 - a. The KDHE NOI permit should be provided to the City once acquired.
- 3. All comments related to drainage easements must be resolved and the Final Plat must reflect all changes prior that document being presented to Council for final acceptance.

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 FS2022-03	2/22/2022
1	CO Cover Sheet	8/24/2022
2	C1 Site Plan Overall	8/24/2022
3	C1.1 CUP Site Plan	8/4/2022
4	C2 Demolition Plan West	8/24/2022
5	C2.1 Demolition Plan East	8/24/2022
6	C2.2 Demolition Plan South	8/24/2022
7	C3 Site Plan West	8/24/2022
8	C3.1 Site Plan Center	8/24/2022
9	C3.2 Site Plan East	8/24/2022
10	C3.3 Site Plan South	8/24/2022
11	C4 Grading Plan Overall	8/25/2022
12	C4.1 Grading Plan West	8/25/2022
13	C4.2 Grading Plan Center	8/25/2022
14	C4.3 Grading Plan East	8/25/2022
15	C4.4 Grading Plan South	8/25/2022
16	C5 Erosion Control Plan West	8/25/2022
17	C5.1 Erosion Control Plan Center	8/25/2022
18	C5.2 Erosion Control Plan East	8/25/2022
19	C5.3 Erosion Control Plan South	8/25/2022
20	C5.3 Erosion Control Plan Notes	8/25/2022
21	C6 Utility Plan West	8/5/2022
22	C6.1 Utility Plan South	8/5/2022
23	C7 Detail Sheet 1	8/24/2022
24	C7.1 Detail Sheet 2	8/24/2022
25	C7.2 Detail Sheet 3	8/24/2022
26	L1 Landscape Plan	8/3/2022
27	L2 Landscape Plan	8/3/2022
28	L3 Landscape Plan	8/3/2022
29	L4 Landscape Plan	8/3/2022
30	L5 Landscape Notes	8/3/2022
31	A5 Exterior Elevations	8/30/2022

STAFF RECOMMENDATION

City Staff recommends approval of Final Site Plan **Application FS2022-03** *JB Hunt Transport*, 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. 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.

3. 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 FS2022-03 the Planning Commission is the final authority for approval.

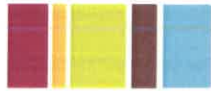
☒ PRELIMINARY SITE PLAN☐ FINAL SITE PLAN☐ REVISED SITE PLAN☐ RE-REVIEWPROJECT NAME: JB Hunt TransportLOCATION OR ADDRESS OF SUBJECT PROPERTY: 30700 W. 191st Street Edgerton, KS 66030LEGAL DESCRIPTION: JB Hunt Addition Final Plat located in South Half of the Southwest Quarter of Section 35, Township 14 South, Range 22 East, in the City of Edgerton, Johnson County, KansasCURRENT ZONING ON SUBJECT PROPERTY: Logistics Park District L-P CURRENT LAND USE: VacantTOTAL AREA: 29.62 ACRES NUMBER OF LOTS: 1 AVG. LOT SIZE: 835776 Sq. Ft.DEVELOPER NAME(S): Derek Kennemer PHONE: 479.659.6852COMPANY: JB Hunt Transport, Inc EMAIL: Derek.Kennemer@jbhunt.comMAILING ADDRESS: 705-A North Bloomington Street Lowell, AR 72745
Street City State ZipPROPERTY OWNER NAME(S): Derek Kennemer PHONE: 479.659.6852COMPANY: JB Hunt Transport, Inc EMAIL: Derek.Kennemer@jbhunt.comMAILING ADDRESS: 705-A North Bloomington Street Lowell, AR 72745
Street City State ZipENGINEER NAME(S): Brandon Waldrum PHONE: 972.488.3737COMPANY: CEI Engineering Associates, Inc EMAIL: bwaldrum@ceieng.comMAILING ADDRESS: 3030 LBJ Freeway, #100 Dallas, TX 75234
Street City State ZipSIGNATURE OF OWNER OR AGENT: 
Derek Kennemer (Feb 22, 2022 12:01 CST)

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 ONLYApplication No.: FS2022-03 Application Fee Paid: \$ 496.20 Date Paid: 3-3-2022 Receipt #: 63210
Publication Fee Paid: \$ 184 Date Paid: 8-9-2022 80838269Received By: 



NOTE: This signed affidavit is to be returned by the Thursday before the scheduled hearing.

Application No.: CU- 2022-01

I, Brandon Waldron of lawful age being first duly sworn upon oath, state:

That I am the agent (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 18th day of July, 2022.

[Signature]

Signature of Agent, Owner, or Attorney

Subscribed and sworn to before me this 21st day of July, 2022.

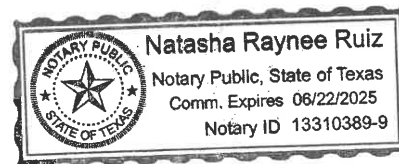
[Signature]

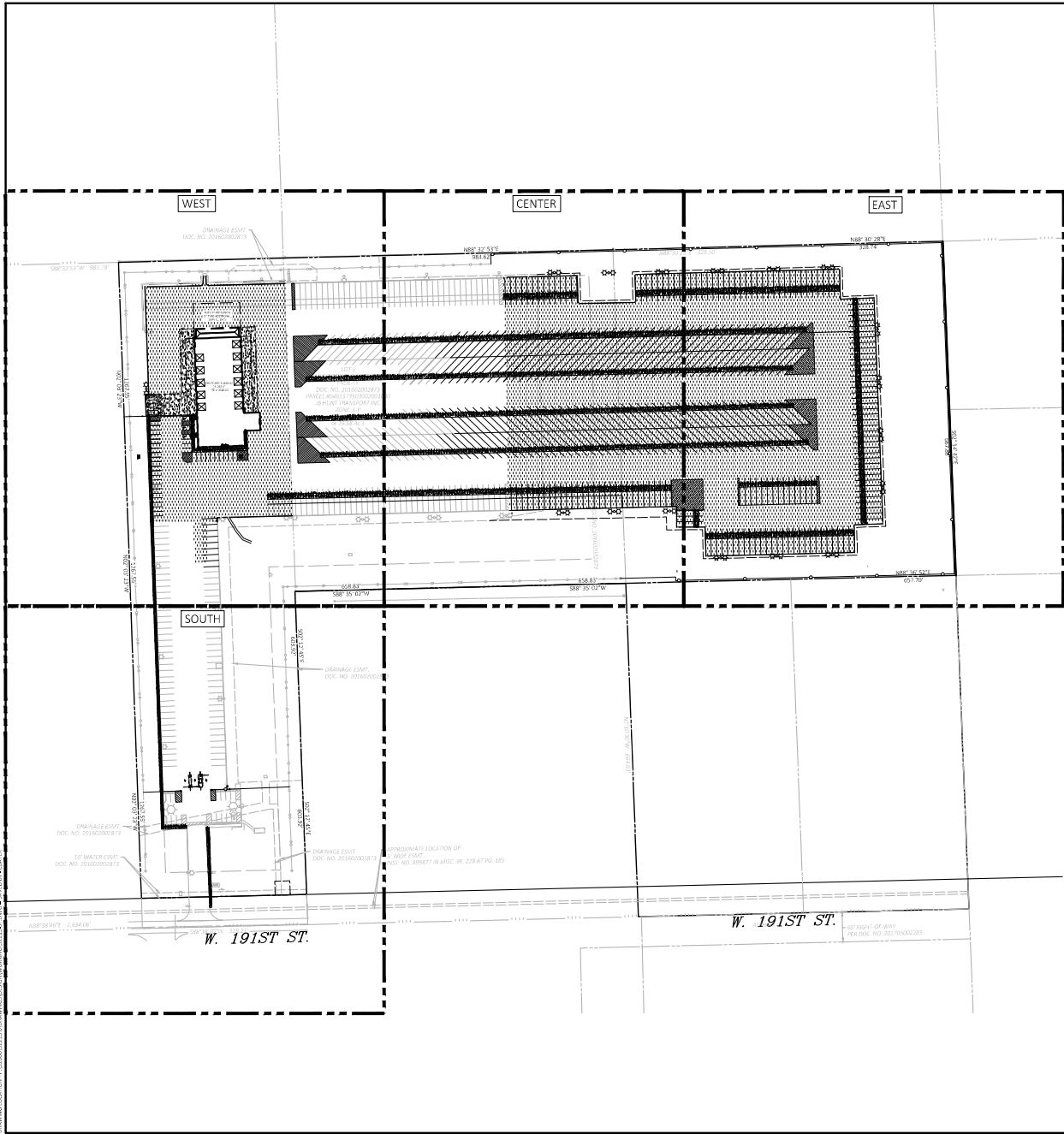
Notary Public

My Commission Expires:

6/22/2025

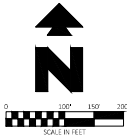
(SEAL)





SITE BENCHMARK
BENCHMARK #1: 4.5" rebar with cap stamped "CEI" (CITY/PLC/PLC) approximately 36.75' west southwest of the building located east to W. 191st Street on the eastern adjoining property. ELEV=1041.38' NAVD83
BENCHMARK #2: 4.5" rebar with cap stamped "CEI" (CITY/PLC/PLC) approximately 24.6' northeast of the fire hydrant located on the south side of W. 191st Street on the west side of the access drive opposite the access drive to the subject tract. ELEV=1030.82' NAVD83

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXISTING MARKS, UTILITIES, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY IN EXISTING LOCATIONS AND PRECISE BUILDING DIMENSIONS.



EXISTING LEGEND		
Boundary Line	-----	Utility Pole
Adjacent Boundary Line	-----	Drainage Manhole (D/M)
Right of Way Line	-----	Cable TV Inlet
Easement Line	-----	Cable TV Outlet
Setback Line	-----	Fiber Cable Inlet
Survey Section Line	-----	Gas Valve
Break	-----	Gas Meter
Underground Fiber Optic Line	-----	Electric Meter
Overhead Electric Line	-----	Water Meter
Sanitary Drain Line	-----	Grate Manhole
Storm Drainage Pipe	-----	Fire Hydrant
Water Line	-----	Gas Valve / Anchor
Chemical Fence Line	-----	Light on Utility Pole
Tree Line	-----	Electric Pole
Bulk Waste Fence Line	-----	Telephone Pole
Benchmark (BM)	-----	Water Valve
Found Measurement (ft. Noted)	-----	Traffic Sign (Type of Sign)
See 10' Radius "SMBL121"	-----	Light Pole (Lamp)
Found Rail (ft. Noted)	-----	Light Pole (Lamp)
Set Map Not to Weather "SMBL121"	-----	Unknown Pole
Found Aluminum Cap (ft. Noted)	-----	Unknown Manhole
Survey Monolith (D/M)	-----	Found Bearing & Distance per
Survey Chain Out	-----	Plan (ELEV. NO. 1030.82/1041.38)

J.B. HUNT
CONTAINER STORAGE FACILITY
30700 W. 191ST ST.
EDGERTON, KS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	BJM
PROJECT MANAGER	BMV
DESIGNER	CHB
CEI PROJECT NUMBER	12221
DATE	6/24/2022
REVISION	REV 1

SITE PLAN OVERALL
SHEET TITLE
SHEET NUMBER

C1



CEI
Solutions for
Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3000 181ST FREEDOM, SUITE 100
EDGEMONT, MO 64042
PHONE: (816) 488-3717
FAX: (816) 488-6732

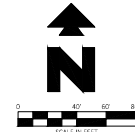
J.B. HUNT
CONTAINER STORAGE FACILITY
30700 W. 191ST ST.
EDGEMONT, KS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	BJM
PROJECT MANAGER	BMV
DESIGNER	CMH
CEI PROJECT NUMBER	12221
DATE	8/16/2022
REVISION	REV 2

CUP SITE PLAN
SHEET NUMBER

C1.1



Know what's **below**.
Call before you dig.



CEI ENGINEERING ASSOCIATES, INC.
3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

EXISTING LEGEND

	Boundary Line		Utility Pipe
	Adjoining Boundary Line		Gutter Manhole (DMA)
	Right-of-Way Line		Cable TV Point
	Insewer Line		Cable TV Launch
	Setback Line		Aerial Gully Valve
	Survey Section Line		Gas Valve
	Brick Line		Gas Meter
	Underside of Fiber Optic Line		Electric Mainline
	Overhead Electric Line		Water Miter
	Concrete Sewer Line		Water Split (90°)
	Stone Driveway Pipe		Fire Aperture
	Storm Line		Gas Vent / Anchor
	Drainage Pipe		Light Pole Support
	Tree Line		Electric Rack
	Base Water Access Line		Telephone Rack
	Benchmark (BM)		Water Valve
	Point Aboveground (As Noted)		Traffic Sign (Type A Sign)
	Sewer Odor "SMO" (2')		Water Valve (2' Camp)
	Found Nail (As Noted)		Light Pole (2' Camp)
	Spot Map Nail w/Marker "SMO" (2')		Lamp House
	Found Airman Gas (As Noted)		Unleaded Motorbike
	Sewer Manhole (SMH)		
	Street Curb Line	(XXXX)	Record Deleted & Distorted

GENERAL DEMOLITION NOTES

- A. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE BEST PRACTICE STANDARD SITE WORK SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND/OR STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS ADJACENT TO THE SITE WORK SPECIFICATIONS.
- B. CONTRACTORS TO REMOVE AND DISPOSAL OF ALL DEBRIS, RUBBER AND OTHER MATERIALS RESULTING FROM THE CURRENT EXISTING IMPROVEMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL THE NECESSARY PERMITS, STATE AND/OR FEDERAL REGULATING GOVERNING SUCH OPERATION.
- C. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. IN THE EVENT OF DAMAGE TO ADJACENT PROPERTIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGES TO THE ADJACENT PROPERTY IS OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- INDUSTRIAL NOTICE OF CONTRACTOR**
- THE CONTRACTOR HEREBY CERTIFIES THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE ANNUAL UTILITY COMPANIES AND WHERE POSSIBLE, THE CONTRACTOR HAS BEEN ADVISED BY THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR CUTTING OF EXISTING UTILITIES TO OBTAIN THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL EXCAVATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONFLICTING UTILITIES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF SAN JOSE.
- EXISTING LIGHTING STRUCTURES, COLUMNS, AND UTILITIES SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION. IF DAMAGE TO EXISTING LIGHTING STRUCTURES, COLUMNS, AND UTILITIES IS OBSERVED, THE CONTRACTOR SHALL

DEMOLITION NOTES

- 181A. EXISTING TO BE REMOVED.
 181B. EXISTING TO BE RELOCATED.
 181A. EXISTING TO REMAIN.
 181B. EXISTING TO BE ABANDONED.
 518. UNITS OF SANICUT AND PAVEMENT REMOVAL.
 519. PROTECT EXISTING STRUCTURES AND CURBS DURING DEMOLITION AND CONSTRUCTION PHASES.
 743. CONTRACTOR SHALL RECONSTRUCT/REPLACE SANITARY SEWER TANK PER CITY OF EGGERSON AND CODE REQUIREMENTS.
 748. CONTRACTOR TO CAP AND ABANDON EXISTING WATER LINE.
 74C. CONTRACTOR TO CAP EXISTING WATER LINE.

J.B. HUNT
CONTAINER STORAGE FACILITY
30700 W. 191ST ST.
EDGERTON, KS

PRELIMINARY
NOT FOR
CONSTRUCTION

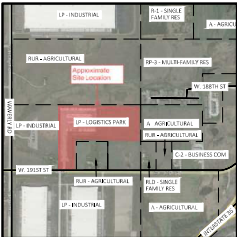
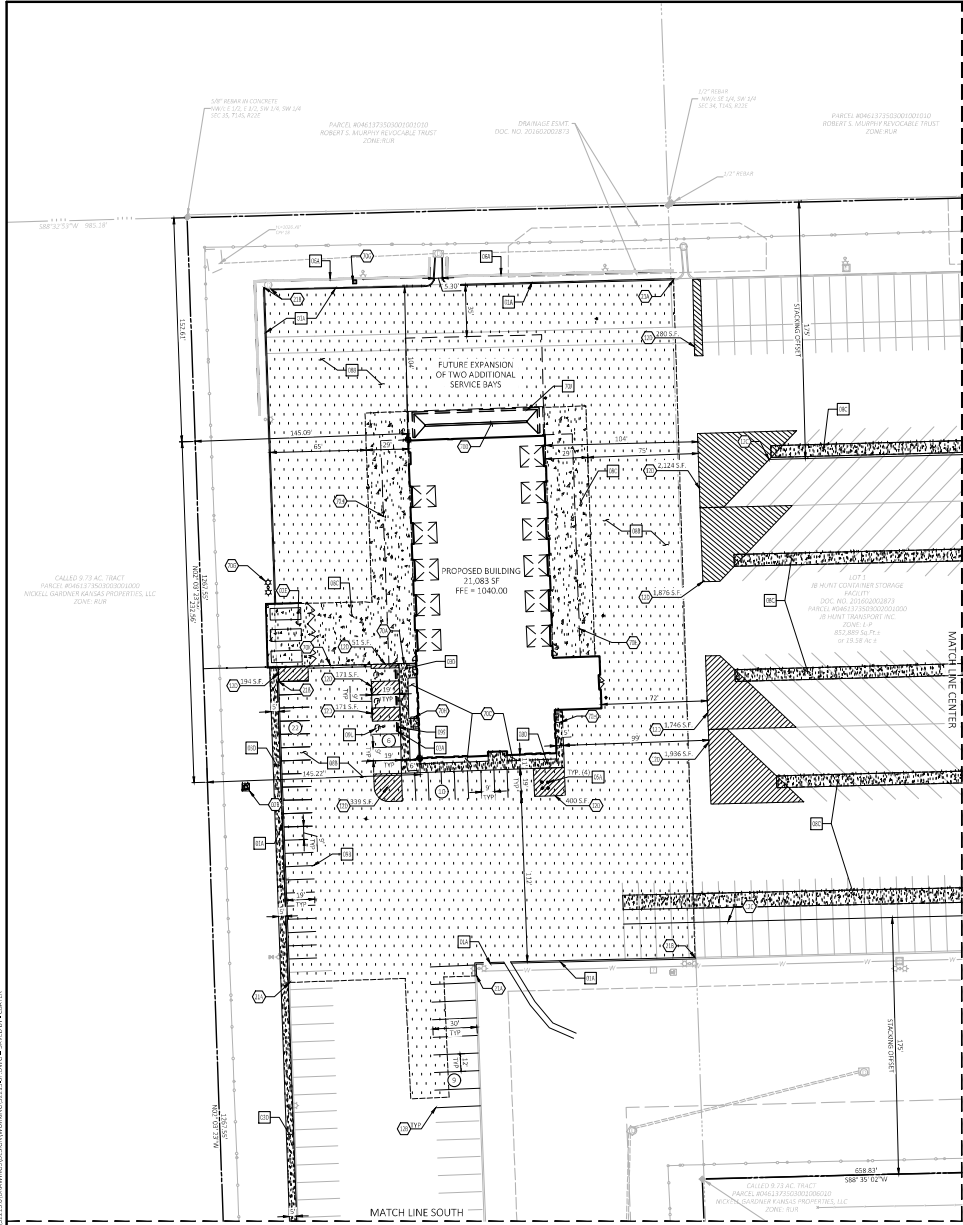
PROFESSIONAL OF RECORD	BUM
PROJECT MANAGER	BMW
DESIGNER	CHB
CEI PROJECT NUMBER	32213
DATE	8/24/2022
REVISION	REV-2

DEMOLITION PLAN
WEST
SHEET TITLE
SHEET NUMBER

C2

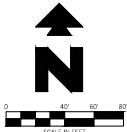


C2.1



SITE BENCHMARK
5/11/2022
Benchmark #1: 4.5" rebar with cap stamped "CEI" (CITY/RED/10/20/21) approximately 36.75' west southwest of the building located closest to W. 1225th Street on the eastern adjoining property. Elevation 1041.38' NAVD83
Benchmark #2: 4.5" rebar with cap stamped "CEI" (CITY/RED/10/20/21) approximately 24.6' east of the fire hydrant located on the south side of W. 281st Street on the west side of the access drive adjacent the access drive to the subject tract. Elevation 1030.87' NAVD83

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF UTILITY MARKS, VERTICALS, SLOPED PARKING, TRUCK LOOPS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



EXISTING LEGEND	
Boundary Line	Utility from
Adjacent Boundary Line	Drainage Mainline (DAMP)
Right of Way Line	Cable TV In/Out
Easement Line	Cable TV Split
Setback Line	Fiber Cable In/Out
Service Station Line	Gas Valve
Breakaway	Gas Meter
Underground Fiber Optic Line	Electric Meter
Overhead Electric Line	Water Meter
Sanitary Sewer Line	Water Meter Box
Storm Drainage Pipe	New Firehydrant
Water Line	Clear Valve / Anchor
Classical Fence Line	Light on Utility Pole
Tree Line	Electric Pole
Bulk Head Fence Line	Telephone Pole
Benchmark (BM)	Water Valve
Found Monument (No Name)	Traffic Sign (Type of Sign)
Iron 5/8" Rebar "SMB1221"	Light Pole (2 Lamps)
Found Bolt (No Name)	Light Pole (2 Lamps)
Set Map Nail w/Whisper "SMB1221"	Underground Alarm
Found Monument Cap (No Name)	Underground Alarm
Survey Monuments (SMB)	Found Bearing & Distance per
Survey Chain Out	RECORDING AND RECORDING

PROPOSED LEGEND	
PROPERTY LINE/RIGHT OF WAY LINE	
CONCRETE CURB AND GUTTER, SEE DETAIL DIA.	
BUILDING CONTROL POINT	
PROPOSED PARKING SPACES	
UNITS OF SUBSTANCES AND CONCRETE ANCHORS (PER ARCH. PLANS)	

- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADIUS SHALL BE 2' OR 30', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED, BOTTOM OF WITHIN THE SPECIFICATIONS, ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL DIA. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL DIA.
 - ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL L.P.F.
 - ALL ACCESSIBLE PARKING SPACES SHALL HAVE SIGNAGE INSTALLED PER DETAIL DIA.

- SITE NOTES**
- 528 TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS)
 - 529 TRASH COMPACTOR ENCLOSURE (PER ARCH. PLANS)
 - 530 4' HIGH TRAFFIC YELLOW ALUMINUM STRIPS (TYP.)
 - 531 4' HIGH REFLECTIVE WHITE STRIPS DET. LENGTH INDICATED AT SYMBOL
 - 532 6' HIGH WHITE PAINTED YELLOW STRIPS, 2' X 12" DET. C.C. # 45 COURTESY DET. SIZE INDICATED AT SYMBOL
 - 533 TAPER CURB TO MATCH EXISTING CURB
 - 534 PERESTRIM (5' CHAIN LINK GATE ACCESS (PER ARCH. PLANS)
 - 535 LIGHT POLE 40' TALL POLE ON 6' TALL BASE (PER ARCH. PLANS)
 - 536 LANDSCAPE BED (PER ARCH. PLANS)
 - 537 WASH BAY (PER ARCH. PLANS)
 - 538 6' CHAIN LINK FENCE (PER ARCH. PLANS)
 - 539 SECURITY GATE (PER ARCH. PLANS)
 - 540 POINT OF RELOCATION
 - 541 OVERHEAD CAUTION (PER ARCH. PLANS)
 - 542 COLLAR GATE (PER ARCH. PLANS)

- SITE DETAILS**
- 543 TYP. A CONCRETE CURB AND GUTTER
 - 544 PRECAST CONCRETE WHEEL STOP
 - 545 CONCRETE SIDEWALK PER DETAIL DIA.
 - 546 GUARD POST
 - 547 SUBSTANTIAL RETAINING WALL
 - 548 HEAVY DUTY CONCRETE PAVING PER DETAIL DIA.
 - 549 HEAVY DUTY CONCRETE PAVING PER DETAIL DIA.
 - 550 HEAVY DUTY CONCRETE PAVING PER DETAIL DIA.
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 - 570 HEAVY DUTY CONCRETE PAVING PER DETAIL DIA.

PROPERTY SURFACE SUMMARY	
SUMMARY OF EXISTING CONDITIONS	SUMMARY OF PROPOSED CONDITIONS
TOTAL BUILDINGS 2,146 SF	TOTAL BUILDINGS 21,083 SF
TOTAL PAVEMENT 412,892 SF	TOTAL PAVEMENT 461,218 SF
TOTAL IMPERVIOUS 9.48 AC (412,892 SF)	TOTAL IMPERVIOUS 18.06 AC (786,814 SF)
TOTAL PERVIOUS 20.14 AC (877,451 SF)	TOTAL PERVIOUS 11.56 AC (503,529 SF)
TOTAL PROPERTY AREA 29.62 AC (1,290,343 SF)	TOTAL PROPERTY AREA 29.62 AC (1,290,343 SF)

SITE DATA			
SITE AREA	29.62 ACRES (1,290,343 ± SF)	BUILDING USE	19.2% - OFFICE
BUILDING AREA	21,083 SF	BUILDING USE	50% - SHOP
PARKING REMOVED	96 SPACES	BUILDING USE	10% - RESTROOMS
PARKING ADDED	395 SPACES	BUILDING USE	20.8% - STORAGE
PARKING PROVIDED	622 SPACES	EMPLOYEE COUNT	20

CEI
Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3000 381st FREEDOM, SUITE 100
EDGEMONT, MO 64042
PHONE: (816) 488-3737
FAX: (816) 488-4732

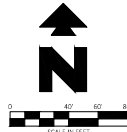
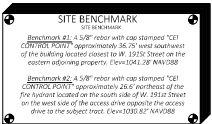
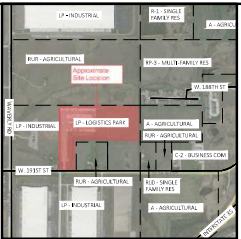
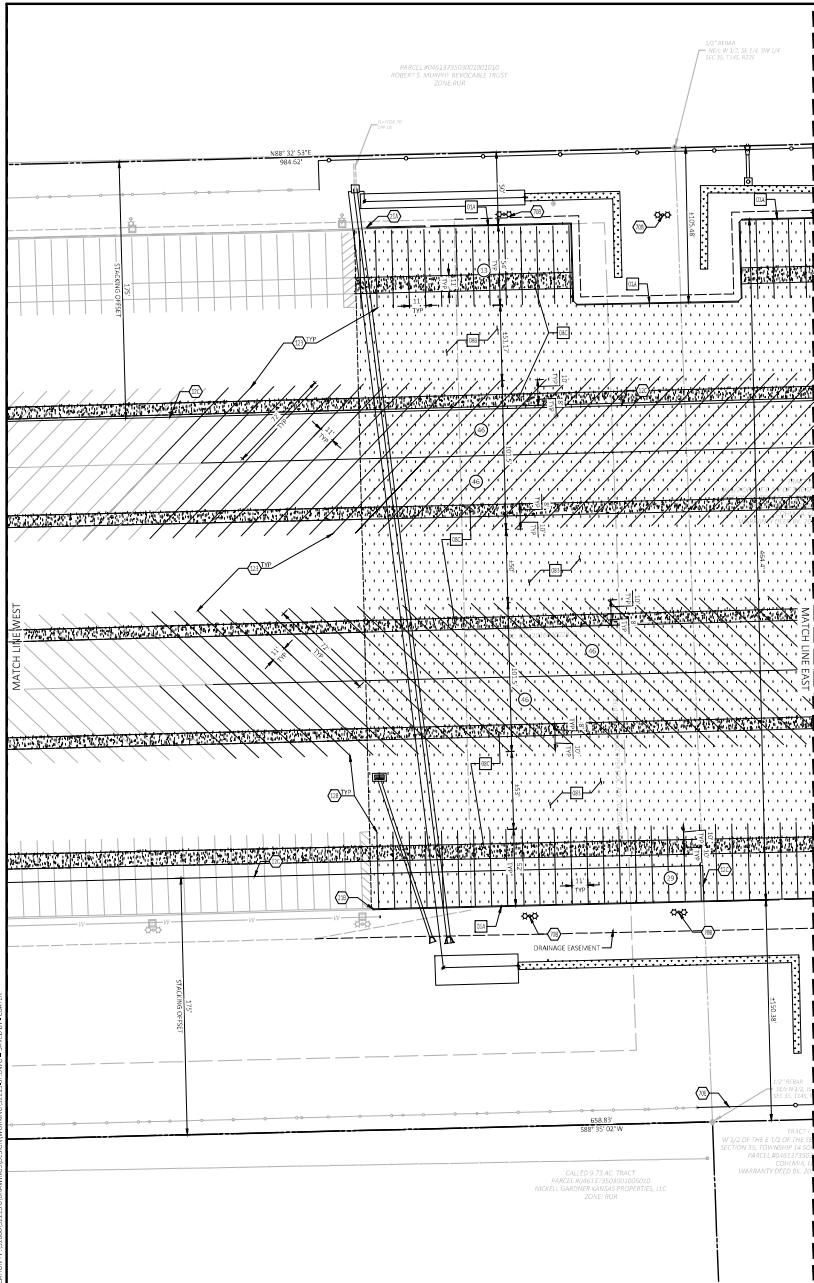
J.B. HUNT
CONTAINER STORAGE FACILITY
30700 W. 191ST ST.
EDGEMONT, KS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	BJM
PROJECT MANAGER	BMV
DESIGNER	CHB
CEI PROJECT NUMBER	12243
DATE	6/24/2022
REVISION	REV 2

SITE PLAN WEST
SHEET TITLE
SHEET NUMBER

C3



811
Know what's below.
Call before you dig.

EXISTING LEGEND

Boundary Line	Utility Pole
Adjacent Boundary Line	Drainage Manhole (DMM)
Right of Way Line	Cable TV Vault
Easement Line	Cable TV Vault
Setback Line	Fiber Optic Vault
Survey Section Line	Gas Valve
Break Line	Gas Meter
Underground Fiber Optic Line	Electric Meter
Overhead Electric Line	Water Meter
Sanitary Sewer Line	Water Meter (S)
Storm Drainage Pipe	Fire Hydrant
Water Line	Star Valve / Anchor
Channel Fence Line	Light on Utility Pole
Tree Line	Existing Sign
North Arrow Fence Line	Telephone Pole
Benchmark (BM)	Water Valve
Found Measurement (ft) Noted	Traffic Sign (Type of Sign)
Set Mark (ft) Noted	Light Pole (Type of Pole)
Found Mark (ft) Noted	Light Pole (Type of Pole)
Set Mark (ft) Noted	Light Pole (Type of Pole)
Found Measurement (ft) Noted	Underground River
Survey Station (ft) Noted	Underground River
Survey Station (ft) Noted	Underground River
Survey Station (ft) Noted	Underground River

PROPOSED LEGEND

PROPERTY LINE/RIGHT OF WAY LINE
CONCRETE CURB AND GUTTER, SEE DETAIL DIA.
BUILDING CONTROL POINT
PROPOSED PARKING SPACES
UNITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADIUS SHALL BE 2' OR 30' AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED OTHERWISE, ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL DIA. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL DIA.
- ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 11P.
- ALL ACCESSIBLE PARKING SPACES SHALL HAVE SIGNAGE INSTALLED PER DETAIL 19S.

SITE NOTES

- TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS)
- TRASH CLUMPTER ENCLOSURE (PER ARCH. PLANS)
- 4 INCH TRAFFIC YELLOW ALUMINUM STRIPES (TYP.)
- 4 INCH REFLECTIVE WHITE STRIPES DET. LENGTH INDICATED AT SYMBOL
- 4 INCH WIDE PAINTED YELLOW STRIPES, 2'0" C/C, @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL)
- TAPER CURB TO MATCH EXISTING CURB
- PERESTROM 6" CHAIN LINK GATE ACCESS (PER ARCH. PLANS)
- LIGHT POLE 40 TALL POLE ON 6" TALL BASE (PER ARCH. PLANS)
- LANDSCAPE BED (PER ARCH. PLANS)
- WASH BAY (PER ARCH. PLANS)
- 6" CHAIN LINK FENCE (PER ARCH. PLANS)
- SECURITY GATE (PER ARCH. PLANS)
- POINT OF RELOCATION
- OVERHEAD CAUTION (PER ARCH. PLANS)
- ROLLER GATE (PER ARCH. PLANS)

SITE DETAILS

- TYPE A CONCRETE CURB AND GUTTER
- PRECAST CONCRETE WHEEL STOP
- CONCRETE SIDEWALK PER DETAIL DIA.
- GRAND PAVES
- SEGMENTAL RETAINING WALL
- HEAVY DUTY CONCRETE PAVING PER DETAIL DIA.
- HEAVY DUTY CONCRETE PAVING PER DETAIL DIA.
- NINETY DEGREE WARNING SPACE STRIPING
- ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
- ACCESSIBLE PARKING SYMBOL
- TRAFFIC PLOU ARROW
- COSTA-MENET CURB

PROPERTY SURFACE SUMMARY

SUMMARY OF EXISTING CONDITIONS	SUMMARY OF PROPOSED CONDITIONS
TOTAL BUILDINGS	2,146 SF
TOTAL PAVEMENT	412,892 SF
TOTAL IMPERVIOUS	9.48 AC (412,892 SF)
TOTAL PERVIOUS	20.14 AC (877,451 SF)
TOTAL PROPERTY AREA	29.62 AC (1,290,343 SF)
TOTAL BUILDINGS	21,083 SF
TOTAL PAVEMENT	461,218 SF
TOTAL IMPERVIOUS	18.06 AC (786,814 SF)
TOTAL PERVIOUS	11.56 AC (503,529 SF)
TOTAL PROPERTY AREA	29.62 AC (1,290,343 SF)

SITE DATA

SITE AREA	29.62 ACRES (1,290,343 ± SF)	BUILDING USE	19.2% - OFFICE
BUILDING AREA	21,083 SF	BUILDING USE	50% - SHOP
PARKING REMOVED	96 SPACES	BUILDING USE	10% - RESTROOMS
PARKING ADDED	395 SPACES	BUILDING USE	20.8% - STORAGE
PARKING PROVIDED	622 SPACES	EMPLOYEE COUNT	20

CEI
Solutions for
Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3000 8th FREEMAN, SUITE 100
EDGEMONT, MO 64088
PHONE: (816) 488-3737
FAX: (816) 488-4732

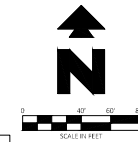
J.B. HUNT
CONTAINER STORAGE FACILITY
30700 W. 191ST ST.
EDGEMONT, KS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	BJM
PROJECT MANAGER	BMV
DESIGNER	CHB
CEI PROJECT NUMBER	12241
DATE	6/24/2022
REVISION	REV 2

SITE PLAN CENTER
SHEET TITLE
SHEET NUMBER

C3.1



CEI ENGINEERING ASSOCIATES, INC.
3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

EXISTING LEGEND

	Boundary Line		Linking Pipe
	Adjustment Marker Line		Downsizing Manhole (24")
	Right-of-Way Line		12" 1/2" Vault
	Equipment Line		Cable TV Blue
	Sanitary Line		Fiber Optic Vault
	Survey Station Line		Gas Meter
	Break Line		Gas Meter
	Underground Fiber Optic Line		Electric Meter
	Overhead Electric Line		Winter Meter
	Sanitary Sewer Line		Grate Inlet (24")
	Storm Drainage Pipe		Fire Hydrant
	Water Line		Gas Valve / Anchor
	Overhead Fence Line		Vault on Utility Pole
	Tree Line		Electric Pole
	Bolt Wire Fence Line		Telephone Pole
	Access Road (RA)		Water Valve
	Found Monument (As Noted)		Traffic Sign (Type of Sign)
	Set 5/8" 1/2" RSC1221"		Light Pole (2 Lamps)
	Found Pole (As Noted)		Underground Pole
	Set 1/2" 1/2" RSC1221"		Unknown Manhole
	Found man (As Noted)		
	Found man (As Noted)		
	Sewer Manhole (24")		
	Sewer Clean Out		

(1/100)

Report Barriers & Drawings
 RE: 2024-01-01, 2024-01-01

PROPOSED LEGEND

=====	PROPERTY LINE/RIGHT OF WAY LINE
-----	GRADE BREAK
—XXX—	CONTIGUOUS ELEVATIONS
— . . . —	FLOW LINE
=====	STORM DRAIN
XXXX	SPOT ELEVATIONS
TC =	TOP OF CURB
G =	GUTTER
FL =	FUTURE FLOW LINE
FG =	FUTURE GRADE
TW =	TOP OF WALL
BB =	BOTTOM OF WALL
BP =	BEST PRACTICE

GENERAL GRADING NOTES

- [illegible]

GRADING NOTES

- 09C CORRECT DOWN SPOUTS TO DRAIN PIPE (SEE ARCH. PLANS FOR EXACT NO. AND LOCATION OF DOWN SPOUTS).
100 FLARED END SECTION.
09H REMOVE TOP OF EXISTING DRAINAGE STRUCTURE. RECONSTRUCT TOP AND RIM TO MATCH FINISH GRADE.
180 MATCH EXISTING PAVEMENT ELEVATIONS.
28F CORRECT TO EXISTING TYPICAL DRAIN PIPE.
71A TRENCH DRAIN (PER MFG. PLANS).
73B CONTRACTOR TO REPAIR SAND FILTER TO MATCH EXISTING CROSS SECTION.
73C CONTRACTOR TO REGRADE LANDSCAPE AREA FOR POSITIVE SLOPE AND DRAINAGE TO EXISTING DETENTION POND.
80D WATER VEGETATION SWALE (PER LANDSCAPE PLANS).
73M CATCH BASIN INLET.

□ GRADING DETAILS

- 14A CONCRETE SWALE
17A CURB CUT
25C DOUBLE GRATE INLET
27E STORM DRAIN CLEAN OUT
73E DETENTION BASIN OUTFALL STRUCTURE A
75F DETENTION BASIN OUTFALL STRUCTURE B
79G DETENTION BASIN OUTFALL STRUCTURE C
78H DETENTION BASIN OUTFALL STRUCTURE D
73J NORTH POND A WATER QUALITY CROSS SECTION
78K SOUTH POND A WATER QUALITY CROSS SECTION
73L SAND FILTER CROSS SECTION

J.B. HUNT
CONTAINER STORAGE FACILITY
30700 W. 191ST ST.
EDGERTON, KS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	BUM
PROJECT MANAGER	BMW
DESIGNER	CNE
CEI PROJECT NUMBER	32213
DATE	8/25/2022
REVISION	REV-2

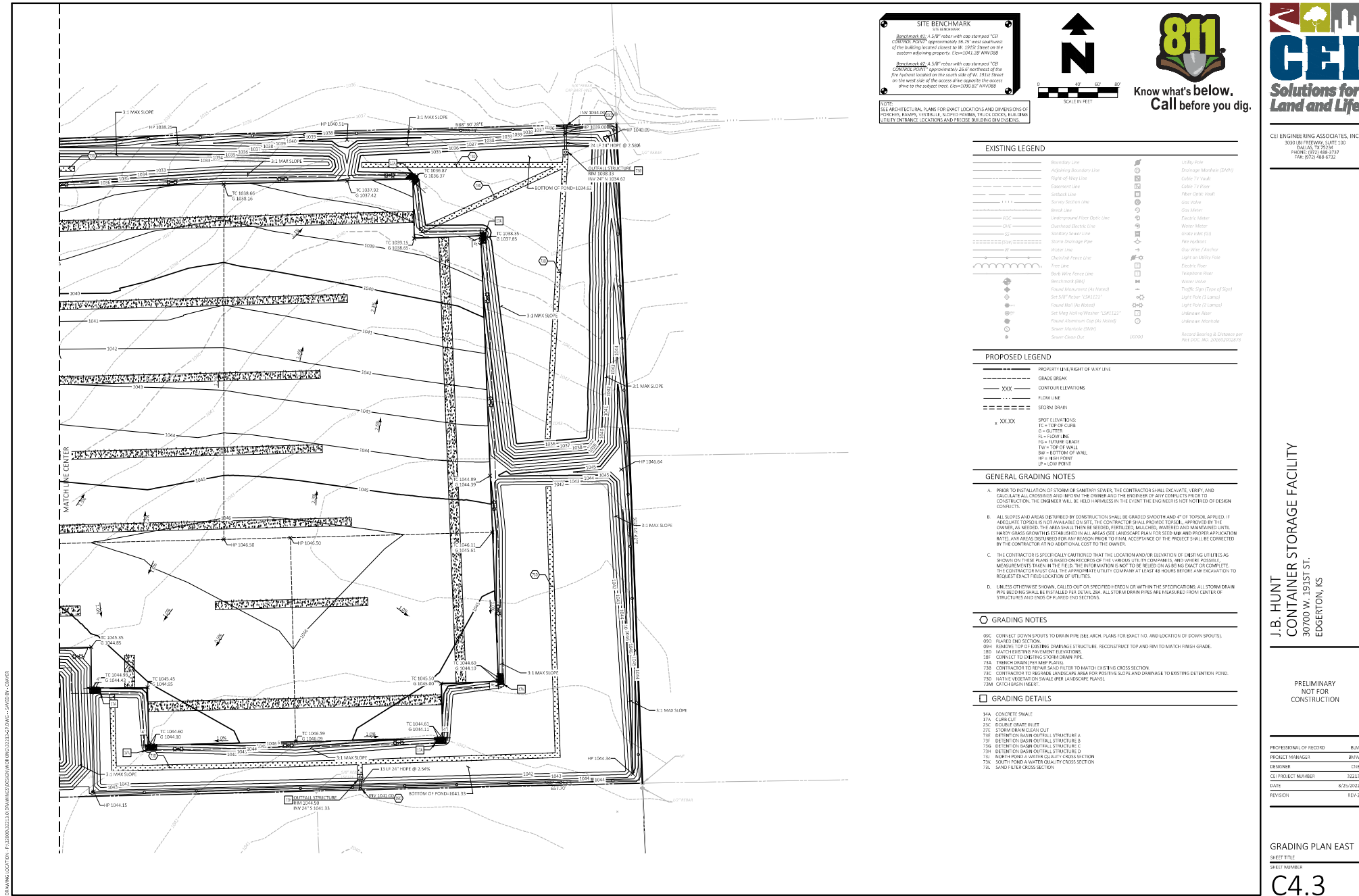
GRADING PLAN WEST
SHEET TITLE
SHEET NUMBER

C4.1



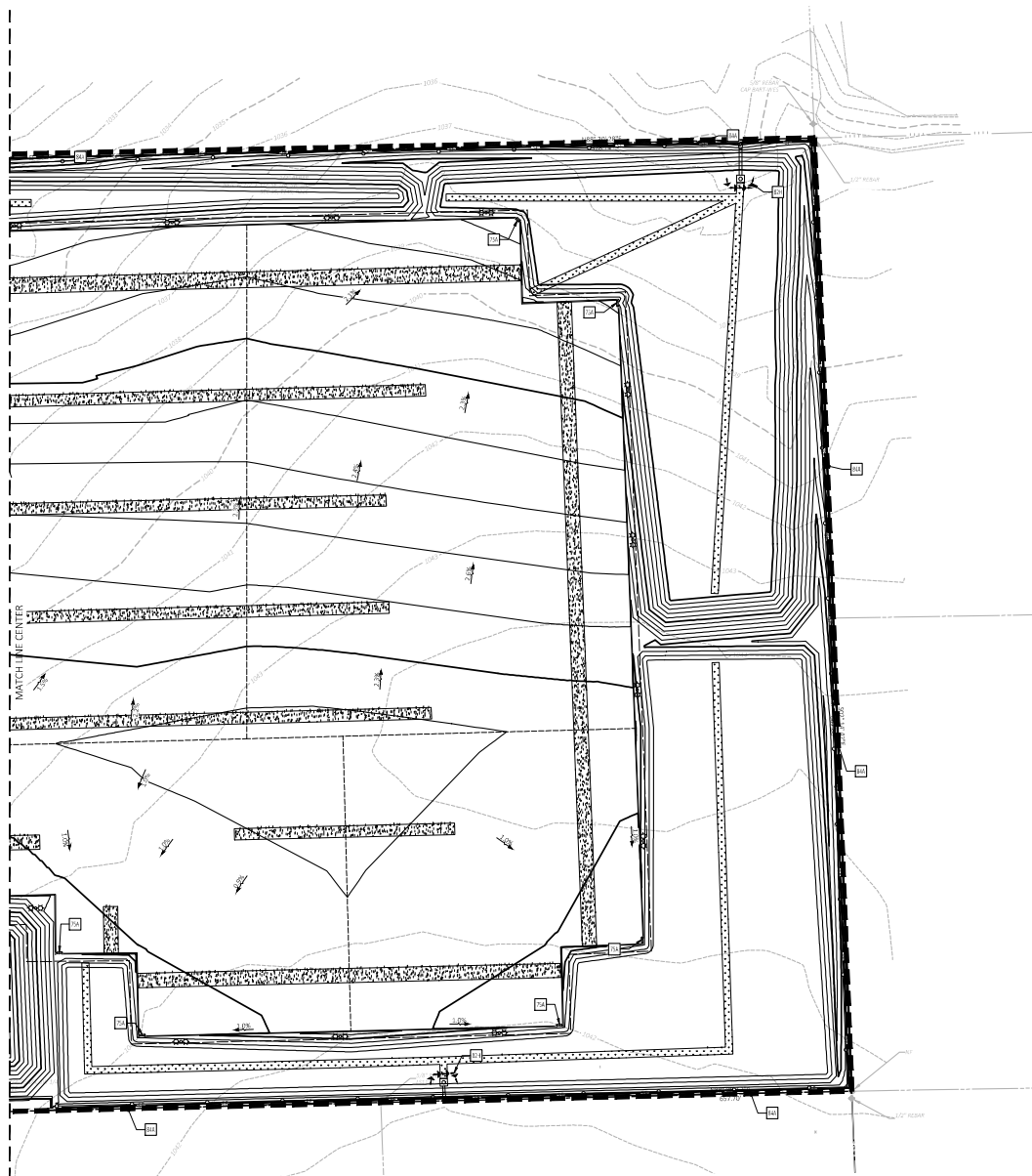
C4.2

C4.2



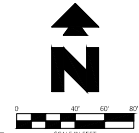
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SITE BENCHMARK
5/11/2022
Benchmark #1: 4.5" rebar with cap stamped "CEI
(047) (02/10/2021)" approximately 36.75' west southwest
of the building located closest to W. 125th Street on the
eastern adjoining property. Elevation 1041.38' NAVD83
Benchmark #2: 4.5" rebar with cap stamped "CEI
(02/02/2021)" approximately 24.6' northeast of the
fire hydrant located on the south side of W. 281st Street
on the west side of the access drive opposite the access
drive to the subject tract. Elevation 1030.82' NAVD83

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF
TRENCH MARKS, UTILITY MARKS, SLOPED PAVING, TRUCK DOCK, RAIL YARD
UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



Know what's below.
Call before you dig.



CEI ENGINEERING ASSOCIATES, INC.
3000 38th FREETOWN, SUITE 100
BURLINGAME, CA 94002
PHONE: (925) 488-3737
FAX: (925) 488-6732

EXISTING LEGEND

Boundary Line	Utility Pole
Adjacent Boundary Line	Drainage Mainline (24")
Right of Way Line	Cable TV Inside
Easement Line	Cable TV Outside
Setback Line	Fiber Cable Inside
Survey Section Line	Gas Valve
Breakover	Gas Meter
Underground Fiber Optic Line	Electric Meter
Overhead Electric Line	Water Meter
Sanitary Sewer Line	Grate Meter Box
Storm Drainage Pipe	Fire Hydrant
Water Line	Gate Valve / Anchor
Character Fence Line	Light on Utility Pole
Fence Line	Electric Pole
Bulk Water Fence Line	Telephone Pole
Benchmark (BM)	Water Valve
Found Measurement (ft. Noted)	Traffic Sign (Type of Sign)
Iron 1/2" Rebar "SMP1121"	Light Pole (Type of Lamp)
Found Nail (ft. Noted)	Light Pole (Type of Lamp)
Set Map Nail w/Whisker "SMP1121"	Underground River
Found Measurement (ft. Noted)	Underground
Survey Monuments (SMP)	Revised Bearing & Distance per NAD 83 (2011) (2011/01/01)
Survey Chain Out	

PROPOSED LEGEND

PROPERTY LINE/RIGHT OF WAY LINE	CONCRETE WASHOUT
LIMITS OF DISTURBANCE	CONSTRUCTION ENTRANCE
CONTOUR ELEVATIONS	INLET PROTECTION
GRADE BREAK	SWP-C (IBC) REDS
FLOWLINE	
STRAIN WATTLE	
STORM DRAIN	
SILT FENCE	

GENERAL EROSION NOTES

A. SEE SHEET "EROSION CONTROL NOTES" FOR EROSION CONTROL NOTES AND DETAILS.

EROSION DETAILS

- 75A A.S.P. ENTERPRISES "RIB REEF"
- 80A TEMPORARY BLOCK AND AGGREGATE INLET SEDIMENT FILTER
- 80B ROCK CHECK DAM
- 81A TEMPORARY SILT FENCE
- 85A TEMPORARY STONE CONSTRUCTION ENTRANCE
- 85C TEMPORARY CONCRETE WASHOUT
- 88D STRAIN WATTLE

AREA OF DISTURBANCE = 23.08 ACRES (1,005,598 S.F.)

J.B. HUNT
CONTAINER STORAGE FACILITY
30700 W. 191ST ST.
EDGEMONT, KS

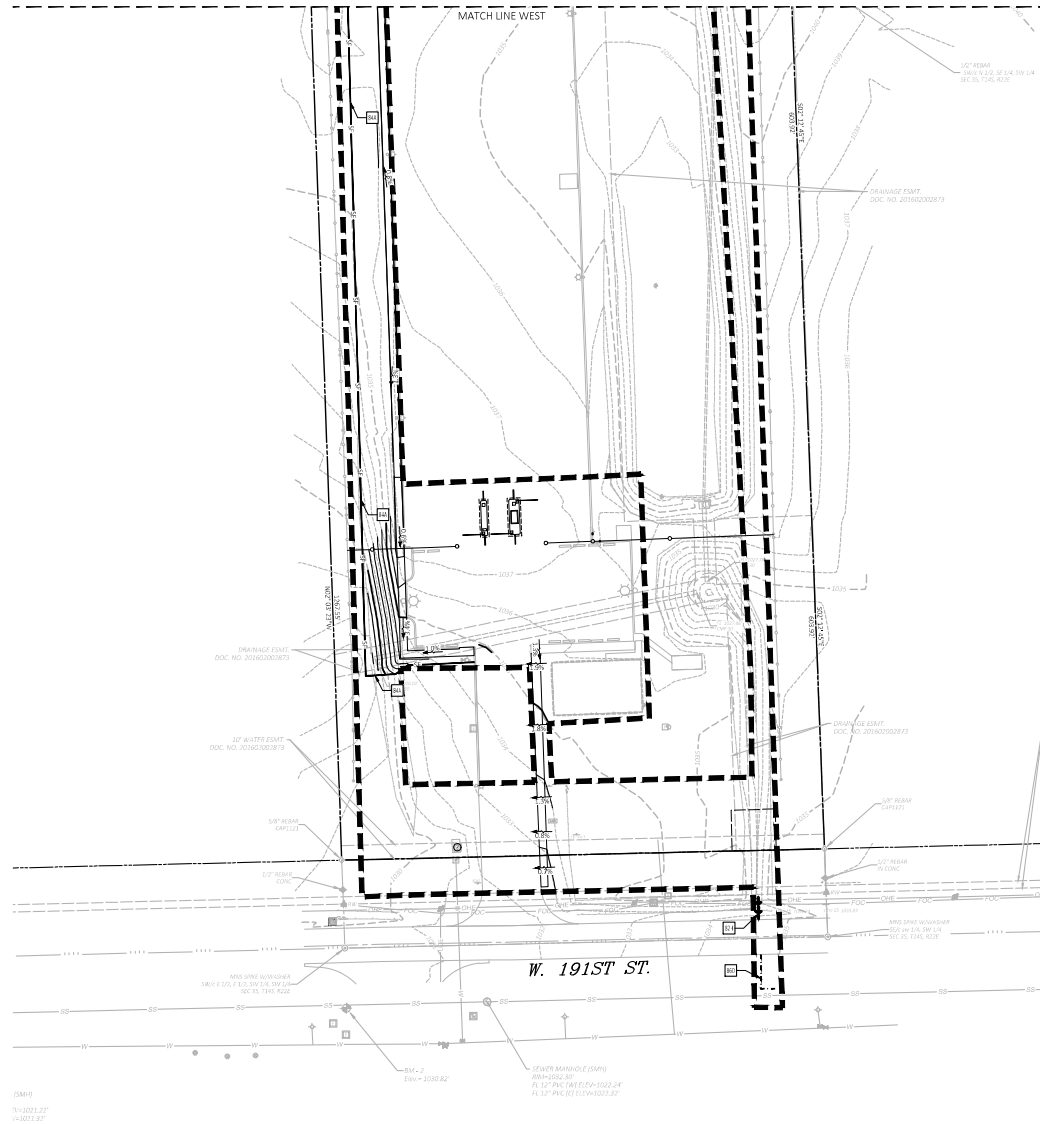
PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	BJM
PROJECT MANAGER	BMV
DESIGNER	CMH
CEI PROJECT NUMBER	22243
DATE	6/25/2022
REVISION	REV 2

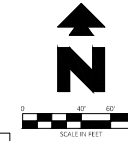
EROSION CONTROL
PLAN EAST

SHEET NUMBER

C5.2



SITE BENCHMARK
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF
PERMANENT BENCHMARKS. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF
PERMANENT BENCHMARKS. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF
PERMANENT BENCHMARKS.



811
Know what's below.
Call before you dig.

CEI
Solutions for
Land and Life
CEI ENGINEERING ASSOCIATES, INC.
3000 181st STREET, SUITE 100
EDGEMONT, NE 68039
PHONE: (402) 488-3737
FAX: (402) 488-6732

EXISTING LEGEND	
Boundary Line	Utility Pole
Adjoining Boundary Line	Drainage Manhole (D/M)
Right of Way Line	Cable TV Vault
Easement Line	Cable TV Vault
Setback Line	Fiber Optic Vault
Survey Section Line	Gas Valve
Break	Gas Meter
Underground Fiber Optic Line	Electric Meter
FOC	Water Meter
Overhead Electric Line	Grate Manhole
Sanitary Sewer Line	Fire Hydrant
Storm Drainage Pipe	Clear Well / Anchor
Water Line	Light on Utility Pole
Chained Fence Line	Electric Pole
Tree Line	Telephone Pole
Bark Wire Fence Line	Water Valve
Benchmark (BM)	Traffic Sign (Type of Sign)
Found Monument (No Notes)	Light Pole (Lamp)
Set 5/8" Rebar "SMB121"	Light Pole (Lamp)
Found Nail (No Notes)	Light Pole (Lamp)
Set Map Nail w/Marker "SMB121"	Unknown River
Found Monument Cap (No Notes)	Unknown Monument
Survey Monument (SM)	Record Bearing & Distance per RMA (DOC. NO. 200500000000)
Survey Chain Out	(XXXX)

PROPOSED LEGEND	
PROPERTY LINE/RIGHT OF WAY LINE	CONCRETE WASHOUT
LIMITS OF DISTURBANCE	CONSTRUCTION ENTRANCE
CONTOUR ELEVATIONS	INLET PROTECTION
GRADE BREAK	SWP-C (BNC RED)
FLOWLINE	
STRAW WATTLE	
STORM DRAIN	
SILT FENCE	

GENERAL EROSION NOTES	
A. SEE SHEET "EROSION CONTROL NOTES" FOR EROSION CONTROL NOTES AND DETAILS.	

EROSION DETAILS	
75A. A.S.P. ENTERPRISES "RIB REEF"	
80A. TEMPORARY BLOCK AND AGGREGATE INLET SEDIMENT FILTER	
80B. ROCK CHECK DAM	
80C. TEMPORARY SILT FENCE	
80D. TEMPORARY STONE CONSTRUCTION ENTRANCE	
80E. TEMPORARY CONCRETE WASHOUT	
80F. STRAW WATTLE	

AREA OF DISTURBANCE = 23.08 ACRES (1,005,598 S.F.)

J.B. HUNT
CONTAINER STORAGE FACILITY
30700 W. 191ST ST.
EDGEMONT, KS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	BJM
PROJECT MANAGER	BMV
DESIGNER	CMB
CEI PROJECT NUMBER	12221
DATE	8/25/2022
REVISION	REV 2

EROSION CONTROL
PLAN SOUTH
SHEET NUMBER

C5.3

WORKING COPY - IT IS YOUR RESPONSIBILITY TO MAINTAIN THIS SET OF PLANS - NEVER PUT IN A CANISTER

GENERAL EROSION NOTES

- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF KANSAS NATIONAL POLLUTANT DISCHARGE EXEMPTION SYSTEM GENERAL PERMIT IMPER PERMIT AND BECOME FAMILIAR WITH THEIR CONTENTS.
- A COPY OF THE SWPPP AND EROSION CONTROL PLAN, INCLUDING APPLICABLE DETAIL SHEETS, MUST REMAIN ON-SITE THROUGHOUT CONSTRUCTION AND MADE AVAILABLE TO THE PUBLIC. WHEN THE SITE IS TERMINATED AND/OR PERMANENTLY STABILIZED PER THE IMPER PERMIT.
- THE CONTRACTOR MUST UPGRADE THE SWPPP AND EROSION CONTROL PLAN TO REFLECT THE PROGRESS OF CONSTRUCTION AND GENERAL CHANGES TO THE PROJECT. E.G., CHANGES MAY INCLUDE BAP INSTALLATION, MODIFICATION, OR REMOVAL, CONSTRUCTION ACTIVITIES, CLEARING, GRADING, OR GRADING, AND TEMPORARY OR PERMANENT STABILIZATION.
- THE CONTRACTOR MUST ACHIEVE, ON ANY HOUR OF WORK, NOISE LEVELS, OR OTHER CONSTRUCTION RELATED RESTRICTIONS IN ACCORDANCE WITH LOCAL OR STATE REQUIREMENTS.
- IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ANY OTHER BARRIERS, SLOPE, OR DISTURBED AREAS TO BE UTILIZED, BUT NOT PROVIDED WITHIN THE PROJECT'S LIMITS OF DISTURBANCE, ARE TO BE PROPERLY LICENSED AND MAINTAINED.
- THE IMPER PERMIT DOES ALLOW CERTAIN NON-STORMWATER DISCHARGES AT THE CONSTRUCTION SITE. SEE IMPER PERMIT, PART 3 FOR A COMPLETE LIST OF PERMITTED DISCHARGES. THESE DISCHARGES MUST BE TREATED BY AN ON-SITE BMP PRIOR TO LEAVING THE SITE AND MUST NOT CAUSE EROSION OR DAMAGE TO DOWNSTREAM PROPERTIES AND INFRASTRUCTURE. ALL OTHER DISCHARGES ARE STRICTLY PROHIBITED UNLESS AN APPLICABLE PERMIT HAS BEEN OBTAINED PRIOR TO THE DISCHARGE BY THE CONTRACTOR.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES. THE EROSION CONTROL PLAN SHALL BE COORDINATE WITH THE OWNER'S CONSTRUCTION MANAGER AND DEPicted ON THE ON-SITE EROSION CONTROL PLAN.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
- MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND LUTION DEVICES TO CONTAIN AND CLEAN UP FULL OR CRITICAL SPILLS AND LEAKS.
- IMMEDIATE HOUSEKEEPING MEASURES SHALL BE IMPLEMENTED SO THAT LOOSE TRASH, MATERIALS, TOOLS, AND EQUIPMENT ARE COLLECTED AND PROPERLY STORED AT THE CONSTRUCTION SITE.
- DUST ON THE SITE SHALL BE CONTROLLED BY SPRINKLING WATER ON DIRT AREAS OF THE SITE. THE USE OF MOTOR VEHICLES OR OTHER FERTILIZER OR PESTICIDE CLOUTERS FOR DUST SUPPRESSION OR OPERATION IS PROHIBITED.
- NO RUBBER TRASH, CARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DEVICES, DRAINAGE STRUCTURES, OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED AS SUCH AS STRUCTURES.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL STOP FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY STABILIZED IMMEDIATELY.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IMMEDIATELY, BUT NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE LANDSCAPING PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVIDERS MUST BE MADE TO INTERCEPT THE WASH WATER AND THAT THE WASH WATER IS COLLECTED AND CARRIED OFF THE SITE. THE EXACT LOCATION SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.
- ALL MATERIALS SHIPPED, SHIPPED, WASHED OR TRACED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINAGE MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETERMINED POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS.
- IF SOIL STOCKPILING IS EMPLOYED ON THE CONSTRUCTION SITE, SOIL FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- SLOPES SHALL BE LEFT IN A ROCKHOUND CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- SEDIMENT BARRIERS AND TRAPS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL AND/OR STATE ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.
- ALL EXISTING AND PROPOSED STORM SEWER PIPES, DRAINAGE STRUCTURES, AND DRAINAGE DITCHES WITHIN THE PROJECT AREA SHALL BE CLEARED OF ANY FROST AND ACCUMULATED SEDIMENT PRIOR TO FINAL STABILIZATION.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED OR UPGRADED AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A MINIMUM PERMANENT VEGETATIVE COVER WITH A THICKET OF 100% COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SOIL FENCES, WALLS, ETC.) TO HELP PREVENT FROST AND STORM WATER POLLUTION.
- ALL ON-SITE STRUCTURES SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES: BAP LINES, SLOPE TRAPCHES FOR STORM DRAINAGE, UTILITY CONSTRUCTION AND PLACEMENT OF GRASS, OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- IN AN EMERGENCY SITUATION, THE CONTRACTOR IS RESPONSIBLE FOR STOPPING OR ADDING BMPs NECESSARY TO STOP POLLUTANT OR SEDIMENT DISCHARGES FROM THE CONSTRUCTION SITE AND PROTECT THE WATER QUALITY OF THE RECEIVING WATERBODY.
- IF AN EMERGENCY OCCURS THAT RESULTS IN A RECENT RAINFALL EVENT, THE CONTRACTOR CAN DEVIATE THE LOCATION AND/OR NUMBER OF FILTERS. THE FILTERS MUST HAVE DISCHARGE DITCHES TO A STABILIZED SURFACE AND UPSTREAM OF AN EROSION CONTROL BMP LIKE A SEDIMENT BASIN/TRAP, SILT FENCE, OR OTHER PERMANENT BMP. IT IS STRICTLY PROHIBITED TO DISCHARGE THE RUNOFF INTO A STORM DRAIN OR OTHER CONVEYANCE STRUCTURE WITHOUT THE RUNOFF BEING TREATED BY AN EROSION CONTROL BMP FIRST.

SEQUENCE OF CONSTRUCTION

NOTE: DOWNSLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. CONSTRUCTION ACTIVITIES CAN BE INITIATED IMMEDIATELY, ONLY IF ASSOCIATED DOWNSLOPE PROTECTIVE MEASURES HAVE BEEN INSTALLED FOR EACH ACTIVITY.

1. INITIAL STABILIZED CONSTRUCTION ENTRANCES.
2. CONSTRUCT THE SLOPE TRAPCHES ON THE SITE.
3. INSTALL INLET PROTECTION DEVICES ON DRAINAGE PIPES.
4. CLEAR AND COVER THE SITE.
5. START CONSTRUCTION OF SEDIMENT BASIN/DRAINAGE PIPES.
6. BEGIN GRADING THE SITE.
7. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
8. TEMPORARILY STABILIZED AREAS.
9. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
10. INSTALL INLET PROTECTION DEVICES.
11. INSTALL BAP AND/OR SLOPE TRAPCHES.
12. PREPARE SITE FOR PAVING.
13. PAVE SITE.
14. COMPLETE GRADING AND INSTALL PERMANENT SODDING AND PLANTING.
15. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY IF SITE IS STABILIZED.

GENERAL EROSION NOTES CONT'D

MAINTENANCE
ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WHEN, AS POSSIBLE, AT THE END OF A WORKDAY. ANY MEASURES THAT ARE DAMAGED OR DISAPPEARED SHALL BE REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEDIMENT WALLS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE REPLENISHED AND REDESIGNED AS NEEDED.
3. SILT FENCES AND WALLS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES AND WALLS WHEN THEY REACH ONE-THIRD TO ONE-HALF THE HEIGHT OF THE BMP.
4. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE GRAVEL CURB OR ROCK CHECK DAMS, THEY MUST BE MAINTAINED. THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED.
5. THE MAINTENANCE OF THE SEDIMENTATION BASIN SHALL BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY FROST OR CONSTRUCTION EQUIPMENT.
6. THE TEMPORARY SEDIMENT TRAP AND SEDIMENTATION BASIN STRUCTURES SHALL BE CHECKED REGULARLY TO ENSURE THAT THEY ARE STRUCTURALLY SOUND AND HAVE NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
7. DIVERSION DYES AND/OR DITCHES SHALL BE CHECKED REGULARLY FOR EROSION AND SCOUR. ANY ERODED AREAS FOUND MUST BE IMMEDIATELY REPAIRED.
8. CONCRETE WASHOUT AREAS SHALL BE CHECKED REGULARLY FOR LEAKS AND CAPACITY. ALL LEAKS MUST BE REPAIRED IMMEDIATELY. WHEN THE WASHOUT VOLUME HAS BEEN REDUCED BY 50%, THE BMP MUST BE REMOVED AND REPLACED.

SWP-CI "Big Red"

Curb Inlet Protector

By ASP Enterprises and Storm Water Products
Temporary and Reusable Solutions for Sediment Control



- Renewable Curb Inlet Protection
- Environmentally Friendly
- Drops out sediment by dissipating the water energy

"Big Red" Filter Advantages:

- Easy to Install
- Versatile for a variety of curb inlets
- Reusable and Extremely easy to clean
- Made from 60% Recycled Reusable Materials

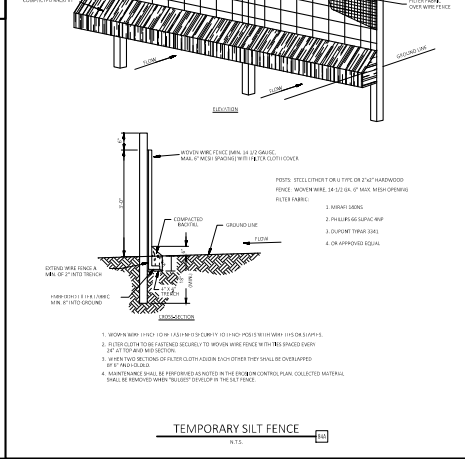
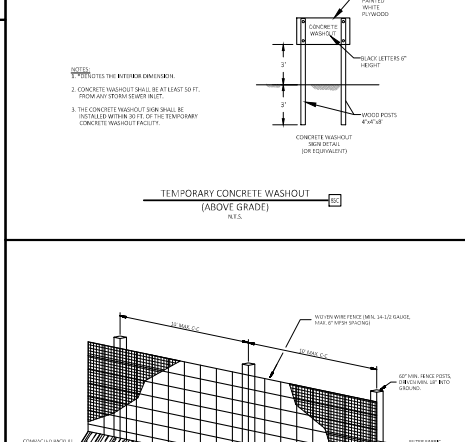
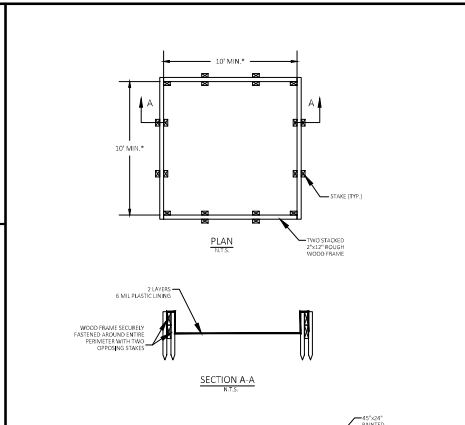
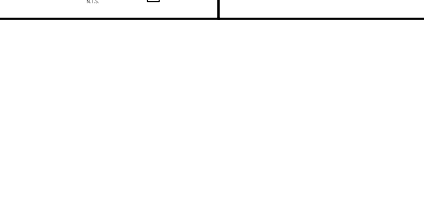
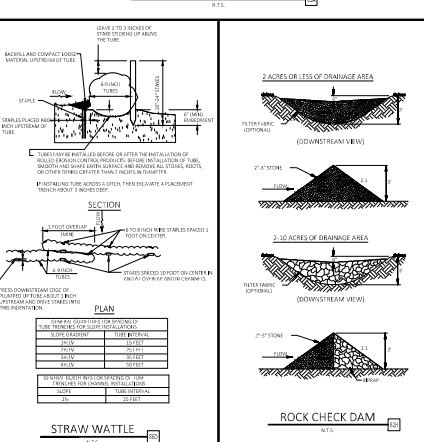
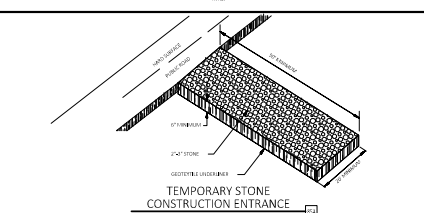
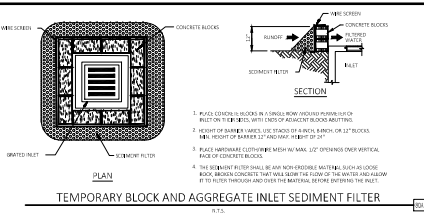
The SWP-CI "Big Red" Filter is a **REUSABLE** inlet protector that keeps out sediment throughout the entire construction project. There are no pockets for dirt, no yellow bags, no assembly etc. Simply place in front of the inlet, make sure it lays in the canyon, and you are DONE!

Simple Installation: You translate into simple removal, cleanup and re-use of the most project or phase. Maintenance is simple as well by lifting the unit from the inlet, shaking the mud off of it, reinserting the sediment on the concrete, and placing the unit back. It is severely filled with sediment, wash it out in a vaguagated area and it is good as new.

All of these features and benefits combine to make the SWP-CI "Big Red" curb inlet protector the perfect solution for all curb inlet applications. It comes in 54" long for single curb inlets and 108" long for double curb inlets.

- High Flow Rate
- Made of Durable High-Strength Geotextile
- Fully Reusable
- Made of Recycled Materials

A.S.P. ENTERPRISES "BIG RED"



CEI
Solutions for
Land and Life

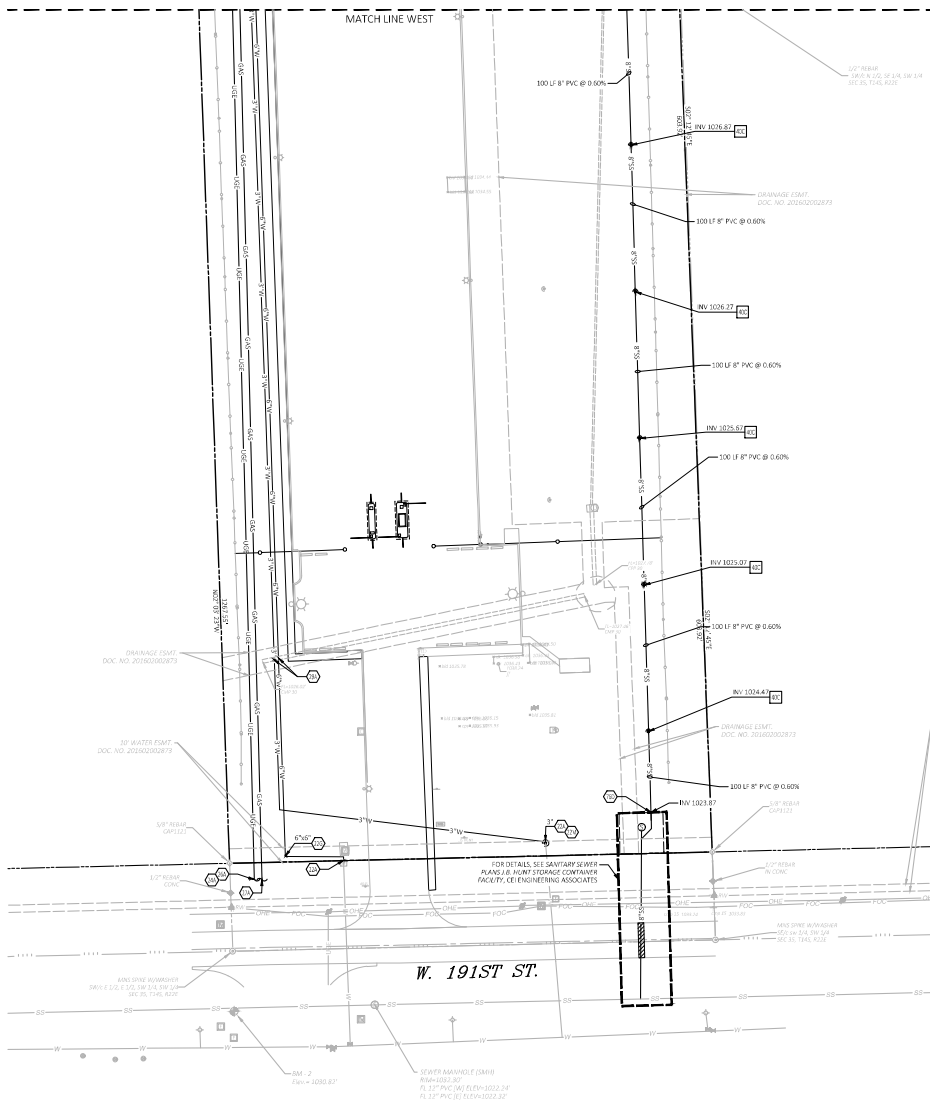
CEI ENGINEERING ASSOCIATES, INC.
3000 181ST FREEDOM, SUITE 100
EDGEMONT, KS 66548
PHONE: (913) 488-3737
FAX: (913) 488-6733

J.B. HUNT
CONTAINER STORAGE FACILITY
30700 W. 131ST ST.
EDGEMONT, KS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	BLM
PROJECT MANAGER	BMV
DESIGNER	CHB
CEI PROJECT NUMBER	12243
DATE	8/25/2022
REVISION	REV 2

EROSION CONTROL
NOTES
SHEET TITLE
SHEET NUMBER
C5.4

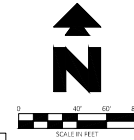


SITE BENCHMARK
SITE BENCHMARK

Benchmark #1: A 5/8" rebar with cap stamped "CEI CONTRA PAVT" approximately 36.25' west southwest of the building located closest to W. 1935th Street on the eastern adjoining property. (Elev:1041.28' NAVD83)

Benchmark #2: A 5/8" rebar with cap stamped "CEI CONTRA PAVT" approximately 26.6' northeast of the fire hydrant located on the south side of W. 1935th Street on the west side of the access drive opposite the access drive to the subject tract. (Elev:1030.83' NAVD83)

NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DRIVEN PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



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CEI ENGINEERING ASSOCIATES, INC.
3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

EXISTING LEGEND

	Boundary Line		Utility Lines
	Adjoining Boundary Line		Drainage Man-hole (Bolt)
	Right of Way Line		Cable T.V. Vault
	Easement Line		Cable T.V. Man
	Setback Line		Fiber Optic Vault
	Survey Section Line		Gas Valve
	Gravel Line		Gas Meter
	Underground Fiber Optic Line		Electric Meter
	Overhead Electric Line		Water Meter
	Sanitary Sewer Line		Gravel Inlet (SI)
	Storm Drainage Pipe		Fire Hydrant
	Water Main		Gas Meter / Fitter
	Overhead Power Line		Light on Utility Pole
	Tree Line		Electric Pole
	Bar-Wire Fence Line		Telephone Room
	Benchmark (BM)		Water valve
	Found Manhole (No Name)		Truck Stop (Close of Sign)
	Set S&P Meter "S&P121"		Light Pole (2 Lamps)
	Found Nail (No Metal)		Unknown Road
	Set Mfg Nail for Meter "S&P121"		Unknown Road
	Found Nail (No Metal)		Record Bearing & Distance
	Set Meter (Close of Sign)		
	Sever Chosen Out		

10000

PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE
	GAS
	GAS SERVICE
	SANITARY SEWER SERVICE
	UNDERGROUND ELECTRIC SERVICE
	WATER SERVICE
	FIRE DEPARTMENT CONNECTION

GENERAL UTILITY NOTES

- [illegible]

UTILITY NOTES

- 23A. POINT OF CONNECTION - WATER SERVICE (PER LOCAL CODES)
23B. REGULATE VALVE WITH ADJUSTABLE WAVE BOX USE (SEE THIS SHEET)
240. METER IN/OUT BODIES (PER LOCAL CODES) (SEE THIS SHEET)
250. SINKER IN/OUT BODIES WITH PLUMB BLOCKS (SEE THIS SHEET)
250. SINKER IN/OUT BODIES WITH PLUMB BLOCKS (SEE THIS SHEET)
260. METERED DOMESTIC WATER PER LOCAL CODES AND SPECIFICATIONS
260. PROVIDED WATER METER PER LOCAL CODES AND SPECIFICATIONS
24A. POINT OF CONNECTION - ELECTRICAL SERVICE (PER LOCAL CODES)
24B. SANITARY SEWER CAPPING TO BE IDENTIFICATION OR MARKED WITH 1-POST (SEE THIS SHEET)
24A. POINT OF CONNECTION FOR ELECTRICAL SERVICE (PER ELECTRIC COMPANY REQUIREMENTS)
24B. PROVIDED ELECTRICAL TRANSFORMER
250. POINT OF CONNECTION FOR TELEPHONE/UNDERGROUND TELEPHONE (PER TELEPHONE COMPANY REQUIREMENTS)
250. POINT OF CONNECTION FOR GAS SERVICE (PER LOCAL GAS COMPANY REQUIREMENTS)
260. SANITARY IN/OUT BODIES WITH PLUMB BLOCKS (SEE THIS SHEET)
260. VERIFY LOCATION AND DEPTH OF EXISTING UTILITY BEFORE CONSTRUCTING PROPOSED UTILITY
260. VERIFY LOCATION AND DEPTH OF EXISTING UTILITY BEFORE CONSTRUCTING PROPOSED UTILITY
260. GAS METER (PER LOCAL PLUMB)
260. GAS REGULATOR (PER LOCAL PLUMB)
260. CONNECT PRIVATE TO PUBLIC SANITARY SEWER

UTILITY DETAILS

- 36A FIRE HYDRANT ASSEMBLY
40C SANITARY SEWER CLEAN-OUT

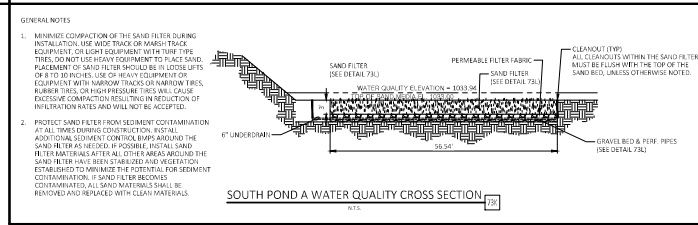
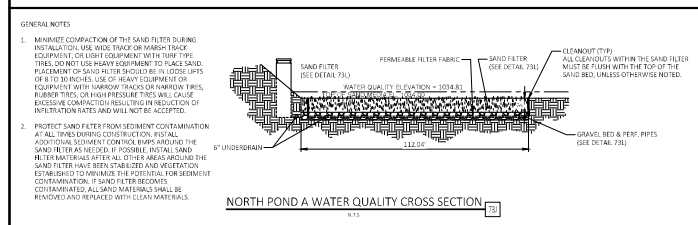
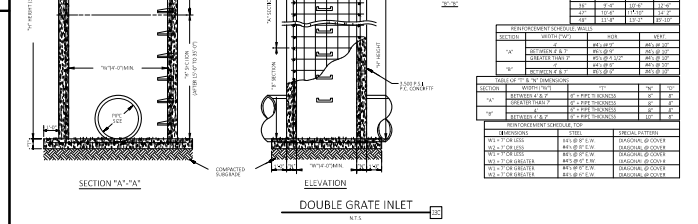
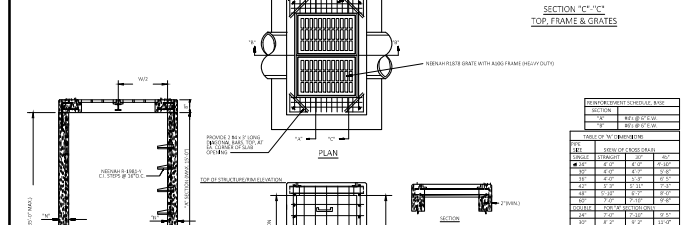
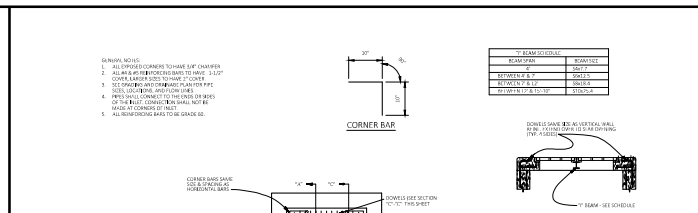
J.J.B. HUNT
CONTAINER STORAGE FACILITY
30700 W. 191ST ST.
EDGERTON, KS

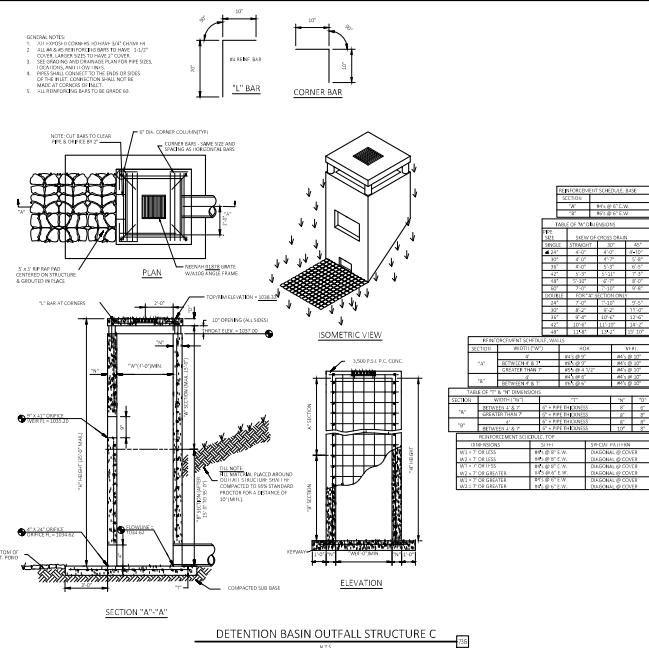
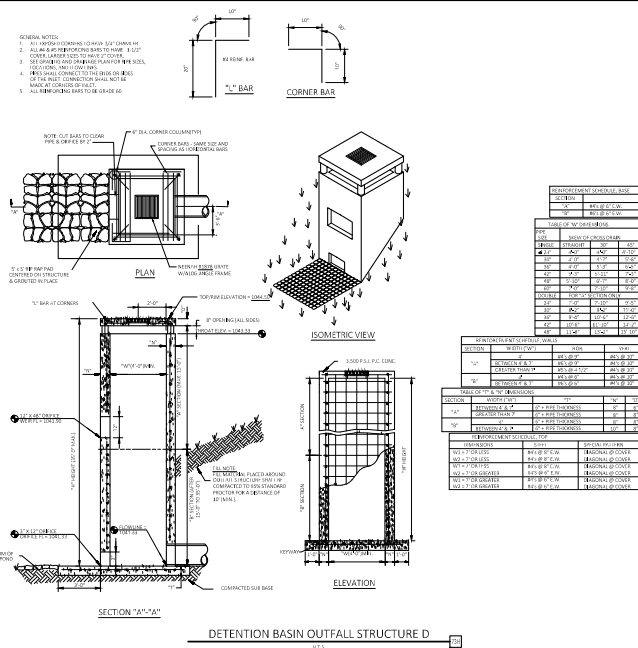
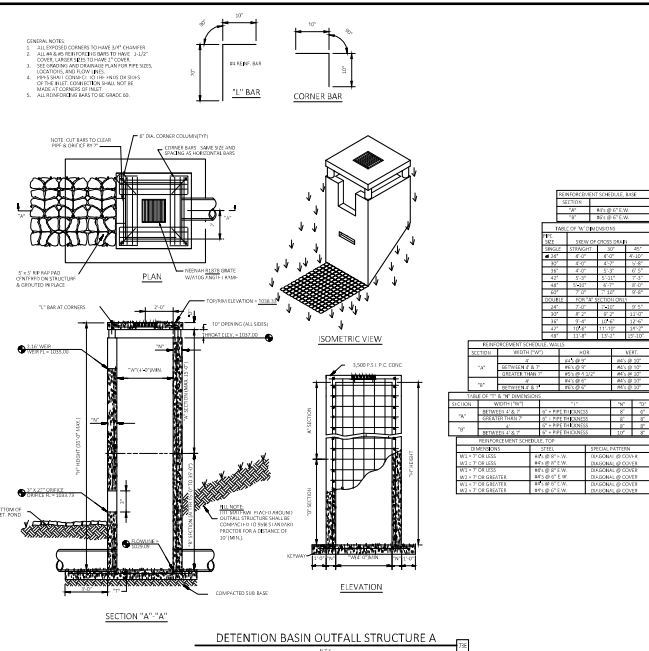
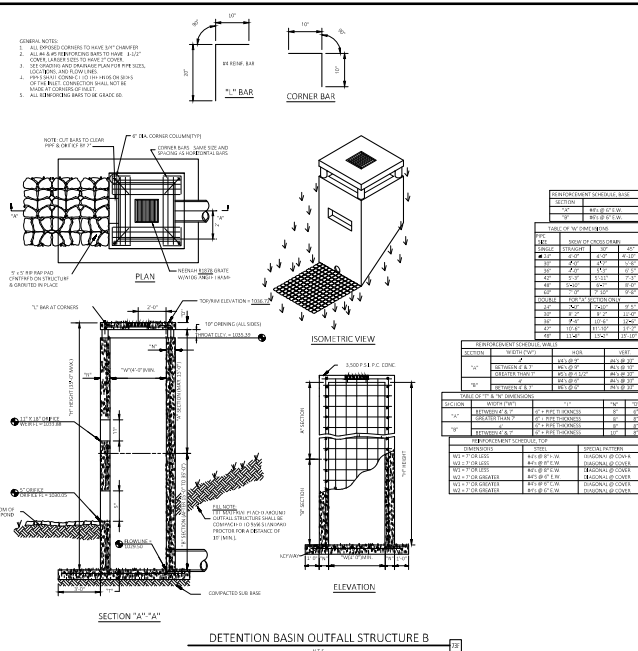
PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	BUR
PROJECT MANAGER	BRM
DESIGNER	CM
CEI PROJECT NUMBER	322
DATE	8/5/2021
REVISION	REV

UTILITY PLAN SOUTH
SHEET TITLE
SHEET NUMBER

C6.1





CEI ENGINEERING ASSOCIATES, INC.
3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

J.B. HUNT
CONTAINER STORAGE FACILITY
30700 W. 191ST ST.
EDGERTON, KS

PRELIMINARY
NOT FOR
CONSTRUCTION

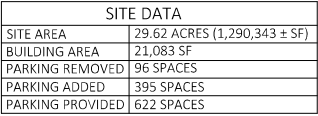
PROFESSIONAL OF RECORD	BUM
PROJECT MANAGER	BMV
DESIGNER	CNB
CEI PROJECT NUMBER	32213
DATE	8/24/2022
REVISION	REV-2

DETAIL SHEET 3

SHEET TITLE
SHEET NUMBER

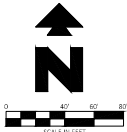
C7.2





SITE BENCHMARK
SITE BENCHMARK
[Benchmark #1]: A 5/8" rebar with cap stamped "CEI CONTROL POINT" approximately 35.75' west southwest of the building located close to W. 1912nd Street on the eastern adjoining property. (Elev: 1041.28' NAVD83)
[Benchmark #2]: A 5/8" rebar with cap stamped "CEI CONTROL POINT" approximately 26.6' northeast of the fire hydrant located on the south side of W. 1912nd Street on the west side of the access drive opposite the access drive to the subject tract. (Elev: 1039.82' NAVD83)

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BENCHMARKS, RAMP, VESTIBULE, SLOPED WALKWAY, PLUMB DOORS, BUILDING ENTRY ENCLOSURES, AND OTHER BUILDING DIMENSIONS.



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3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

EXISTING LEGEND

	Boundary Line		Drainage Manhole
	Adjusting Boundary Line		Utility Manhole (Gate)
	Right-of-Way Line		Culvert 18" x 18"
	Easement Line		Culvert 30" x 30"
	Setback Line		Fiber Optic Vault
	Survey Section Line		Gas Valve
	Brick Veneer		Gas Meter
	FDC		Electric Meter
	Overhead Electric Line		Water Meter
	Sanitary Sewer Line		Grate Inlet (2)
	Storm Drainage Pipe		Fire hydrant
	Chase Pipe		Light Pole (40" x 40")
	Chase/Fence Line		Light Pole (60" x 60")
	Tree Line		Electric Meter
	Bulk Water Fence Line		Tentative Valve
	Reinforced (R&B)		Water Valve
	Found (Assessment On) (Noted)		Traffic Sign (Type of Sign)
	Set 5' or More "SR12121"		Light Pole (2" x 2")
	Found Not (As Noted)		Underground Valve
	Set 4' or Less "SR12121"		Underground Valve
	Found (Assessment On) (As Noted)		Sewer Manhole (SRM)
	Sewer Manhole (SRM)		Sewer Clean Out

(XXX)

PROPOSED LEGEND

	BOUNDARY LINE
	RIGHT OF WAY LINE
	STORM DRAIN
	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

LANDSCAPE NOTES

1. REFER TO SHEET L5 FOR NOTES AND DETAILS
2. REFER TO SHEET L1 FOR PLANT SCHEDULE

LANDSCAPE DETAILS

50A TREE PLANTING DETAIL
 50B SHRUB PLANTING DETAIL
 50Q STEEL EDGING
 77A NATIVE VEGETATION SWALE

J.B. HUNT
CONTAINER STORAGE FACILITY
30700 W. 191ST ST.
EDGERTON, KS



PROFESSIONAL OF RECORD	BLM
PROJECT MANAGER	BMW
DESIGNER	CNE
CEI PROJECT NUMBER	32213
DATE	8/3/2022
REVISION	REV-2

LANDSCAPE PLAN

SHEET TITLE _____

SHEET NUMBER _____

L2

SITE BENCHMARK
SIT 1000088

Benchmark #1: a 5/8" rebar with cap stamped "CEI
CONTR'X, PW117" approximately 35.75' west southwest
of the building located closest to W. 1915th Street and the
eastern adjoining property. Elev=1041.28' NAVD88

Benchmark #2: a 5/8" rebar with cap stamped "CEI
CONTR'X, PW117" approximately 26.6' northeast of the
fire hydrant located on the south side of W. 1915th Street
on the west side of the access drive, opposite the access
drive to the subject tract. Elev=1030.82' NAVD88

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS
PORCHES, RAMPS, VESTIBULE, SCOOPED PAVING, TRUCK DOGS, BUILT
ENTRY ENTRANCE LOCATIONS AND PRECISE BUILDING ELEVATION



EXISTING LEGEND

	Boundary Line		Utility Pole
	Adjoining Boundary Line		Drainage Manhole (DM)
	Right-of-Way Line		Culvert Inlet
	Extension Line		Culvert Inlet
	Setback Line		Fiber Optic Inlet
	Survey Section Line		Gas Valve
	Bench Line		Gas Meter
	Overhead Fiber Optic Line		Electric Meter
	Overhead Electric Line		Water Meter
	Sanitary Sewer Line		Gas Relief (GS)
	Storm Drainage Pipe		Fire Hydrant
	Storm Drainage Pipe		Gas Meter (A)
	Shoreline Fence Line		Light on Utility Pole
	Tree Line		Electric Pole
	Bare Wire Fence Line		Telephone Pole
	Ironwork (IR)		Water Valve
	Flood Alleviation (As Noted)		Traffic Pipe (Type of Sign)
	Set 5/8" Round "S" (S&T22)"		Light Pole (2 Lamps)
	Found (As Noted)		Light Pole (2 Lamps)
	Set 3/4" Round "F" (F&T22)"		Unknown Manhole
	Found (As Noted)		
	Sewer Manhole (SM)		
	Sewer Clean Out		

(1/100)

Record Drawing & Database on
P&H CD No. 201002000100

PROPOSED LEGEND

	BOUNDARY LINE
	RIGHT OF WAY LINE
	STORM DRAIN
	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

LANDSCAPE NOTES

1. REFER TO SHEET L5 FOR NOTES AND DETAILS
2. REFER TO SHEET L1 FOR PLANT SCHEDULE

LANDSCAPE DETAILS

- 50A TREE PLANTING DETAIL
50B SHRUB PLANTING DETAIL
50Q STEEL EDGING
77A NATIVE VEGETATION SWALE

SEWER MANHOLE (SMH)
RIM=1032.30'
FL 12" PVC [W] ELEV=1022.24'
FL 12" PVC [E] ELEV=1022.32'



LA-48	
PROFESSIONAL OF RECORD	BUM
PROJECT MANAGER	BMW
DESIGNER	C7B
CEI PROJECT NUMBER	32213
DATE	8/3/2022
REVISION	REV-2

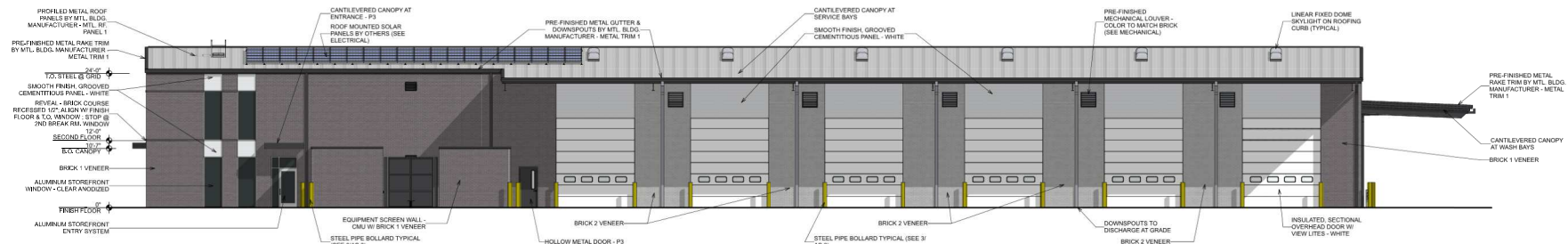
LANDSCAPE PLAN

SHEET TITLE
SHEET NUMBER

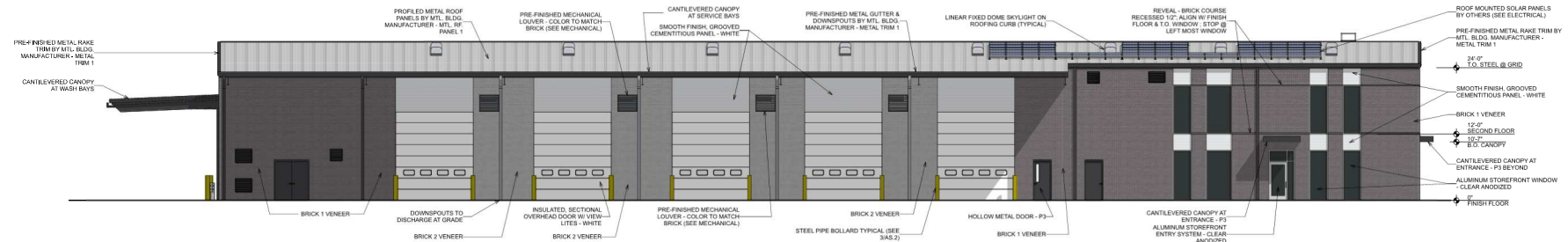
L4



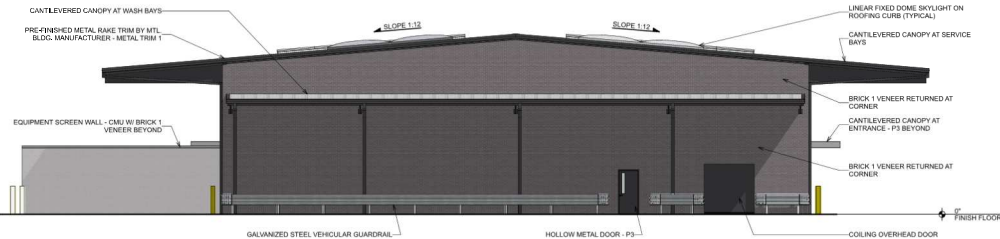
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTHEAST VIEW



NORTHWEST VIEW

2997 N. Green Acres Road
Arkansas 72703
479-443-7170
e-mail: info@mbd-arch.com
www.mbd-arch.com

MBL

A NEW MAINTENANCE FACILITY FOR:
J.B. HUNT TRANSPORT SERVICES INC.
30700 W. 191ST ST. EDGEMONT, KANSAS 66030

DATE	REVISION

MBL JOB NO.:
190010
ISSUE DATE
PLAN REVIEW
8/30/22

SHEET
CONTENTS
EXTERIOR
ELEVATIONS

SHEET
A5

JB HUNT TRANSPORT

Application CU2022-01

30650/30700 W. 191st Street (Northeast corner of 191st Street and Montrose Street)

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Conditional Use Permit for 30650/30700 W. 191st Street (northeast corner of 191st Street and Montrose Street).

**This application requires a
Public Hearing.**

Owner and Applicant

JB Hunt Transport, Inc.
represented by Derek Kennemer,
Agent and Property Owner

Zoning and Land Use

L-P (Logistics Park) which has been developed with a cargo container storage lot on the eastern side of the property.

Legal Description

The S ½ of the SW ¼ of Section 35, Township 14 S, Range 22 E, in the City of Edgerton, Johnson County, Kansas; please see attached application for complete Legal Description

Parcel Size

29.62 acres

Staff Report Prepared by

Chris Clinton



BACKGROUND

Subject Site

The parcel is located within the Bull Creek watershed and was annexed into the City of Edgerton on June 10, 2021.

Utilities and service providers:

- a. Water Provider - 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

The Edgerton City Council gave final approval to rezone the original platted parcel from Johnson County *RUR* to Edgerton *L-P, Logistics Park* zoning on January 9, 2014. The Planning Commission approved Final Site Plan FS-11-18-2013 on December 10, 2013 and Amended Final Site Plan FS2016-05 on August 9, 2016. These Final Site Plans were for a cargo container storage facility. A Conditional Use Permit was approved by the Governing Body on January 9, 2014 and approved the cargo container facility for ten (10) years.

On August 8, 2021, the City of Edgerton Planning Commission approved Applications ZA2021-07 and ZA2021-08 for the rezoning of the two (2) eastern parcels. Edgerton City Council granted final approval for this rezoning on September 9, 2021. On December 14, 2021, the Planning Commission approved the Preliminary Plat and recommended approval of the Final Plat to the Governing Body. The Final Plat has not been presented to the Governing Body as the applicant was finalizing easements and other information on the Final Plat. The updates do not require reapproval as they were listed as stipulations by the Planning Commission.

Proposed Use

This Final Site Plan request is being made in preparation for future expansion of the JB Hunt facility and operations. These operations include a cargo container storage lot, which would require a Conditional Use Permit (CUP). The applicant has submitted that application and it will be presented to the Planning Commission on August 9, 2022.

Current access to the site is from W. 191st Street and will remain that way.

Project Timeline

- Application submitted to the City: February 23, 2022
- Public Hearing Notice Published: August 24, 2022
- Public Hearing Notices Mailed: August 23, 2022 (sent to 13 properties)

CONDITIONAL USE PERMIT REVIEW

City Staff reviewed the Site Plan under the requirements outlined in Article 7 – *Conditional Uses* of the Unified Development Code (UDC).

The purpose of this article is to provide for certain uses, which because of their unique characteristics cannot be distinctly listed as a permitted use in a particular zoning district. The Planning Commission may recommend approval of conditional uses to the Governing Body after consideration in each case, of the impact of such uses upon neighboring uses, the surrounding area, and the public need for the particular use at the particular location. Limitations and standards are herein established to ensure the use's consistency with the character, uses and activities in the zoning district. Before any conditional use shall be approved, the Governing Body shall review the record of the public hearing held by the Planning Commission.

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

- a. the location is appropriate and consistent with the Comprehensive Plan;
- b. that the public health, safety, morals, and general welfare will not be adversely affected;
- c. the necessary safeguards will be provided to surrounding property, persons, and neighborhood values; and
- d. further provide that additional standards of this Article be specified as a condition of approval.

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

Section 7.1 Issuance of Conditional Uses

1. **Criteria.** In order to recommend approval or disapproval of a proposed conditional use permit, both the Planning Commission and the Governing Body shall determine whether the proposed use is found to be generally compatible with surrounding development and is in the best interest of the City. In making such determination, the Planning Commission and Governing Body may consider all factors they deem relevant to the questions of compatibility and the best interest of the City, including the following:
 - a. The extent to which there is a need in the community for the proposed use.
 - i. *Demand for businesses to store and maintain cargo containers and chassis, such as the facility proposed here, is a by-product of the activity in and around the intermodal facility. The primary function of LPKC is to transport and redistribute containers and the products they contain. The proposed use would fill a need for this type of support services in LPKC. Staff determination: **Positive***
 - b. The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space.
 - i. *The neighborhood is established as a transportation and logistics hub. The Burlington Northern Santa Fe (BNSF) Intermodal Facility is roughly 1.2 miles to the west of the subject parcel. The parcel contains the correct zoning designation for the proposed use. The site would be wholly contained within Application FS2022-03 as submitted for Planning Commission review. Staff determination: **Positive***
 - c. The nature and intensity of the proposed use and its compatibility with the zoning and

uses of nearby properties. Such determination should include the location, nature, and height of structures, walls, fences, and other improvements connected with the proposed use, their relation to adjacent property and uses, and the need for buffering and screening.

- i. The current zoning of L-P and the parcel's adjacency to similar uses supports the need for this kind of use. Application FS2022-03 was reviewed to ensure compliance with the UDC regarding requirements for L-P zoned parcels. Staff determination:*

Positive

- d. Suitability of the uses of the property without the proposed conditional use permit.
 - i. Cargo container and chassis storage are an important function to serve LPKC. This important support service continues to be a much-needed use within LPKC and the supply chain in general. The existing cargo container storage facilities are seeing an increased demand for such services. Staff determination: ***Positive****
- e. Length of time the subject property has remained vacant without the proposed conditional use permit.
 - i. The western portion of the parcel has been used as a cargo container storage lot since it was developed in 2014. The eastern portion of the parcel has been used as agricultural land since 2006, per Johnson County AIMS. The expansion of this cargo container storage and maintenance facility serves a need in the Logistics Park. Staff determination: ***Neutral****
- f. The extent to which the proposed use may detrimentally affect nearby property.
 - i. No long-term detrimental effects are expected for the use of the property as the use requested is not extraordinary at LPKC. There are currently three (3) other cargo container storage facilities in operation at LPKC and the approval another facility will be beneficial to the BNSF Intermodal. Staff determination: ***Positive****
- g. The adequacy of ingress and egress to and within the site of the proposed use, traffic flow and control, the adequacy of off-street parking and loading areas, the adequacy of required yard and open space requirements and sign provisions.
 - i. The existing drive from 191st Street will still be utilized for the expansion. Staff determination: ***Positive****
- h. The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services.
 - i. Due to a portion of the property being developed, most utilities are onsite. The applicant will be responsible for expanding sanitary sewer to the site and decommissioning of the current septic tank. Staff determination: ***Positive****
- i. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the proposed use, or present parking problems in the vicinity of the property.
 - i. The road network nearby has been constructed to serve this type of heavy truck traffic and the site is currently developed for this type of operation. Staff determination: ***Positive****
- j. The environmental impacts that the proposed use would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm.
 - i. This project will increase the amount of impervious surface. During Site Plan review, the stormwater report is reviewed by the City Engineer to ensure all stormwater stays on site and does not impact nearby properties. The City will follow 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. Any construction that occurs on site will be required to get a NPDES permit from the State of Kansas and a land disturbance permit from the City. Those permits require a stormwater pollution prevention plan that is reviewed by the City and the State. Mitigation of pollution in the form of air, noise, light, etc., will be addressed as part of the Site Plan review process. Staff determination: **Neutral***

- k. The economic impact of the proposed use on the community.
 - i. Prior to the development of the BNSF intermodal facility and LPKC, there were few commercial and industrial uses within the City. Warehousing and related uses in the L-P District have the potential to benefit the residents and the community in a positive way by providing much needed jobs and tax revenues. This type of use is seen as necessary support for warehousing and other related LPKC uses. Staff determination: **Positive***
- l. The relative gain (if any) to the public health, safety, and welfare from a denial of the application for conditional use permit as compared to the hardship imposed upon the conditional use applicant from such denial.
 - i. If approved with the stipulations stated, Application FS2022-03 meets the requirements of the UDC. Due to the nature of the request, there would be little gain to the public health, safety, and welfare of the City of Edgerton and the property owner should this request be denied. Staff determination: **Positive***
- m. Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton, and the general safety, health, comfort and general welfare of the community.
 - i. The Future Land Use Map within the Comprehensive Plan designates the subject property for industrial development. Staff determination: **Positive***
- n. In addition to the above criteria, the recommendation of professional staff is also required per Ordinance 798 (2005). Staff recommendation is addressed in the Recommendations Section of this Staff Report.

Section 5.2.G.7 L-P Specific District Requirements for Cargo Container Storage, Repair or Maintenance

- 1. All cargo container storage and cargo container repair and maintenance facilities (collectively referred to as “facilities”) shall be subject to the following performance provisions:
 - a. Access: No cargo containers or semi-trailers (either on or off a chassis), or a chassis, may be stored in a manner that impedes access to public rights-of-way, public utility or drainage easements, structures, and buildings.
 - i. The applicant has stated the existing development provides an access driveway to 191st Street from incoming and outgoing cargo containers and semi-trucks. All containers and trucks are stored back into the existing storage and access to 191st Street is not impeded or blocked.*

Site Plan FS2022-03 complies.

- b. Exterior Lighting: Facilities shall provide lighting on-site, including at all vehicular entrances and exists. A lighting plan shall be submitted and approved.
 - i. The applicant has provided a photometric that does not comply with the standards outlined in the UDC. The applicant has submitted an application for a variance that will be presented to the Board of Zoning Appeals (BZA) in September of 2022.*

If the BZA does not grant the variance as requested, the applicant will then need to update the Final Site Plan to be in compliance with the UDC.

- c. Minimum Lot Size: Facilities shall have a minimum lot size of twenty (20) acres.
- i. The applicant stated the existing lot is 19.58 acres and the property owner is adding ten (10) acres to that for a total of 29.58. The legal description that was approved for the platting of this property confirms the acreage.*

Site Plan FS2022-03 complies.

- d. Noise: Noise from businesses and facilities shall not exceed 60 dB(A) in any adjacent residential district or 70 dB(A) in any adjacent commercial or industrial district or property.
- i. Noise issues are not addressed in the applicant's proposal; however, if approved, the use must continuously comply with these parameters in the conduction of business.*

Applicant has acknowledged this requirement.

- e. Paving: All interior driveways, parking, loading, and storage areas shall be paved and dust-free. For purposes of this stipulation: 1) Paving shall mean concrete or asphalt and 2) Dust-free shall mean that all interior driveway and storage area surfaces shall be kept free of dust, dirt, or other materials to prevent the migration of dust off-site.
- i. The applicant has indicated the site will be paved with two (2) inches of asphaltic cement concrete (ACC) on top of four (4) inches of ACC base with a twelve (12) inch aggregate base on top of a nine (9) inch treated subgrade. Some areas will be paved with eleven (11) inches of 4,000 pounds per square inch (PSI) PC concrete with six (6) inches of aggregate compacted base on top of the 9-inch treated subgrade.*

Site Plan FS2022-03 complies.

- f. Parking: Facilities shall comply with the Article 5.2 L-P District Off Street Parking and Loading regulations. No portion of any required off-street parking or loading/unloading areas shall be used for the storage of cargo containers, semi-trailers (either on or off a chassis), chassis or similar storage devices.
- i. The proposed use shall continuously comply with parking requirements.*
 - ii. The applicant has stated a total of 622 off-street parking spaces will be provided to meet this requirement.*

Site Plan FS2022-03 complies.

- g. Cargo Container Stacking: Cargo containers shall not be stacked more than five (5) in number.
- i. The proposed use must continually comply with and not exceed the maximum stacking number.*

Applicant has acknowledged this requirement.

- h. Chassis Stacking/Racking: Empty chassis may be stored on end (racking) or may be stacked. When stacked, chassis shall not be more than five (5) in number.
- i. The proposed use must continually comply with and not exceed the maximum stacking number.*

Applicant has acknowledged this requirement.

- i. Screening and Landscaping: Screening may be required on the perimeter of the property. Screening shall be a combination of fencing and landscaping or berming and landscaping. Screening shall comply with requirements Article 5.2 L-P District Landscape Standards.
- i. The comments regarding the landscaping in the Staff Report for Application FS2022-03 must be addressed and the proposed use shall continuously comply with the landscaping requirements.*

Updated Final Site Plan required.

- j. Setbacks and Separation Distance: All buildings, structures, parking and other uses on the property shall be subject to the setback requirements in Article 5.2 L-P District

Setback, Yard, Area Regulations, except however, the parking or storage of cargo containers or semi-trailers (either on or off a chassis), and chassis (racked or stacked) shall be subject to the following setback standards that may vary depending upon the difference scenarios set forth below:

- i. When abutting (touching), or across the street from non-residentially zoned property, such parking or storage shall be setback from any exterior property line of the subject property a distance equal to the height of the cargo container or semi-trailer (either on or off a chassis), and chassis (racked and stacked)
- ii. When abutting (touching) public right-of-way, such parking or storage shall be setback from any exterior property line of the subject property a distance equal to the height of the cargo container or semi-trailer (either on or off a chassis), and chassis (racked and stacked);
- iii. When abutting (touching), or across the street from residentially zoned property, such parking or storage shall be setback a minimum of 250 feet from the nearest property line of the residentially zoned property;
- iv. When abutting (touching), or across the street from a habitable dwelling, such parking or storage shall be setback a minimum of 300 feet from the nearest dwelling; and
- v. For purposes of Stipulations 3 and 4 above, measurements shall be made between the nearest property line of the residentially zoned property or the nearest edge of a dwelling, and the nearest cargo container, semi-trailer (either on or off a chassis), or chassis.

1. *The applicant has provided a map of the setback from the residentially zoned parcels as 175 feet and the setback from L-P zoned parcels as fifty (50) feet.*

Site Plan FS2022-03 complies for the area that abuts L-P zoned parcels. The applicant has submitted an application for a variance to the BZA regarding the setback abutting residentially zoned parcels. If the BZA does not approve the variance, the setbacks required by the UDC will need to be adhered to and the Final Site Plan Application FS2022-03 will need to be updated.

- k. Signage: Business signs shall be allowed according to Article 12 L-P District Signage regulations. No signage, other than shipping company identification logos and placards, shall be allowed on any cargo container, semi-trailer or chassis.
 - i. *The applicant has not indicated any new signage will be placed on the site at this time. All new signage will require the submittal of a Sign Permit Application which will be reviewed by staff for compliance with Article 12 of the UDC.*

Applicant has acknowledged this requirement.

- l. Site Plan: A site plan shall be submitted with the application. The site plan shall be prepared in accordance with the requirements of Article 9.1 (B) (3) of these regulations.
 - i. *Application FS2022-03 has been submitted.*

Submittal of updated Site Plan Application FS2022-03, as stipulated when approved, is a condition of this permit's approval. Applicant acknowledges.

- m. Other Rules and Regulations: All facilities shall abide by any and all governmental rules, regulations, codes and specifications now in effect or hereafter adopted that would be applicable to this permit or the use of the property by the applicant/landowner.
 - i. *The proposed use must continuously comply with these requirements.*

Applicant has acknowledged these requirements.

- n. Deviations: In the event that an applicant desires to deviate from the above performance standards and provisions for certain Conditional Uses, the applicant shall submit written information to the Governing Body indicating the circumstances which are believed to necessitate the need for a deviation(s), and the applicant shall provide a

list of alternative materials, designs or methods that are equivalent to the performance standards and provisions for the L-P Zoning District, Section 5.4, Section G through Q in the regulations. The application may only be approved if findings are made by the Governing Body that a) due to the circumstances of the application, it would be unnecessary to impose the standard(s) and equivalent alternatives should be allowed, b) that the spirit and intent of the regulations are being met, c) that granting the deviation shall not adversely affect adjacent or nearby property and d) the application shall otherwise comply with all building code(s) and safety requirements. (Ordinance No. 915, 2012).

i. The proposed use must continuously comply with these requirements.

Applicant has acknowledged these requirements.

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 CU2022-01	02/22/2022
1	C1.1 CUP Site Plan	8/4/2022
2	CUP Request Letter	6/16/2022

STAFF RECOMMENDATION

Based upon the above staff analysis, City staff recommends **approval** of Application **CU2022-01** for a cargo container storage, repair or maintenance as shown in Final Site Plan application FS2022-03 for a period of ten (10) years with the following stipulations:

1. The Conditional Use Permit CU2022-01 approval shall be transferable, but it must stay with the ownership of these parcels for which its use is approved (Final Plat Application FP2021-04);
2. The property owner shall continuously comply with all performance criteria in Article 7 pertaining to Cargo Container Storage Facilities and Cargo Repair and Maintenance Facilities, including, but not limited to, noise maximums and cargo container and chassis stacking height requirements. The applicant shall comply with height requirements by limiting cargo container stacking to not exceed the maximum of 5 (five) cargo containers. This condition shall be continually met for the duration of the conditional use permit.

3. The property shall be developed in accordance with the Final Site Plan Application FS2022-03 and any stipulations, to be approved by the Planning Commission, prior to commencement of the cargo container storage use.
4. Landscaping material shall be continuously maintained and replaced when dead.
5. No other outside storage of equipment or materials shall be allowed on the property.
6. Any future phases or additional areas used for cargo container maintenance and repair uses shall not commence until a new, revised Site Plan is submitted and approved by the City for that phase, including photometric and landscaping plans.
7. This Conditional Use Permit shall be valid for 10 (ten) years from date of approval by the City of Edgerton Governing Body.

Note: For Application CU2022-01 the Planning Commission will be recommending either approval or denial of the application to the Governing Body. If the Planning Commission recommends approval, the Conditional Use Permit will be presented to the Governing Body on October 13, 2022, subject to the applicant making the necessary corrections to Application FS2022-03 in a timely manner.

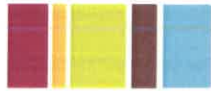


Please print or type.

PROPERTY INFORMATIONRequesting Conditional Use Permit For: Transportation OperationsLocation or Address of Subject Property: 30700 W. 191st Street Edgerton, KS 66030Legal Description: JB Hunt Addition Final Plat located in South Half of the Southwest Quarter of Section 35, Township 14 South,
Range 22 East, in the City of Edgerton, Johnson County, KansasZoning on Subject Property: Logistics Park District L-P Current Land Use: Vacant**PROPERTY OWNER INFORMATION**Property Owner's Name(s): Derek Kennemer Phone: 479.659.6852Company: JB Hunt Transport, Inc Fax: _____Mailing Address: 705-A North Bloomington StreetCity: Lowell State: AR Zip: 72745**APPLICANT/AGENT INFORMATION**Applicant/Agent's Name(s): Brandon Waldrum Phone: 972.488.3737Company: CEI Engineering Associates, Inc Fax: _____Mailing Address: 3030 LBJ Freeway, Ste #100City: Dallas State: TX Zip: 75234**ENGINEER/ARCHITECT INFORMATION**Engineer/Architect's Name(s): Brandon Waldrum Phone: 972.488.3737Company: CEI Engineering Associates, Inc Fax: _____Mailing Address: 3030 LBJ Freeway, #100City: Dallas State: TX Zip: 75234**SIGNATURE**Signature of Owner or Agent: 
Derek Kennemer (Feb 22, 2022 07:02 CST)

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

FOR OFFICE USE ONLYApplication No.: CU- 2022-01 Received by: Christopher WintonPermit Fee Paid: \$ 1,000 Date Fee Paid/Receipt #: 3-3-2022 63210Publication Fee Paid: \$ 184 Date Fee Paid/Receipt #: 8-9-2022 80838269Hearing Date: Sept 13, 2022



NOTE: This signed affidavit is to be returned by the Thursday before the scheduled hearing.

Application No.: CU- 2022-01

I, Brandon Waldron of lawful age being first duly sworn upon oath, state:

That I am the agent (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 18th day of July, 2022.

[Signature]

Signature of Agent, Owner, or Attorney

Subscribed and sworn to before me this 21st day of July, 2022.

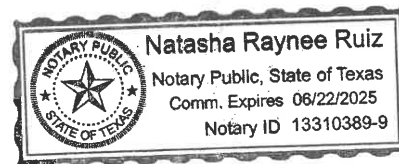
[Signature]

Notary Public

My Commission Expires:

6/22/2025

(SEAL)





June 16, 2022

City of Edgerton
404 E. Nelson St.
Edgerton, KS 66201
913.893.6231

**Re: JB Hunt Facility – CUP Request
30700 W. 191st Street Edgerton, KS 66030**

Dear Planning Staff,

Our office is submitting a Conditional Use Application for the above referenced project. As requested, below is a synopsis of our project and how we meet the UDC requirements referenced. Please feel free if further information is needed in order to process our application.

Article 7; Conditional Uses
Item G. L-P Logistics Park District
Subsection No. 7

7. Cargo container storage, repair or maintenance. All cargo container storage and cargo container repair and maintenance facilities (collectively referred to as “facilities”) shall be subject to the following performance provisions:

- A. Access: No cargo containers or semi-trailers (either on or off a chassis), or a chassis, may be stored in a manner that impedes access to public rights-of-way, public utility or drainage easements, structures, and buildings.

Response: The existing development provides an access driveway to 191 St. from incoming and out going cargo containers and semi-trucks. All containers and trucks are stored back into the existing storage and access to 191 St. is not impeded or blocked.

- B. Exterior Lighting: Facilities shall provide lighting on-site, including at all vehicular entrances and exits. A lighting plan shall be submitted and approved.

Response: Existing development contains lighting. Newly proposed storage lot expansion area provides additional lighting. See submitted Site and Photometric Plans for more information.

- C. Minimum Lot Size: Facilities shall have a minimum lot size of twenty (20) acres.

Response: Existing lot 19.58 acres. Adding with proposed replat, an additional 10 acres. Total 29.58 acres.

- D. Noise: Noise from businesses and facilities shall not exceed 60 dB(A) in any adjacent residential district or 70 dB(A) in any adjacent commercial or industrial district or property.

Response: Acknowledged. Proposed operations will be under the required 70 dB(A).

- E. Paving: All interior driveways, parking, loading, and storage areas shall be paved and dust-free. For purposes of this stipulation:
1. Paving shall mean concrete or asphalt: and
 2. Dust-free shall mean that all interior driveways and storage area surfaces shall be kept free of dust, dirt or other materials to prevent the migration of dust off-site.

[Response: Existing and proposed storage/parking areas are asphalt. See Site Plan for more information.](#)

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

[Response: Proposed/existing development will have a total of 622 off-street parking spaces to meet Article 5.2 Off-Street Parking requirements.](#)

- G. Cargo Container Stacking: Cargo containers shall not be stacked more than five (5) in number.

[Response: Acknowledged. Proposed development will not stack containers greater than five.](#)

- H. Chassis Stacking/Racking: Empty chassis may be stored on end (racking), or may be stacked. When stacked, chassis shall not be more than five (5) in number.

[Response: Acknowledged. Proposed development will not stack chassis greater than five.](#)

- I. Screening and Landscaping: Screening may be required on the perimeter of the property. Screening shall be a combination of fencing and landscaping or berming and landscaping. Screening shall comply with requirements Article 5.2 L-P District Landscape Standards.

[Response: Acknowledged. Landscape buffers and screening follows Article 5.2](#)

- J. Setbacks and Separation Distance: All buildings, structures, parking and other uses on the property, shall be subject to the setback requirements in Article 5.2 L-P District Setback, Yard, Area Regulations, except, however, the parking or storage of cargo containers or semi-trailers (either on or off a chassis), and chassis (racked or stacked) shall be subject to the following setback standards that may vary depending upon the difference scenarios set forth below:

1. When abutting (touching), or across the street from non-residentially zoned property, such parking or storage shall be setback from any exterior property line of the subject property a distance equal to the height of the cargo container or semi-trailer (either on or off a chassis), and chassis (racked and stacked);
2. When abutting (touching) public right-of-way, such parking or storage shall be setback from any exterior property line of the subject property a distance equal to the height of the cargo containers or semi-trailers (either on or off a chassis), and chassis (racked or stacked);
3. When abutting (touching), or across the street from, residentially zoned property, such parking and storage shall be setback a minimum of 250 feet from the nearest property line of the residentially zoned property;
4. When abutting (touching), or across the street from, a habitable dwelling, such parking and storage shall be setback a minimum of 300 feet from the nearest dwelling; and

5. For purposes of Stipulations 3 and 4 above, measurements shall be made between the nearest property line of the residentially zoned property or the nearest edge of a dwelling, and the nearest cargo container, semi-trailer (either on or off a chassis), or chassis.

Response: Acknowledged. Abutting properties are zoned residential (250 ft setback) and non-residential (setback equal to the height of cargo containers. Variance application submitted along with this CUP requesting alternative setback distances. Refer to BZA application for additional details.

- K. Signage: Business signs shall be allowed according to Article 5.2 L-P District Signage regulations. No signage, other than shipping company identification logos and placards, shall be allowed on any cargo container, semi-trailer or chassis.

Response: Acknowledged. Signage shall follow Article 5.2

- L. Site Plan: A site plan shall be submitted with the application. The site plan shall be prepared in accordance with the requirements of Article 9.1 (B) (3) of these regulations.

Response: Acknowledged. See submitted Site Plan for more information.

- M. Other Rules and Regulations. All facilities shall abide by any and all governmental rules, regulations, codes and specifications now in effect or hereafter adopted that would be applicable to this permit or the use of the property by the applicant/landowner.

Response: Acknowledged.

- N. Deviations: In the event that an applicant desires to deviate from the above performance standards and provisions for certain Conditional Uses, the applicant shall submit written information to the Governing Body indicating the circumstances which are believed to necessitate the need for a deviation(s), and the applicant shall provide a list of alternative materials, designs or methods that are equivalent to the performance standards and provisions for the L-P Zoning District, Section 5.4, Sections G through Q in the regulations. The application may only be approved if findings are made by the Governing Body that 1) due to the circumstances of the application, it would be unnecessary to impose the standards(s) and equivalent alternatives should be allowed, b) that the spirit and intent of the regulations are being met, c) that granting the deviation shall not adversely affect adjacent or nearby property, and d) the application shall otherwise comply with all building code(w) and safety requirements. (Ord. 915, 2012).

Response: Acknowledged. Variance application submitted along with this CUP requesting alternative setback distances and light pole height. Refer to BZA application for additional details.

Respectfully Submitted,



Brandon Waldrum, P.E.

Project Manager

bwaldrum@ceieng.com

CEI Engineering Associates, Inc.

Firm: E-427