
AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Joshua Gentzler
DATE: March 3, 2025
SUBJECT: Delaware Ridge Rezone - Case 2025-DEV-001

Overview: The applicant requests approval to rezone a 112.8-acre parcel located at 24132 139th Street from A-1 (Agricultural District) to R-4 (Multi-Family Residential District), B-3 (Regional Business District), and I-2 (Heavy Industrial District). The proposal envisions future commercial, residential, and industrial development on the site, which aligns partially with the Future Land Use Map designations of Single-Family Residential, Medium Density Residential, and Commercial.

At its meeting, the Planning Commission voted 3-2 to **recommend approval** of the R-4 and B-3 portions of the rezoning application. However, the Planning Commission **did not** recommend approval of the requested industrial zoning (I-2) and voted to remove the portion of land that the Applicant requested Industrial zoning off of the application. In accordance with Lansing's UDO, the City Council may:

- Approve the application in accordance with the Planning Commission's Recommendation;
- Override the Planning Commission's recommendation (in whole or in part) by a two-thirds majority vote of the Council;
- Return the application to the Planning Commission for further review of specified factors; or
- Deny the application.

Policy Consideration: n/a

Financial Consideration: n/a

Action: Staff recommends a motion to adopt Ordinance No. 1128 to amend the City of Lansing Zoning Map.