

**REZONING CHECKLIST**

**Checklist Completed by:** Matthew R. Schmitz  
**Case No.** RZ-2022-1  
**Date Filed:** March 21, 2022  
**Date Advertised:** March 30, 2022  
**Date Notices Sent:** March 25, 2022  
**Public Hearing Date:** April 20, 2022

**APPLICANT:** Kaw Valley Engineering Inc

**LOCATION OF PROPERTY:** 00000 Gilman Road, Lansing, KS 66048

**PRESENT ZONING:** A-1                      **REQUESTED ZONING:** I-1

**PRESENT USE OF PROPERTY:** Undeveloped empty ground

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Heavy Industrial District	I-2
South	Agricultural District	A-1
East	Light Industrial District	I-1
West	Civic Property (Parkland)	CP

**CHARACTER OF THE NEIGHBORHOOD:** The area is generally developed as a industrial / business heavy use on most sides, with a grade seperated park to the west of the subject property (the park sits significantly lower than the subject property). Properties to the south are undeveloped open agricultural areas with one farmstead directly south of the subject property.

**NEAREST EQUIVALENT ZONING:**

**LOCATION:** East  
**CURRENT USE:** Light Industrial District (Existing storage facility and excavation company)

**RELATIONSHIP TO EXISTING ZONING PATTERN:**

- 1. Would proposed change create a small, isolated district unrelated to surrounding districts?** No
- 2. Are there substantial reasons why the property cannot be used in accord with existing zoning?** Yes **If yes, explain:** The applicant intends to utilize the property for a business park that may consist of some uses which are industrial in nature.
- 3. Are there adequate sites for the proposed use in areas already properly zoned?** Not in close proximity to this area. **If yes, where?** \_\_\_\_\_

**CONFORMANCE WITH COMPREHENSIVE PLAN:**

1. **Consistent with Development Policies?** The Comprehensive Plan shows this area as Business Park / Light Industrial, so this request is consistent with the Comprehensive Plan.

2. **Consistent with Future Land Use Map?** Yes.

3. **Are Public Facilities adequate?** Yes. All utilities have responded that they have facilities in the area, or facilities that can be extended to support the subject parcel and proposed development.

**TRAFFIC CONDITIONS:**

1. **Street(s) with Access to Property:** Gilman Road

2. **Classification of Street(s):**  
Arterial \_\_\_\_\_ Collector  Local \_\_\_\_\_

3. **Right of Way Width:** 41'

4. **Will turning movements caused by the proposed use create an undue traffic hazard?** No

5. **Comments on Traffic:** Traffic in the area would be slightly increased with future development on this property, but there are no concerns about traffic due to this rezoning request.

**SHOULD PLATTING OR REPLATTING BE REQUIRED TO PROVIDE FOR:**

1. **Appropriately Sized Lots?** Platting is underway.

2. **Properly Sized Street Right of Way?** The existing Right of Way along Gilman Road was found to be sufficient by the Public Works Department. That being said, should future improvements to Gilman Road be needed, additional Right of Way will likely need to be obtained.

3. **Drainage Easements?** Drainage easements will be considered under the submitted preliminary plat.

4. **Utility Easements:**  
**Electricity?** There are easements already in the area to provide access.  
**Gas?** There are easements already in the area to provide access.  
**Sewers?** There are easements already in the area to provide access.  
**Water?** There are easements already in the area to provide access.

5. **Additional Comments:** N/A

**UNIQUE CHARACTERISTICS OF PROPERTY IN QUESTION:** None

**ADDITIONAL COMMENTS:** N/A