
AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Joshua Gentzler
DATE: October 30, 2023
SUBJECT: Lansing Towne Centre North Final Plat

Overview: The applicant is requesting the approval of a final plat for the Lansing Towne Centre North subdivision, which will replat Lot 1 of Lansing Town Centre. This final plat, if approved, will subdivide approximately 14.5 acres into two (2) lots and one (1) tract of 3.866, 9.863, and 0.860 acres respectively, allowing for the potential future construction of a multifamily development on Lot 1 and commercial development on Lot 2. No modification of zoning is being requested in association with this Final Plat.

On October 25th, 2023, the Planning Commission approved the Final Plat by a vote of 7-0 with conditions and recommended approval of the dedication of land as described by the Final Plat.

Policy Consideration: n/a

Financial Consideration: n/a

Action: Staff recommends a motion to approve the dedication of land as described by the Lansing Towne Centre North Final Plat.

AGENDA ITEM

Project Facts

Applicant

Jeff Beckler
 Zimmerman Properties

Owner

City of Lansing

Address

00000 Centre Drive

Property ID

106-24-0-40-08-001.03

Zoning

R-4 Multi-Family Residential
 District/B-3 Regional Business

Future Land Use

Commercial

Land

14.5 acres

Building

Existing: N/A
 Proposed: N/A

Requested Approvals

Final Plat



Summary

The applicant is requesting the approval of a final plat for the Lansing Towne Centre North subdivision, which will replat Lot 1 of Lansing Town Centre. This final plat, if approved, will subdivide approximately 14.5 acres into two (2) lots and one (1) tract of 3.866, 9.863, and 0.860 acres respectively, allowing for the potential future construction of a multifamily development on Lot 1 and commercial development on Lot 2. No modification of zoning is being requested in association with this Final Plat.

On October 25th, 2023, the Planning Commission approved the Final Plat by a vote of 7-0 with conditions and recommended approval of the dedication of land as described by the Final Plat.

Discussion points from Checklist

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

- Item 2 – Physical copies of the plat were not submitted.
- Item 4– Original copy of the plat was not provided.
- Item 8 – Not applicable
- Item 9.B. – Tract A is created as Civic Space to meet requirements of **UDO Article 3.02**. A separate document or language on the plat has been submitted.
- Item 9.D. – Not applicable. City Clerk does not sign certificates of this sort and the property is City property.

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

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 proposal supports the following goals (pg. 39-40):
 - Coordinating Educational, Recreational, and Commercial endeavors that take advantage of the diversity of the Lansing Community;
 - Provide a range of residential facilities that includes single family dwellings and multi-family structures which accommodate a diverse community.
 - The City's 2030 Comprehensive Plan Future Land Use Map has defined this area as commercial use. The proposed use does not conform with the future land use map. Lansing Towne Centre is generally categorized as Mixed-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 R-4 Multi-Family Residential District and B-3 Regional Business 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.
 - No phasing has been indicated on the preliminary plat.
- 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 has reviewed the preliminary plat.
- 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.

Public Works / City Engineer:

- None.

Wastewater:

- None

Acknowledgments

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

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

Conditions

Staff recommends the following conditions be placed on the approval of Case 2023-DEV-010, Lansing Towne Centre North Final Plat:

1. Language dedicating Tract 1 as open civic space and providing for the ownership of the tract be linked to the ownership of Lot 1 shall be added to the face of the plat.
2. Approval from the County Surveyor for the drawing be received before the plat is signed by the Mayor.

Planning Commission Recommendation

The Planning Commission voted 7-0 to approve Case 2023-DEV-010, Lansing Towne Centre North Final Plat, with Conditions.

Recommendation

Staff recommends approval of Case 2023-DEV-010, Lansing Towne Centre North Final Plat with Conditions.

Action Options

1. Approve Case No. 2023-DEV-010; or
2. Approve Case No. 2023-DEV-010 with conditions;
3. Deny Case No. 2023-DEV-010 for specified reasons; 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. Final Plat
2. Zoning Map

3. Checklist
4. Application
5. Affidavit
6. Agent Authorization

A FINAL PLAT OF LANSING TOWNE CENTRE NORTH A REPLAT OF LOT 1, LANSING TOWNE CENTRE IN THE SE 1/4 OF SECTION 24 AND NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANSING, LEAVENWORTH COUNTY, KANSAS

NE COR., SE/4, SEC. 24-9-13
3" ALUMINUM DISK IN MONUMENT
BOX STAMPED LVCO SECTION CORNER
KSHS NO.170795

TITLE COMMITMENT:
KANSAS SECURED TITLE, INC.
FILE NO.: TX0017198
EFFECTIVE DATE: JANUARY 11, 2023 AT 8:00 AM

REFERENCE DEEDS:

1. SPECIAL WARRANTY DEED (DOC. NO. 2020R10150)

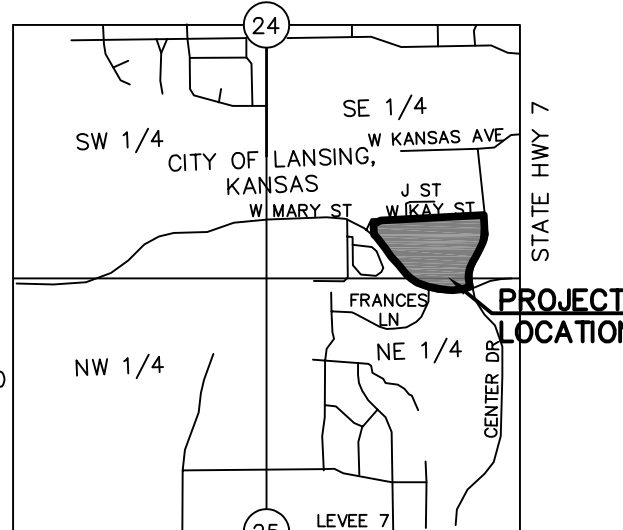
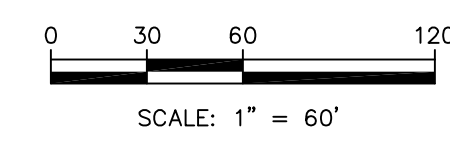
REFERENCE PLATS:

1. LANSING TOWNE CENTRE - FINAL PLAT, DOCUMENT NO. 2008P00022

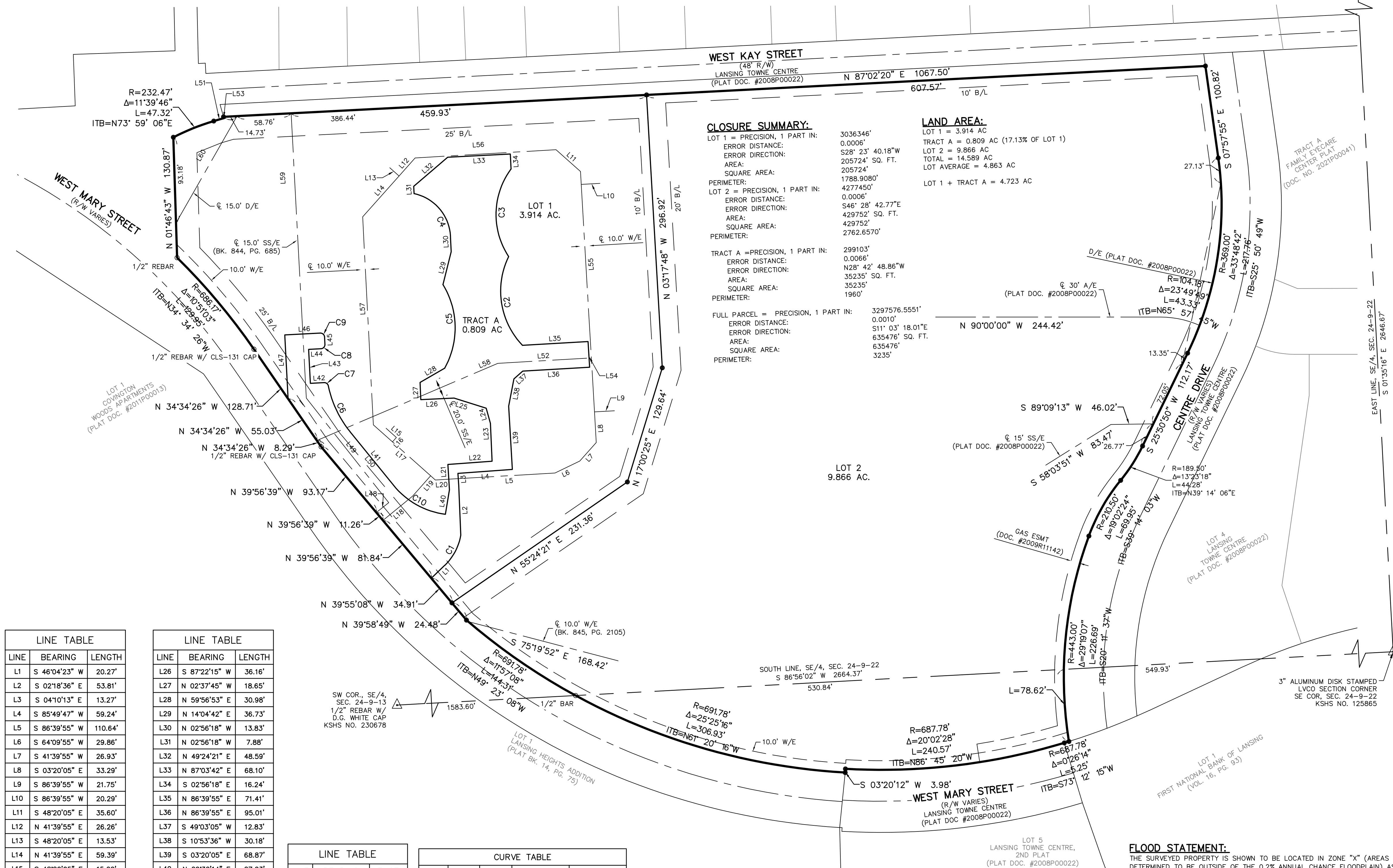
BASIS OF BEARING:

LANSING TOWNE CENTRE - FINAL PLAT, DOCUMENT NO. 2008P00022

DESCRIPTION: (PER SPECIAL WARRANTY DEED, DOC. NO. 2020R10150)
LOT 1, LANSING TOWNE CENTRE, DOCUMENT NO. 2008P00022



VICINITY MAP
SE 1/4 SEC 24, NE 1/4 SEC 25,
TWP 9S - RNG 22E
NOT TO SCALE



CLOSURE SUMMARY:

LOT 1 = PRECISION, 1 PART IN:
ERROR DISTANCE: 0.0006'
ERROR DIRECTION: S28° 23' 40.18"W
AREA: 205724' SQ. FT.
SQUARE AREA: 205724'
PERIMETER: 1788.9080'
LOT 2 = PRECISION, 1 PART IN:
ERROR DISTANCE: 0.0006'
ERROR DIRECTION: S46° 28' 42.77"E
AREA: 429752' SQ. FT.
SQUARE AREA: 429752'
PERIMETER: 2762.6570'
TRACT A = PRECISION, 1 PART IN:
ERROR DISTANCE: 0.0066'
ERROR DIRECTION: N28° 42' 48.86"W
AREA: 35235' SQ. FT.
SQUARE AREA: 1960'
FULL PARCEL = PRECISION, 1 PART IN:
ERROR DISTANCE: 0.0010'
ERROR DIRECTION: S11° 03' 18.01"E
AREA: 635476' SQ. FT.
SQUARE AREA: 635476'
PERIMETER: 3235'

LAND AREA:

LOT 1 = 3.914 AC
TRACT A = 0.809 AC (17.13% OF LOT 1)
LOT 2 = 9.866 AC
TOTAL = 14.589 AC
LOT AVERAGE = 4.863 AC
LOT 1 + TRACT A = 4.723 AC

LINE	BEARING	LENGTH
L1	S 46°04'23" W	20.27'
L2	S 02°18'36" E	53.81'
L3	S 04°10'13" E	13.27'
L4	S 85°49'47" W	59.24'
L5	S 86°39'55" W	110.64'
L6	S 64°09'55" W	29.86'
L7	S 41°39'55" W	26.93'
L8	S 03°20'05" E	33.29'
L9	S 86°39'55" W	21.75'
L10	S 86°39'55" W	20.29'
L11	S 48°20'05" E	35.60'
L12	N 41°39'55" E	26.26'
L13	S 48°20'05" E	13.53'
L14	N 41°39'55" E	59.39'
L15	S 48°20'05" E	15.00'
L16	S 41°39'55" W	6.38'
L17	N 48°20'05" W	83.27'
L18	S 50°35'12" W	41.64'
L19	S 41°39'55" W	29.53'
L20	S 86°39'55" W	19.53'
L21	N 03°38'11" W	27.50'
L22	N 85°49'47" E	48.17'
L23	N 02°37'44" W	41.16'
L24	N 15°35'08" W	17.10'
L25	N 72°28'43" W	36.53'

LINE	BEARING	LENGTH
L26	S 87°22'15" W	36.16'
L27	N 02°37'45" W	18.65'
L28	N 59°56'53" E	30.98'
L29	N 14°04'42" E	36.73'
L30	N 02°56'18" W	13.83'
L31	N 02°56'18" W	7.88'
L32	N 49°24'21" E	48.59'
L33	N 87°03'42" E	68.10'
L34	S 02°56'18" E	16.24'
L35	N 86°39'55" W	71.41'
L36	N 86°39'55" E	95.01'
L37	S 49°03'05" W	12.83'
L38	S 10°53'36" W	30.18'
L39	S 03°20'05" E	68.87'
L40	N 09°30'14" E	27.03'
L41	S 39°04'42" E	75.10'
L42	N 87°03'42" E	14.91'
L43	S 02°56'18" E	37.00'
L44	S 87°03'42" W	13.50'
L45	S 02°56'18" E	8.00'
L46	N 87°03'42" E	38.50'
L47	N 02°56'18" W	69.48'
L48	N 51°41'47" E	17.29'
L49	N 38°14'59" W	144.61'
L50	S 39°56'39" E	212.66'

LINE	BEARING	LENGTH
L51	N 73°58'15" E	11.50'
L52	N 86°39'55" E	96.75'
L53	N 16°01'45" W	1.53'
L54	S 03°20'05" E	28.00'
L55	S 03°20'05" E	247.53'
L56	N 86°39'55" E	157.35'
L57	N 02°56'18" W	226.25'
L58	N 66°54'43" E	213.55'
L59	N 03°03'11" W	283.52'
L60	N 29°43'25" E	116.66'

CURVE	RADIUS	LENGTH	DELTA	ITB
C1	59.50'	37.72'	N46° 04' 23"E	N46° 04' 23"E
C2	85.08'	104.02'	S26° 10' 51"W	S26° 10' 51"W
C3	83.24'	101.28'	S36° 28' 34"W	S36° 28' 34"W
C4	50.03'	68.48'	N0° 23' 07"E	N0° 23' 07"E
C5	90.21'	95.34'	N29° 06' 06"E	N29° 06' 06"E
C6	116.50'	55.68'	S11° 41' 44"E	S11° 41' 44"E
C7	4.50'	6.38'	N11° 41' 44"W	N11° 41' 44"W
C8	4.50'	7.07'	N87° 03' 42"E	N87° 03' 42"E
C9	4.50'	7.07'	N2° 56' 18"W	N2° 56' 18"W
C10	86.50'	65.78'	S39° 04' 42"E	S39° 04' 42"E

LEGEND

- △ SECTION CORNER
- MONUMENT FOUND ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- 1/2"x24" REBAR W/CLS 20 CAP SET (UNLESS NOTED OTHERWISE)
- B/L BUILDING LINE
- A/E ACCESS EASEMENT
- W/E WATER LINE EASEMENT
- SS/E SANITARY SEWER EASEMENT
- D/E DRAINAGE EASEMENT

FLOOD STATEMENT:

THE SURVEYED PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP NO. 2010300320S, MAP REVISED JULY 16, 2015, CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "LANSING TOWNE CENTRE NORTH".
AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT, USE AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER AND SEWER PIPES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "SANITARY EASEMENT" OR "SEWER" AND "WATER EASEMENT" OR "W/E" IS HEREBY GRANTED TO THE CITY OF LANSING, KANSAS WITH SUBORDINATE USE OF THE SAME BY OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.
TRACT A IS HEREBY DEDICATED TO BE USED AS OPEN AND CIVIC SPACE IN ACCORDANCE WITH UDO 3.02 AND SHALL BE OWNED, MAINTAINED AND MANAGED BY THE OWNER OF LOT 1.

EXECUTION:

IN TESTIMONY WHEREOF, WE THE UNDERSIGNED OWNERS OF PROPRIETOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____ 20__

MAYOR: ANTHONY R. MCNEIL

STATE OF KANSAS)
COUNTY OF LEAVENWORTH)

BE IT REMEMBERED, THAT ON THIS _____ DAY OF _____, 20__, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ (OWNER) & (TITLE) _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES: _____

APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, ON THIS _____ DAY OF _____, 20__

JAKE KOWALEWSKI, PLANNING COMMISSION CHAIRMAN

APPROVED BY THE CITY ENGINEER OF THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, ON THIS _____ DAY OF _____, 20__

MICHAEL SPICKELMIER, CITY ENGINEER

APPROVED BY THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR OF THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, ON THIS _____ DAY OF _____, 20__

JOSHUA GENTLER, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

APPROVED BY THE GOVERNING BODY OF THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS ON THIS _____ DAY OF _____, 20__

MAYOR: ANTHONY R. MCNEIL ATTEST: TISH SIMS, CITY CLERK

I HEREBY CERTIFY THIS SURVEY PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS SURVEY PLAT WAS REVIEWED FOR COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

REGISTER OF DEED CERTIFICATE:

FILED FOR RECORD AS DOCUMENT NO. _____ ON THIS _____ DAY OF _____, 20__ AT _____ O'CLOCK ___M IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS

TERRILOIS MASHBURN, REGISTER OF DEEDS

SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 18, 2022.

DATE OF PLAT OR MAP: SEPTEMBER 25, 2023

PRELIMINARY

PROJECT NO. **0231644**
DRAWN BY **RAD**
CHECKED BY **KJD**
CN. **1644PLAT**
SHEET **1 OF 2**

KAW VALLEY ENGINEERING

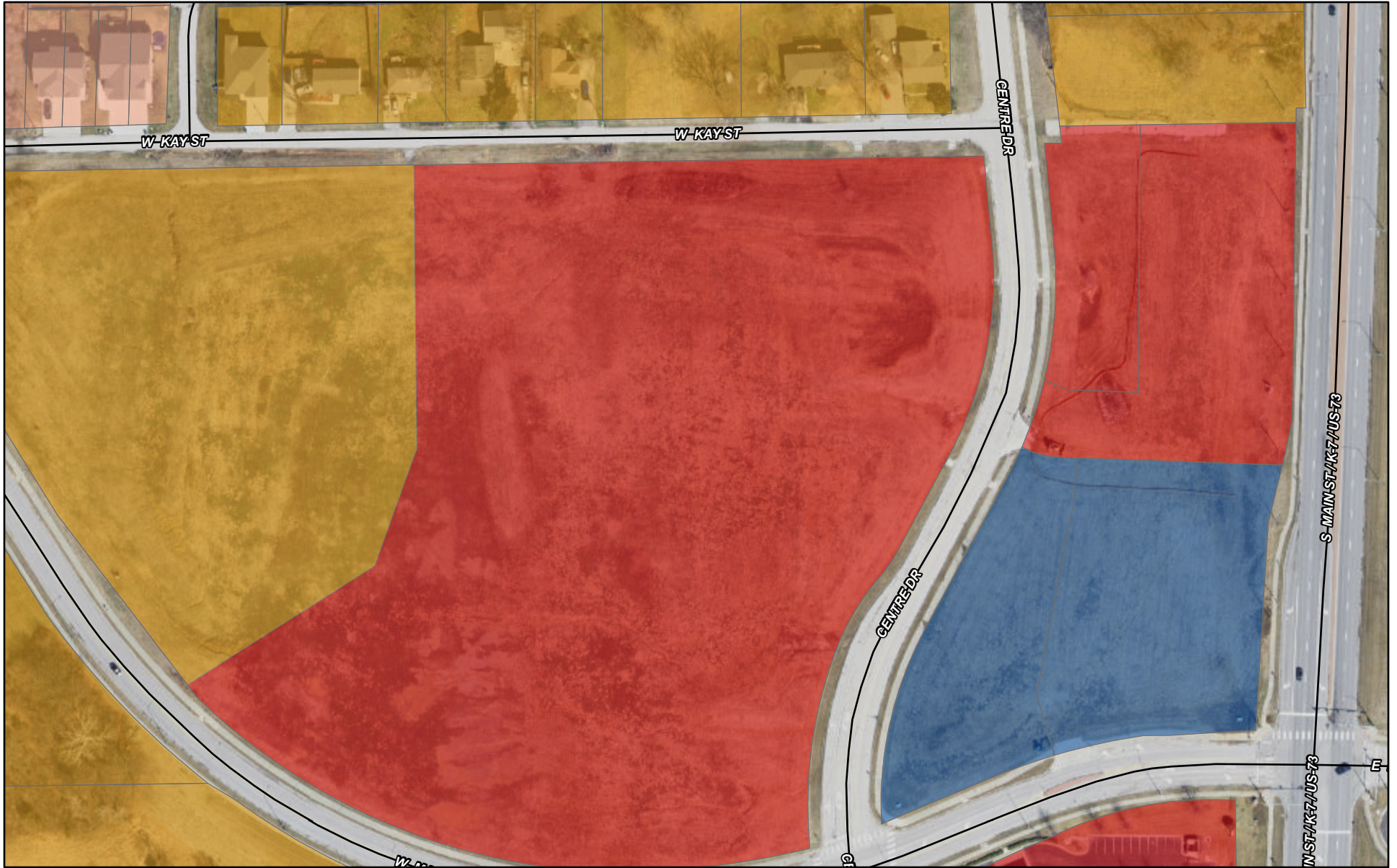
PROJECT: **COVINGTON WOODS II**
W. MARY STREET + W. KAY STREET
LANSING, KS 66043

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

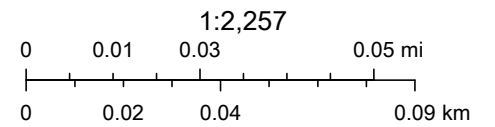
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
lx@kveg.com | www.kveg.com

PREPARED FOR: **ZIMMERMAN PROPERTIES LLC.**
SPRINGFIELD, MO 65804

2023-DEV-010 Zoning Map



October 20, 2023



Map data © OpenStreetMap contributors, CC-BY-SA

**CHECKLIST FOR COMPLETENESS
OF
APPLICATION FOR PLANNING COMMISSION
REVIEW AND APPROVAL
OF
FINAL PLAT
FOR**

**Lansing Towne Centre North
(Name of Subdivision)**

Joshua Gentzler
Person Completing Checklist

10/20/2023
Date

COMPLETION OF THIS CHECKLIST IN NO WAY CONSTITUTES AN EVALUATION OF THE MERITS OR ACCURACY OF THE PLANS, DESIGN OR ENGINEERING OF THE FINAL PLAT. THIS STEP IS INTENDED ONLY AS AN ADMINISTRATIVE REVIEW OF THE COMPLETENESS OF THE APPLICATION FOR APPROVAL BEFORE IT UNDERGOES STAFF EXAMINATION BY THE CITY ENGINEER FOR HIS RECOMMENDATION TO THE PLANNING COMMISSION.

FINAL PLAT CHECKLIST

	<u>YES</u>	<u>NO</u>
1. Preliminary Plat has been approved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. One (1) hard copy has been provided, along with an electronic copy either emailed, delivered on a USB Drive, or uploaded, to the Community and Economic Development Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Material is submitted at least fourteen (14) days prior to Planning Commission meeting at which it is desired to be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Original copy contains names and duly acknowledged and notarized signatures of the owner(s) of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Final Plat is drawn at scale of at least 1" = 200'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Size of sheet on which final plat is prepared is at least 36 inches by 24 inches. If more than one sheet required, all are same size and index map is provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. FINAL PLAT CONTAINS:		
A. Name of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Location, including section, township, range, county and state	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Location and description of existing monuments or benchmarks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Location of lots and blocks with dimensions in feet and decimals of feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Location of alley, street and highway rights-of-way, parks and other features including radii on curves with dimensions in feet and decimals of feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Clear numbering for all lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Clear numbering or lettering.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Locations, widths and names of all streets and alleys to be dedicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I. Boundaries and descriptions of any areas other than streets to be dedicated or reserved for public use. (If applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. Minimum area and associated minimum elevation for the building on each lot (building site). (If requested by Planning Commission)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Final Plat Checklist

Page 2

		<u>YES</u>	<u>NO</u>
K.	Building setback lines along all streets, with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
L.	Name, signature, seal of licensed engineer or registered land surveyor preparing plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
M.	Scale of plat, (shown graphically) date of prep and north point.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
N.	Statement dedicating all easements, streets, alleys and all other public areas not previously dedicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	A copy of any restrictive covenants applicable to the subdivision is provided. (N/A if not applicable)	<input type="checkbox"/>	<input type="checkbox"/>
9.	Required certifications/acknowledgements are present:		
A.	Certificate signed and acknowledged by all parties having any record, title or interest in the land subdivided, and consenting to the preparation and recording of said subdivision map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B.	Certificate (as above) dedicating or reserving all parcels of land shown on the final plat and intended for any public or private use including easements, and those parcels which are intended for the exclusive use of the lot owners of the subdivision, their licensees, visitors, tenants and servants.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Certificate of responsibility by registered land surveyor preparing final map, accompanied by seal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D.	Certificate(s) signed by City Clerk and County Treasurer that all taxes and special assessments due and payable have been paid.	<input type="checkbox"/>	<input type="checkbox"/>
E.	Notary acknowledgement in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F.	Endorsement by Planning Commission in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G.	Public use acceptance by Governing Body in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Preliminary Plat Application

Date: 09/25/2023

Applicant / Owner

Applicant Name: Zimmerman Properties LLC
 Address: 1329 E Lark Street
 City, State, Zip: Springfield, MO 65804
 Phone: 417-883-1632

Owner Name: LANSING CITY
 Address: 800 1ST TER LANSING, KS
 66043
 City, State, Zip: Lansing, KS 66043
 Phone: 913-727-3233

Surveyor

Surveyor Name: Ken Dedrick
 Phone: 9138945150

Address: 14700 w 114th terrace
 City, State, Zip: lenexa, ks, 66215

Subdivision Info

Subdivision Name: Lansing Towne Centre North
 General Location: W Mary Street and W Kay
 Street
 Plat Acres: 14.59
 Minimum Frontage: 518
 Min Lot Area: 3.866
 Existing Zoning: R-4 Multi-Family Residential
 District

Residential Lots: 1
 Commercial Lots: 1
 Industrial Lots: 0
 Other Lots: Tract A - Green space
 Total Lots: 1

How Guaranteed: Letter of Credit

Project Details

Project Name: Covington Woods II
 Agent: Zimmerman Properties
 Development, Jeff Beckler

Location: W Mary Street and W Kay
 Street
 Proposed Zoning: R-4 Multi-Family Residential
 District
 Rezone Reason: NA

Project Description: Replat of 14.59 acres to accomodate construction of multifamily residential.

I do hereby certify that the information contained herein is true and correct.

 Jeff Beckler

Name

 09/25/2023

Date

AGENT AUTHORIZATION

STATE OF Kansas

COUNTY OF Leavenworth

Anthony Mc Neill
We, City of Lansing Representative and _____, being duly sworn, do hereby depose and say that we are the owners of said property involved in this petition and that the following agent is authorized to represent us as it relates to this petition.

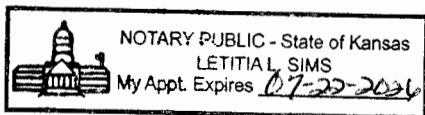
Authorized Agent: Jeff Beckler

Signed and entered into this 22nd day of August, 2023.

Anthony R McNeill
Signed _____

Signed

Subscribed and sworn to before me on this 22 day of August, 2023.



Letitia Sims
Notary Public

My Commission Expires 07-22-2026.