

Project Facts

Applicant

Benesch

Owner

Jeremy Greenamyre

Address

91 Fairlane

Property ID

094-19-0-20-03-026.00

Zoning

B-4 Multi-Family Residential
District

Future Land Use

Commercial

Land

3.2 acres

Building

Existing: 5 townhomes
Proposed: 6 townhomes & 2
duplex

Requested Approvals

Site Plan



Project Summary

The Applicant proposes to construct 21 homes to build out Lot 1 of Fairlanes Townhomes subdivision. The homes will consist of 6 townhomes and 2 duplexes, with unit size space in the duplexes at 600 square feet (sf) and 1,110 sf for the townhome units.

Open Items

Site Plan Application items

Community & Economic Development

The Community & Economic Development Director has reviewed the site plan for conformance with the site plan requirements as outlined in the Unified Development Ordinance (UDO), as well as the Site Plan Application, and found the following items of concern:

The Director reviewed this site plan application for the following:

1. In general, any site plan in compliance with all requirements of this code shall be approved.
 - a. **Article 4 Zoning Districts & Use Standards**
 - i. The site plan is in compliance with standards found in **Table 4-1 General Development Standards** and uses outlined in **Table 4-2 Table of Uses**.
 - b. **Article 5.Special Districts & Standards**
 - i. The plan is not required to meet standards found in Article 5.
 - c. **Article 6 Site & Landscape Standards**
 - i. **6.02 Open Space Design**
 1. The Final Plat was approved with no additional open space provided.
 - ii. **6.03 Landscape Design**
 1. Modifications needed. See attached comments on the Landscape Plan (Page 2) in packet.
 2. **Table 6-1** requires 2 large trees per 40' of street frontage if buildings are setback more than 30'. Buildings 6-8 are greater than 30' from Santa Fe Drive. Developer is requesting approval of site plan without additional trees be required as *"Buildings 6-8 will have a roofed patio that extends to or close to the 30-ft building line. (See 2025.07.02 Response Letter).*
 - iii. **6.04 Buffers & Screening**
 1. In compliance.
 - d. **Article 7 Access & Parking Standards**
 - i. Meets requirements.
 - e. **Article 8 Sign Standards**
 - i. Meets requirements.
2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
 - The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the code and will not negatively impact the function and design of rights-of-way or adjacent property.
 - *The site appears to be capable of accommodating the proposed development based on the Unified Development Code. An official review of building feasibility regarding drainage and grading plans will be conducted by the Public Works Department during the review of construction documents.*
 - The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.
 - *Proposed site arrangement and landscape design is adequate for the site and context.*
 - The architecture and building design use quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.
 - *The proposed architectural style and building materials appear to be appropriate for the site.*
 - The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features, or site design elements.
 - *The proposed design appears to be appropriate for the location and continuation as the next phase of the Fairlane Townhomes development.*
 - Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.
 - *Not applicable.*
3. The application meets the criteria for all other reviews needed to build the project as proposed.
 - *Official review is underway by other appropriate City Departments, including Public Works and Wastewater. Fulfillment of all criteria as outlined in the UDO and/or granted through this application will be required before a building permit can be issued for this project.*

4. The recommendations of professional staff.
 - *Staff recommends approval of this site development plan.*

Public Works

The Public Works Director / City Engineer has reviewed the site plan for conformance with City requirements and found items of discussion as shown on the attached review copy of Site Plan.

Wastewater Department

The Wastewater Director has reviewed the site plan for conformance with City requirements and found no items of concern.

Fire Department

The Fire Chief has reviewed the site plan for conformance with City requirements and found items of discussion as shown on the attached review copy of Site Plan.

Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Michael W. Spickelmier, PE, Public Works Director
- Anthony R. Zell, JR, MBA, Wastewater Director
- Joe Gates, Fire Chief, Fire Department
- Joshua Gentzler, Director, Community & Economic Development

Notice of City Codes

The Applicant is subject to all applicable City codes within the Municipal Code – 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 Federal, State, and local laws.

Recommendation

Staff recommends conditional approval of Case 2025-DEV-007, Site Plan for Fairlane Townhomes Phase II dependent on submittal of revised site plans that address Staff comments.

Proposed conditions:

- 1) The Planning Commission accepts the Developer's response that the landscape plan meets the intent of **Table 6-1.**
- 2) Developer shall be responsible for obtaining NOI from KDHE and prior to any construction beginning on site if necessary.

Action Options

"I move to _____."

1. Approve Case No. 2025-DEV-007; or
2. Approve Case No. 2025-DEV-007 with Conditions as outlined in the Staff Report; or

3. Approve Case No. 2025-DEV-007 with Conditions as outlined in the Staff Report and with amendments; or
4. Deny Case No. 2025-DEV-007 for specified reasons; or
5. Table the case to another date, time and place.

Attachments

1. Application
2. 2025.07.02 Response Letter
3. 2025.07.03 Site Plan with City Review Comments
4. 2025.07.03 Submitted Site Plan