

Project Facts

Applicant

SMH Consultants

Owner

Circle H Holdings

Address

00000 Pebble Beach

Property ID

106-13-0-30-01-049.00

Zoning

R-2-P Single-Unit Residential
District Planned Overlay

Future Land Use

Single-Family Residential

Land

25.5 acres

Building

Existing: None

Proposed: Residential

Requested Approvals

Rezoning



Project Summary

Summary

The Applicant proposes to rezone a 25.5-acre tract of land from R-2-P to R-2 Single-Unit Residential District. The property owner is asking for a rezoning in preparation for future development of this property and has received conditional approval for a preliminary plat based on this rezoning. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property's usage as Single-Family Residential. The rezoning would grant the property owner the ability to subdivide the property in order to sell approximately 103 lots to a home builder.

Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. There are no concerns marked as outstanding, and the application is in order.

Factors to Be Considered

The following factors are to be considered by the Planning Commission and the City Council when approving or disapproving this Rezone request:		
	Met	Not Met
1. Character of the neighborhood <i>Density: Surrounding parcels range in size from .2 acres to 97.6 acres in size.</i> <i>The average size of parcel is 44 acres in size.</i> <i>Character: The neighborhood is single-family residential in use.</i>	✓	
2. Zoning and uses of nearby property <i>Adjacent Uses: County Residential, Vacant & Agricultural</i> <i>Adjacent Zoning: A-1, R-2 & R-4</i>	✓	
3. Suitability of the Property for the uses to which it has been restricted <i>The Property is suitable for the land uses restricted by R-P-2 zoning.</i>		✓
4. Extent to which removal of the restrictions will detrimentally affect nearby property <i>Nearby properties would not be detrimentally affected if the current zoning were to be amended.</i>	✓	
5. Length of time the property has been vacant as zoned <i>Vacant: ☒</i> <i>Not Vacant: ☐</i>		
6. Relative gain to economic development, public health, safety and welfare <i>The requested rezoning application does have the potential to impact economic development, public health, safety or welfare.</i> <i>In the event of the approval of the rezoning, this will allow the applicant to develop the acreage as a single-family residential development.</i>	✓	
7. Conformance to the Comprehensive Plan <i>Future Land Use Map Category: Single-Family Residential</i> <i>Comprehensive Implementation Strategy (Article 6): The proposed use is compatible with the future land use designation.</i>	✓	

Acknowledgments

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

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

Staff Comments

Community & Economic Development

The applicant is requesting to rezone this property to enable development of the property with single-family homes with a plan separate from the currently approved Planned District site plan.

Notice of City Codes

The Property Owner 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 Property Owner is also subject to all applicable Federal, State, and local laws.

Recommendation

Staff recommends **approval** of Case No. 2025-DEV-010, Monroe Manor Rezone, at 00000 Pebble Beach.

Action Options

1. If to recommend approval the rezoning application to the City Council:

“I move to recommend approval of Case No. 2025-DEV-010 based on staff’s recommendation and analysis of the Golden Factors.”

2. If to recommend approval of the rezoning application to the City Council for other reasons than specified in the staff report:

“I move to recommend approval of Case No. 2025-DEV-010 based on Factor(s) _____ [can be multiple] of the Golden Factors [or name the reason].”

3. If to recommend denial of the rezoning application to the City Council:

“I move to recommend denial of Case No. 2025-DEV-010 based on Factor(s) _____ [can be multiple] of the Golden Factors [or name the reason].”

4. If to continue the public hearing to another date, time and place.

“I move to continue the public hearing to the next regularly scheduled Planning Commission meeting [or insert date].”

Attachments

1. Tract 2 Legal Description
2. Preliminary Plat
3. Checklist
4. Zoning Map

5. Future Land Use Map