

Project Facts

Applicant

SMH Consultants

Owner

Circle H Holdings

Address

724 N De Soto Road

Property ID

106-13-0-30-03-003.00, 106-13-0-30-03-004.00, and 106-13-0-30-01-049.00

Zoning

R-2 Single-Unit Residential District & R-2-P Single-Unit Residential Planned District

Future Land Use

Single-Family Residential & Medium Density Residential

Land

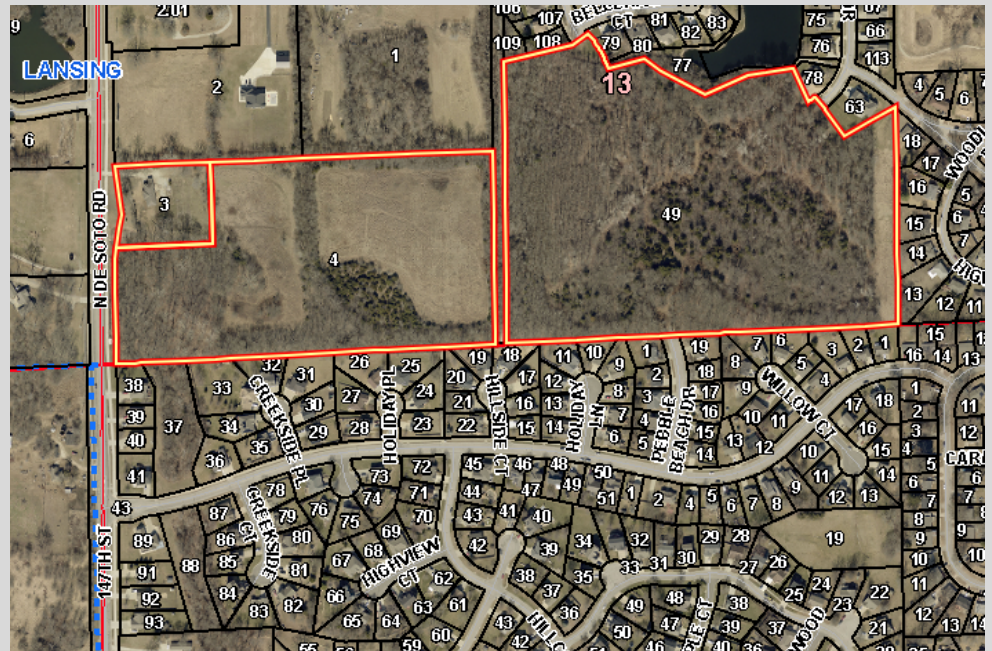
45.28 acres

Building

Existing: 1 Residential
(pending removal)

Requested Approvals

Preliminary Plat



Summary

The applicant is requesting the approval of a Preliminary Plat for Monroe Manor subdivision, a 45.28-acre subdivision with a proposed 194 single-family lots. The developer is proposing to build out the subdivision through 3 phases. The developer is proposing to develop the 40' lots with an average lot size of 6,578 sf.

Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. Items marked no are discussed below **(Review completed 7/8/2025 items from Checklist may have been addressed by the time meeting occurs)**:

- Item 1 – No payment made.
- Item 3 – Physical copies of the plat were not submitted.
- Item 8.G.1. – Dedicated park location remains outstanding issue to be resolved upon Final Plat.
- Item 8.L - Dedicated park location remains outstanding issue to be resolved upon Final Plat. Plat currently dedicates land along Winslow Trail to the City, but the City recognizes that as ROW which has already been dedicated.

Staff Comments

Comments on this preliminary plat have not been addressed to date but can be during the process of moving from preliminary to final plat.

Community & Economic Development (from Article 2.02-D of the UDO):

- The application is in accordance with the Comprehensive Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.
 - The City's 2030 Comprehensive Plan Future Land Use Map has defined this area as residential use.
- Compliance with the requirements of this Land Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.
 - The current zoning for the site is split between R-2 and R-2-P Single Unit Residential District. All proposed lots have the potential to provide building sites conforming to City zoning requirements.
- Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.
 - The three proposed phases meets these expectations..
- Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
 - The Public Works Director / City Engineer and Wastewater Director have both reviewed the Preliminary Plat. Certain questions remain outstanding and need to be addressed regarding the location of proposed street trees and its future impact on critical infrastructure in the ROW.
- The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.
 - The current use conforms with the goals and policies of the Comprehensive Plan, and the application would not deter future development from meeting current goals and policies.
- The design does not impede the construction of anticipated or planned future public infrastructure within the area.
 - There are no impacts to planned future public infrastructure within the area.
- The recommendations of professional staff, or any other public entity asked to officially review the plat.
 - There are no items outstanding other than those listed in specific sections within this report.

Article 6 Site & Landscape Standards

1. Street tree plan to be resubmitted with species of trees and mixture of trees to meet regulations.

Public Works / City Engineer:

- See City Review documents attached to report.

Wastewater:

- See City Review documents attached to report.

Acknowledgments

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

- Joshua Gentzler, AICP – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer
- Anthony Zell, MBA – Director, Wastewater

Recommendation

Staff recommends conditional approval of Cases 2025-DEV-008, Monroe Manor Preliminary Plat.

Conditions

1. Before the Final Plat for any phase is scheduled for City Council consideration, the developer shall meet with the City's Community & Economic Development and Parks & Recreation Departments to evaluate whether dedicating all or part of **Tract A** as public parkland best meets the intent of **UDO 3.05**. If the parties agree that dedication is desirable, Tract A (or the agreed-upon portion) shall be conveyed to an HOA or City by separate instrument prior to plat recordation. If dedication is not mutually determined to be in the City's best interest, the developer shall instead remit the required park fee-in-lieu pursuant to **UDO 3.05.C** before the Final Plat is recorded.
2. Developer shall submit a Street Tree plan that addresses comments made by Public Works, Community & Economic Development, and Wastewater Departments. The updated plan must:
 - a. Identify species, spacing, caliper, and planting locations for all street trees on both sides of each new public street, consistent with UDO §3.06 and the City's approved species list; and
 - b. Demonstrate avoidance of conflicts with underground/overhead utilities, street-lighting, and sight-distance triangles.

Action Options

"I move to _____."

1. Approve Cass No. 2025-DEV-008; or
2. Conditionally approve Case No. 2025-DEV-008 for specified reason[s]; or
3. Deny Case No. 2025-DEV-008 for specified reason[s]; or
4. Table the case to another date, time and place.

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.

Attachments

1. City Reviews
 - a. 2025.07.03 Street Plans
 - b. 2025.07.08 Street Plans
 - c. 2025.07.03 Prelim Plat
2. Submitted Plat