

**Project Facts**

**Applicant**

City of Lansing, KS

**Address**

00000 Centre Dr.

**Property ID**

- 107-25-0-10-02-001.15-0
- 107-25-0-10-02-001.16-0
- 107-25-0-10-02-001.17-0
- 107-25-0-10-02-001.18-0

**Zoning**

B-3 Regional Business District

**Future Land Use**

Mixed Use

**Land**

789,030 S.F. (18.11 Acres)

**Requested Approvals**

Preliminary Plat



**Summary**

Mayor Anthony R. McNeill, on behalf of the Lansing City Council, owners of property at 00000 Centre Dr., have applied for approval of a preliminary plat for the Lansing Towne Centre Replat subdivision, which will replat an existing group of four parcels at Lansing Town Center into three tracts. This preliminary plat, if approved, will allow the property owner to continue the platting process and apply for a Final Plat, which will subdivide approximately 18.11 acres into two lots and one tract allowing for potential future projects to be considered on this property. The property is currently zoned B-3, and no rezoning is being requested at this time. No additional Right of Way was requested by Staff for this preliminary plat, and while utility easements and access easements are planned to be abandoned with this plat, no existing utilities are located in those areas being abandoned.

A public notice for the review of this plat was published in the *Leavenworth Times* on August 31, 2022.

## Discussion points from Checklist

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

- Item 6. – There was no request for utilities to provide a letter of review, as all utilities are already in the area and have sufficient capacity to service the project from previous plats done in the area.
- Item 7A. – There is no plan to install new stormwater facilities at this time, so location and sizing of storm sewers was not a review item.
- Item 7C. – There is no plan to install new stormwater facilities at this time, so location and sizing of open drainage ways was not a review item.
- Item 8G6. – The current zoning classification and proposed use of the area being platted is not shown on the preliminary plat. This can be corrected on the Final Plat.
- Item 8K. – There are no proposed parks, playgrounds, churches, school sites, or other special uses of land shown – and none are planned for this subdivision.
- Item 8L. – This information is not shown on the plat. Typically, this should be shown in a tabular format, and can be corrected on the Final Plat.

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

**Comments on this preliminary plat have not been addressed to date but can be during the process of moving from preliminary to final plat.**

### **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 City's 2030 Comprehensive Plan has defined this area as Mixed Use. The proposed replating conforms with the future land use map.
- 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 B-3 Regional Business District, with a minimum lot size of 10,000 s.f. The preliminary plat conforms with the lot requirements of the B-3 zoning district.
- 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.
  - No development has been proposed at this time.
- The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.
  - The proposed use of the site 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:**

- Stormwater
  - There is an existing stormwater development plan on file for the Town Center area. This movement of lot lines has no effect on the stormwater plan for the area, but stormwater analysis will need to be considered when development occurs.
- Traffic
  - There are no traffic concerns at this time.

### **Wastewater:**

- There are no wastewater concerns at this time, but it should be noted that future development of these new lots will likely require relocation of some existing sewer facilities on the lots.

### **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 Preliminary Plat subject to the items contained in this report, so that the applicant may move to Final Plat development and submittal.