
AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Joshua Gentzler
DATE: May 4, 2023
SUBJECT: JK Root Final Plat

Overview: The Applicant proposes to subdivide parcel 107250000008000, currently a 1.2-acre parcel with a residential structure, pool, small outbuildings, etc. The Final Plat creates a two (2) lot subdivision. Lot 1 is 38,238 Sq. Ft. (.878 acres) in size, while Lot 2 is 16,227 Sq. Ft. (.373 acres).

The current driveway for 292 W Gilman is on City right-of-way. The City currently retains 60' width of right-of-way, approximately 633' long. The right of way would be used for access off of Gilman Drive if/when the 47.5-acre parcel directly north of the subject property develops. The 47.5-acre parcel is currently on the market and zoned residential. On March 16th, 2023, the City Council approved the Preliminary Plat with several notes to add to the Final Plat. The City Council approved the continued, and expanded, usage of City property as a driveway for the two lots proposed by the Final Plat. The property owner and any future owner acknowledge that when/if the roadway is constructed, all lots shall access the new roadway.

On April 19th, 2023 the Planning Commission voted 4-2 to recommend approval of case 2023-DEV-003 to the City Council.

Policy Consideration: n/a

Financial Consideration: n/a

Action: Staff recommends a motion to approve the JK Root Subdivision.

Project Facts

Applicant

Jeffrey A Root

Address

292 W Gilman

Property ID

107250000008000

Zoning

R1

Future Land Use

Single Family Residential

Land

1.2 Acres

Building

Existing: One Single Family Home
Proposed: Three additional lots
directly north of existing home

Requested Approvals

Final Plat



Project Summary

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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.

1. Construction of the future roadway should be considered upon completion of subsequent lots beyond the Final Plat. Mr. Root coordinated with previous C&ED Director Matthew Schmitz about utilizing a joint driveway for the future lot and existing home. Mr. Root understands that the driveway is currently on a City parcel, and future City ROW. When South Valley Drive is built, the North/South portion of the driveway would cease to exist and the homes would access the public street via driveways running generally east/west and reorienting the lots toward the public road.

FYI for Building Permit

Staff identified the following items that the Applicant should note for the future building permit submittal. Please see the remainder of this report for more information on each item.

1. Thought should be given to the sewer service for the next home, as well as additional subsequent homes listed on the preliminary plat. Mr. Vandall discussed this with Mr. Root over the phone on February 2nd.
2. This would likely be a joint driveway with existing home.
3. The proposed uses are compliant with current zoning and the future land use plan.

Acknowledgments

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

- Timothy S Vandall, MPA, City Administrator
- Michael W. Spickelmier, PE, Public Works Director
- Anthony R. Zell, JR, MBA, Wastewater Director
- Joshua Gentzler, Director, Community & Economic Development

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 the Final Plat for J.K. Root, a two-lot subdivision at 292 W Gilman Road.

Action Options

1. Approve Case No. 2023-DEV-003; or
2. Deny Case No. 2023-DEV-003; or
3. Remand Case No. 2023-DEV-003 back to the Planning Commission for further consideration.



Preliminary Plat Application

Date: 01/06/2023

Applicant / Owner

Applicant Name: Jeffery a. Root
Address: 292 W. Gilman
City, State, Zip: 66043
Phone: 913-208-2447

Owner Name: ROOT,JEFFREY A & KATINA
M
Address: 292 W GILMAN RD
LANSING, KS 66043-6209
City, State, Zip: ,
Phone:

Surveyor

Surveyor Name: jkroot
Phone: 292 W.Gilman

Address: NA
City, State, Zip: Jeffery A. Root

Subdivision Info

Subdivision Name:
General Location:
Plat Acres: 2.12
Minimum Frontage: 267.76
Min Lot Area: 16227.66
Existing Zoning: R-1 Suburban Residential
District

Residential Lots: yes
Commercial Lots: no
Industrial Lots: no
Other Lots: no
Total Lots:

How Guaranteed:

Project Details

Project Name:
Agent:

Location:
Proposed Zoning:
Rezone Reason:

Project Description:

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

Name

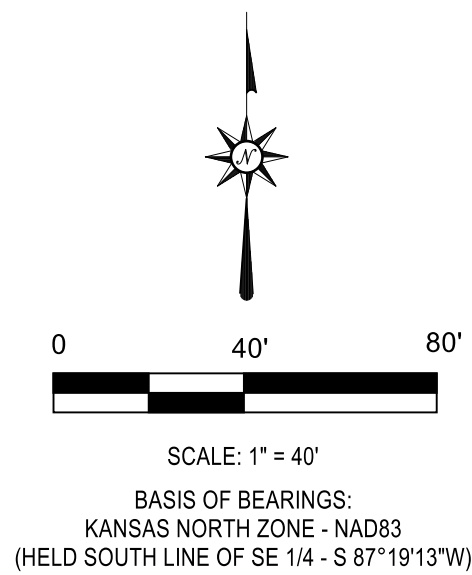
01/06/2023

Date

J.K. ROOT
A SUBDIVISION IN THE SW 1/4 OF THE SE 1/4
SECTION 25-T9S-R22E OF THE 6TH P.M.,
CITY OF LANSING
LEAVENWORTH COUNTY, KANSAS
FINAL PLAT

LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP IN CONCRETE
- SURVEY MONUMENT FOUND (AS NOTED)
- SET 1/2" x 24" REBAR WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED) ADDED CONCRETE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- U/E UTILITY EASEMENT



APPROVALS

THIS PLAT OF J.K. ROOT HAS BEEN SUBMITTED AND APPROVED BY THE LANSING PLANNING COMMISSION THIS _____ DAY OF _____, 2023.

CHAIRMAN / JAKE KOWALEWSKI

SECRETARY / MELISSA BAKER

"UNPLATTED TRACT"
PN. 107-25-7

THIS PLAT APPROVED BY THE CITY COUNCIL OF LANSING, KANSAS, THIS _____ DAY OF _____, 2023.

MAYOR / ANTHONY McNEILL

ATTEST: CITY CLERK / TISH SIMS

DIRECTOR OF PUBLIC WORKS
MICHAEL W. SPICKELMIER

DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT
JOSHUA GENTZLER

CITY ATTORNEY / GREGORY ROBINSON

OWNERS

JEFFREY A. & KATINA M. ROOT
292 W. GILMAN ROAD
LANSING, KS. 66043
PN. 107-25-8

ZONING

R - 1

BENCHMARK

TOP RIM OF MANHOLE
WEST OF EXISTING CONCRETE DRIVEWAY
FOR 292 W. GILMAN
EL. 836.67 (NAVD 88)

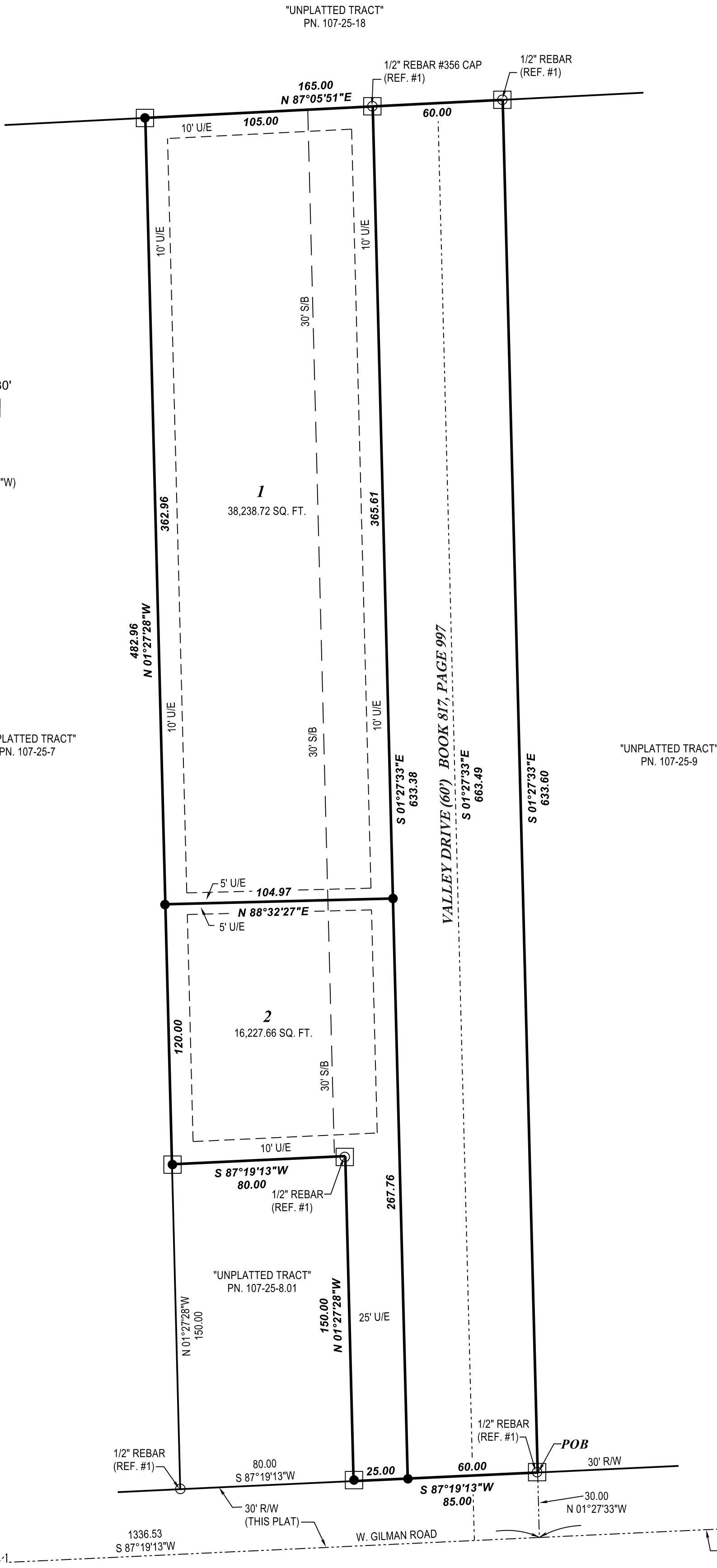
REFERENCE:

- LOT SPLIT - THIS TRACT (DG WHITE) 1997
NOT RECORDED

NOTES

- LANSING, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
- EXISTING AND PROPOSED USE OF AREA BEING PLATTED - RESIDENTIAL.
- THIS SURVEY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
FIRM 20103C0232G, DATED 07-16-2015
- THIS SURVEY IS A RETRACEMENT OF LOT SPLIT BY DG WHITE, MAY. 1997.
- DEDICATION OF PUBLIC RIGHT OF WAY ON PID 107-25-0-00-008.02.
- ON MARCH 16, 2023, THE CITY COUNCIL APPROVED TWO (2) LOTS TO USE A JOINT DRIVEWAY ON CITY OF LANSING PROPERTY TO ACCESS GILMAN ROAD.
- THE CITY COUNCIL ACKNOWLEDGES THAT THE APPLICANT WILL NOT DEVELOP VALLEY DRIVE AT THE TIME OF THE RECORDING PLAT.
- IF/WHEN VALLEY DRIVE IS CONSTRUCTED, ANY HOME BUILT ON PROPERTY DESCRIBED BY THE SURVEYORS DESCRIPTION OF THE J.K. ROOT PLAT WILL BE REQUIRED TO ACCESS VALLEY DRIVE.
- ANYTHING BUILT WITHIN THE RIGHT OF WAY, AS DEDICATED ON THIS PLAT MUST BE APPROVED BY THE CITY PRIOR TO INSTALLATION. ONCE BUILT, THE CITY WILL NOT BE HELD RESPONSIBLE TO REIMBURSE AND FINANCIAL COST OF INSTALLATION OF UTILITIES OR DRIVEWAYS BORNE BY THE PROPERTY OWNER(S) WHEN THE CITY CONSTRUCTS A ROAD WITHIN THE RIGHT OF WAY.
- PROPERTY OWNERS ARE AUTHORIZED TO CONTINUE TO OPERATE AND MAINTAIN THE EXISTING DRIVEWAY WITHIN THE VALLEY DRIVE RIGHT OF WAY UNTIL SUCH TIME AS THE ROADWAY IS INSTALLED.

- S 1/4 CORNER 25-T9S-R22E (23V)
8" STONE FOUND
1. N 0.20 TO 2" ALUMINUM CAP
2. SE 8.82 TO MAG NAIL WITH SHINER IN 28" OAK
3. NE 30.13 TO NAIL & SHINER IN 10" ELM
4. S 0.70 +/- TO EAST-WEST FENCE



DEED DESCRIPTION - BOOK 798, PAGE 1987

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 9, RANGE 22; THENCE WEST 60.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING OF THIS TRACT; THENCE WEST 25.00 FEET; THENCE NORTH 180.00 FEET; THENCE WEST 80.00 FEET; THENCE NORTH 80.00 FEET; THENCE EAST 105 FEET; THENCE SOUTH 260 FEET ALONG DEDICATED STREET RIGHT OF WAY TO THE POINT OF BEGINNING, LESS ANY PART TAKEN OR USED FOR ROAD, LEAVENWORTH COUNTY, KANSAS.

STREET DEDICATION - BOOK 817, PAGE 996-997

THE EAST SIXTY (60) FEET OF THE FOLLOWING DESCRIBED TRACT:
A TRACT OF LAND IN THE SW 1/4 OF SECTION 25-T9S-R22E OF THE 6TH P.M., AS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 25-9-22, WHICH IS ALSO THE POINT OF BEGINNING OF THIS TRACT;
THENCE, WEST 95 FEET ALONG THE SECTION ON AN ASSUMED BEARING OF S 90°00'00\"W;
THENCE, N 01°09'40\"E, 180.00 FEET; THENCE, S 90°00'00\"W, 80.00 FEET; THENCE, N 01°09'40\"E, 662.50 FEET; THENCE, N 89°49'59\"E, 165.00 FEET; THENCE, S 01°09'40\"W, 662.98 FEET TO THE POINT OF BEGINNING.

SURVEYORS DESCRIPTION

A TRACT OF LAND SOUTHEAST QUARTER OF SECTION 25-T9S-R22E OF THE 6TH P.M., CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, KS PS-1349, JANUARY, 2023, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE, S 87°19'13\"W, 1326.08 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER;
THENCE, N 01°27'33\"W, 30.00 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST GILMAN ROAD AND THE POINT OF BEGINNING OF THIS TRACT;
THENCE, S 87°19'13\"W, 85.00 FEET ALONG SAID RIGHT OF WAY LINE;
THENCE, N 01°27'28\"W, 150.00 FEET;
THENCE, S 87°19'13\"W, 80.00 FEET;
THENCE, N 01°27'28\"W, 482.98 FEET;
THENCE, N 87°05'51\"E, 165.00 FEET;
THENCE, S 01°27'33\"E, 633.60 FEET TO THE POINT OF BEGINNING.
CONTAINS 2.12 ACRES / 92,465.75 SQ. FT.
RELATIVE: 1:1,104,394

CERTIFICATION AND DEDICATION

THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES OF THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SHALL BE KNOWN AS \"J.K. ROOT\".

EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE. THE RIGHTS OF WAY ARE SHOWN WITH DASHED LINES ON THE ACCOMPANYING PLAT AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED \"UTILITY EASEMENT\" (U/E) OF DRAINAGE EASEMENT (D/E).

STREETS SHOWN ON THE ACCOMPANYING PLAT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES OF SETBACK LINES (S/B) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF:

WE THE UNDERSIGNED OWNERS OF J.K. ROOT, HAVE SET OUR HANDS THIS _____ DAY OF _____, 2023.

JEFFREY A. ROOT

KATINA M. ROOT

MAYOR / ANTHONY McNEILL

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME, JEFFREY A. ROOT, KATINA M. ROOT AND MAYOR ANTHONY McNEILL, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND ABOVE WRITTEN.

NOTARY PUBLIC

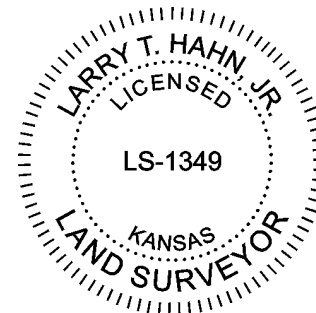
MY COMMISSION EXPIRES

COUNTY SURVEYOR

I HEREBY CERTIFY THIS PLAT MEETS THE REQUIREMENTS OF KSA-58-2001 THROUGH 58-2005. THE FACE OF THIS PLAT WAS REVIEWED BASED ON KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

DANIEL BAUMCHEN, KS PS-1363

- SE CORNER 25-T9S-R22E (25V) (POC)
3\" BRASS CAP IN SURVEY BOX
1. SW 98.90 TO SPIKE IN POWER POLE
2. WNW 102.70 TO SPIKE IN POWER POLE
3. E 220.00 TO MAG NAIL IN ASPHALT
4. S 100.00 TO MAG NAIL IN ASPHALT



LARRY T. HAHN, KS PS-1349

THIS IS TO CERTIFY THAT IN THE MONTH OF DECEMBER, 2022, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

REGISTER OF DEEDS CERTIFICATE:

FILED FOR RECORD AS DOCUMENT # _____ ON THIS _____ DAY OF _____, 2023
AT _____ O'CLOCK _____ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS / TERRILLOIS G. MASHBURN



HAHN SURVEYING
PO BOX 186
BASEHOR, KANSAS 66607
(913) 547-3405
hahnsurvey@gmail.com