

**Project Facts**

**Applicant**

Jeremy Greenamyre

**Address**

00000 Fairlane  
 (Intersection of Fairlane and  
 Santa Fe Drive)

**Property ID**

094-19-0-20-03-021.00-0

**Zoning**

R-4 Multi-Family Residential  
 District

**Future Land Use**

Commercial

**Land**

56,099.34 SF (1.29 acres)

**Building**

Existing: 0 SF  
 Proposed: 8,064 SF Total

**Requested Approvals**

Site Plan



**Project Summary**

The Applicant proposes to construct one building that contains two units and four buildings which contain three units for a new townhome development on the site. The buildings are all two-story and range from 1,152 sq. ft. footprint for the two unit building to 1,728 sq. ft. footprint for the three-unit building. Total square footage of each unit will be approximately 1,152 sq. ft.

This is an existing green field site, and no buildings currently exist on the property. The plan includes the site work, landscaping, parking lot improvements, building construction and other appurtenances to the project. Approval of this Site Plan would authorize staff to issue a building permit for the project upon completion of review for compliance with building codes, subject to any conditions added during the approval process at the Planning Commission meeting.

Building elevations are included below, and an overall site plan is attached to this report.

The timeline of the project, should this application be approved, is to proceed to construction as quickly as possible.

## Summary of Open Items

Staff identified the following open items that require further discussion at the Planning Commission meeting. Please see the remainder of this report for more information on each open item.

### Community & Economic Development Department

1. Outstanding items from the Site Plan Review are noted in the body of the report below.

### Public Works Department & City Engineer

1. Stormwater items as noted in body of report below.

### Wastewater Department

1. Wastewater items as noted in body of report below.

## Open Items – Community & Economic Development Department

### Site Plan Application items

The Community & Economic Development Director has reviewed the site plan for conformance with the site plan requirements as outlined in the Unified Development Ordinance (UDO), as well as the Site Plan Application, and found the following items of concern:

The Director reviewed this site plan application for the following:

1. In general, any site plan in compliance with all requirements of this code shall be approved.
  - *The site plan is in compliance with standards outlined in Table 4-1 General Development Standards.*
  - *The Landscape Plan is in compliance with Article 6 – Site & Landscape Requirements, and the planting requirements in Table 6-1. It also demonstrates compliance with Article 7, including required sidewalk connections per Section 7.02-C – Sidewalks.*
  - *The Access and Parking Plan is in compliance with required counts and shared parking arrangement standards per Article 7.04.*
2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
  - The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the code and will not negatively impact the function and design of rights-of-way or adjacent property.
    - *The site appears to be capable of accommodating the proposed development based on the Unified Development Code. An official review of building feasibility regarding drainage and grading plans will be conducted by the Public Works Department during the review of construction documents.*
  - The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.
    - *Proposed site arrangement and landscape design is appropriate for the site and context.*
  - The architecture and building design use quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.
    - *The proposed architectural style and building materials appear to be appropriate for the site.*
  - The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features, or site design elements.
    - *The proposed design appears to be appropriate for the context, which is in R-4 – Multi-Family Residential District.*
  - Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.
    - *Not applicable.*

3. The application meets the criteria for all other reviews needed to build the project as proposed.
  - *Official review is underway by other appropriate City Departments, including Public Works and Wastewater. Fulfillment of all criteria as outlined in the UDO will be required before a building permit can be issued for this project.*
4. The recommendations of professional staff.
  - *Staff recommends approval of this site development plan.*

#### Open Items – Public Works Department

##### Site Plan Application items

The Public Works Director / City Engineer has reviewed the site plan for conformance with City requirements and found items of discussion as shown on the attached marked up Site Plan. Compliance with the City's no net increase policy is not applicable to this project due to a regional detention basin that exists to the south, behind the existing Dairy Queen property, which was constructed to provide drainage for the entirety of the Fairlane Commercial Development Plat.

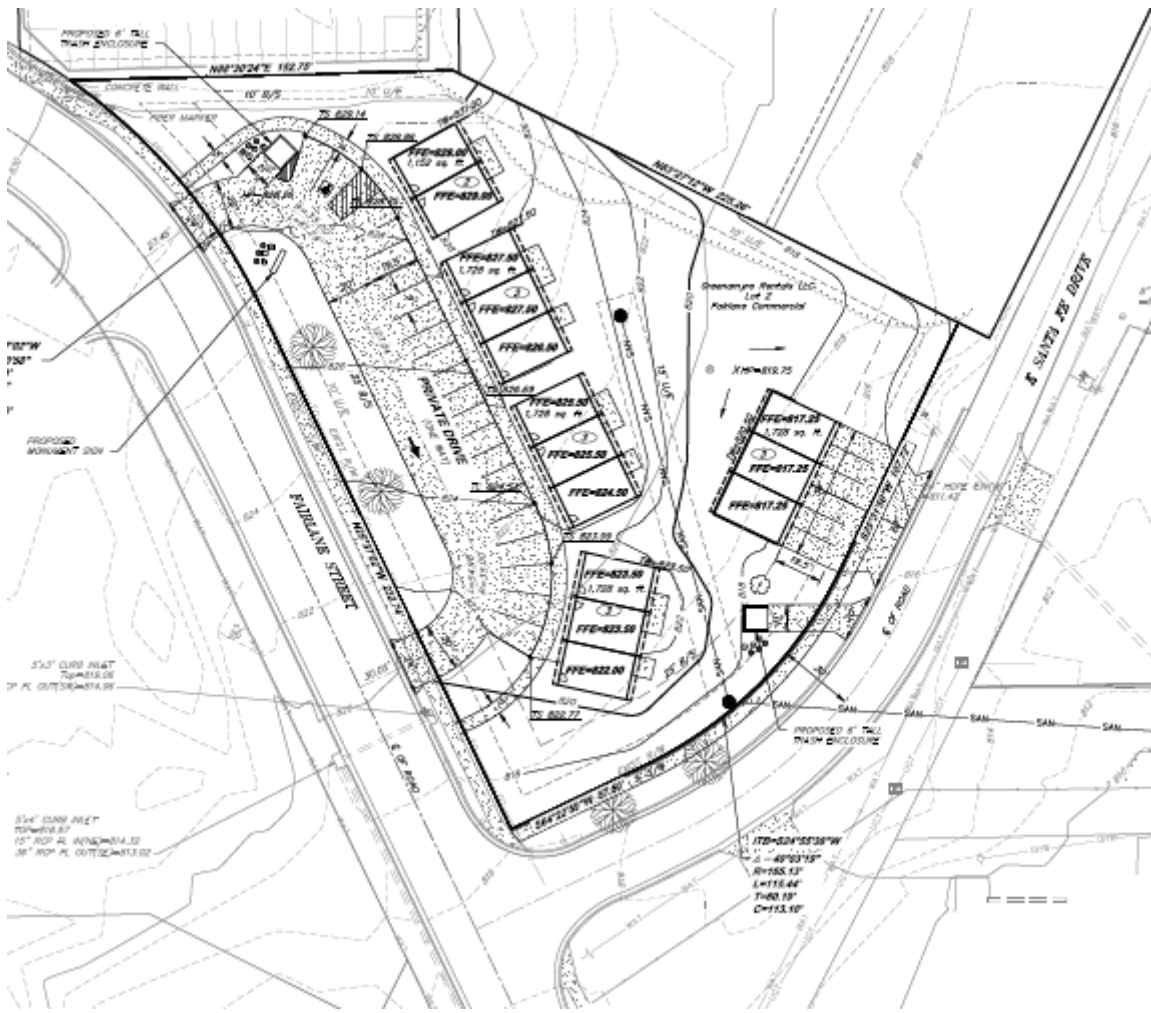
#### Open Items – Wastewater Department

##### Site Plan Application items

The Wastewater Director has reviewed the site plan for conformance with City requirements and found no items of concern. There is a small public sewer extension that will be constructed with this project, and those plans have been reviewed and approved by both the City Wastewater Director, as well as KDHE.

Building Site Plan

Below is the building Site Plan that shows the location of the buildings on the lot:





**Building Elevations**

Below are the building elevations:











## 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, Jr., 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 approval of Project # SP-2022-01, Site Plan for Santa Fe Townhomes, subject to the following conditions:

1. Outstanding items listed in this Staff Report from Department Heads must be addressed; and
2. All plans must be resubmitted with corrections as shown in this staff report and accompanying markups.



