

**Project Facts**

**Applicant**

Brian & Lisa Rees  
 John & Donna Scanlon

**Address**

1217 S De Soto Road  
 1227 S De Soto Road

**Property ID**

107-36-0-20-02-002.00-0  
 107-36-0-20-02-003.00-0

**Zoning**

A-1 Agricultural District

**Future Land Use**

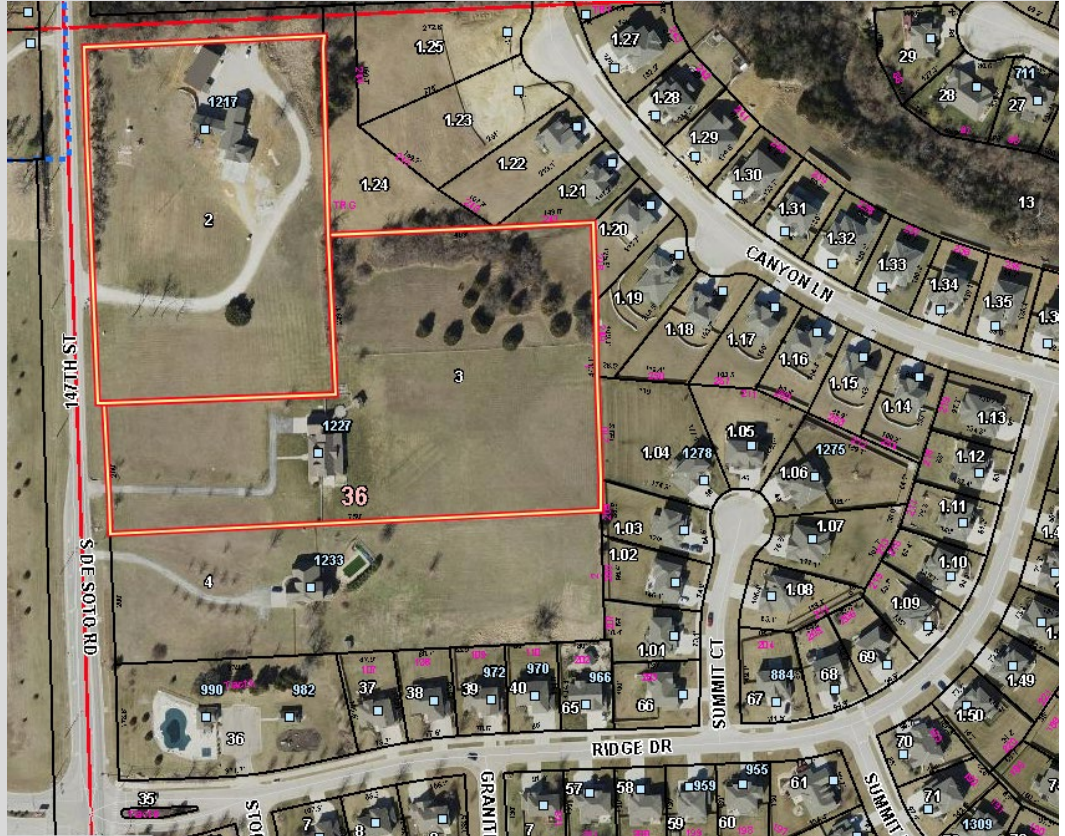
Single-Family Residential

**Land**

456,509 SF (10.48 acres)

**Requested Approvals**

Preliminary Plat



**Summary**

Brian & Lisa Rees, owners of property at 1217 S De Soto Road, and John & Donna Scanlon, owners of property at 1227 S De Soto Road, have applied for approval of a final plat for the Reeslon Addition subdivision, which will replat an existing unplatted tract (1217 S. De Soto Road) and Lot 1 (1227 S. De Soto Road) of Southern Hills Subdivision Plat 2. This final plat, if approved, will allow the property owners to subdivide approximately 10.48 acres from the existing two lots into three allowing for the potential future construction of a single-family home between the two existing homes along De Soto Road. No modification of zoning is being requested in association with this preliminary plat, however City Staff did request additional right-of-way in front of 1217 S De Soto Road to extend the right of way in this area so that it is uniform between the properties on the east side of De Soto Road.

A public notice for the review of this plat should have been published in the *Leavenworth Times* on February 22, 2022. Unfortunately, Staff did not get the notice to the paper in time for that to occur. Staff researched to determine if there is a Kansas State Statute that required this notice and found no such statute. In an effort to be as transparent as possible though, Staff immediately requested this to be published in the *Leavenworth Times* on March 12, 2022, and March 15, 2022. Additionally, even though it is not required by the Unified Development Ordinance, staff also requested an additional notice of Final Plat be published on March 29<sup>th</sup> in preparation for the Final Plat to be presented at the April Planning Commission meeting.

## Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. Items marked no are discussed below:

- Item 4 – Signatures have not been provided on the submitted plat.
- Item 7H – There are no streets or alleys to be dedicated with this plat.
- Item 7I – Not applicable.
- Item 7J – Not requested by PC during Preliminary Plat review.
- Item 8 – Not applicable.
- Item 9C – Not signed, but the proper acceptance is present on the plat.
- Item 9D – Not signed, but the proper acceptance is present on the plat.
- Item 9E – Not signed, but the proper acceptance is present on the plat.
- Item 9F – Not signed, but the proper acceptance is present on the plat.
- Item 9G – Not signed, but the proper acceptance is present on the plat.

## Community & Economic Development / Public Works and City Engineer / Wastewater Comments

**Comments on this final plat from the preliminary plat process have been addressed. Additional comments redlined on the plat have been identified and can be addressed before the plat is signed by the Chairman of the Planning Commission either before or after approval by the City Council.**

Final plats are a refined version of the preliminary plat that presents proposed ownership and development patterns, as well as the specific location of public facilities and public property based on detailed designs. After approval of the preliminary plat, the applicant may submit a final plat for all or portions of the preliminary plat area for consideration at the next scheduled Planning Commission meeting. A final plat must be reviewed by staff and brought before the Planning Commission for approval, approval with conditions, or denial.

### **Community & Economic Development Review (from Article 2.02-E of the UDO):**

- The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.
  - The final plat appears to be consistent with the approved preliminary plat.
- The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.
  - No construction plans related to any utilities, infrastructure, or public facilities have been reviewed as no construction is planned at this time.
- The phasing and timing of public improvements ensures construction and performance guarantees.
  - No construction plans or phasing plans were provided at this time, as no construction is planned.
- Any deviations in the final plat from the preliminary plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.
  - The final plat does not deviate from the approved preliminary plat.
- The recommendations of professional staff, or any other public entity asked to officially review the plat.
  - Based on substantial compliance with the approved preliminary plat, and subject to the review of any technical drawings or legal review, Staff from Community & Economic Development find this proposed final plat acceptable, subject to revisions noted in this report.

### **Public Works / City Engineer:**

- Public Works / City Engineer comments have been addressed, including receiving a letter from a Professional Engineer clearly stating that this Final Plat will not impact neighboring property owners in terms of stormwater runoff.

### **Wastewater:**

- Wastewater reviewed the final plat and had no comments.

## Acknowledgments

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

- Matthew R. Schmitz, MPA – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer
- Anthony Zell, MBA – Director, Wastewater

## 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 that the Planning Commission approve the Final Plat and recommend to the City Council approval of this final plat, with the condition of modification of the plat to rectify the items outlined herein.