

REZONING CHECKLIST

Checklist Completed by: Joshua Gentzler
Case No. 2023-DEV-002
Date Filed: March 17, 2023
Date Advertised: March 29, 2023
Date Notices Sent: March 24, 2023
Public Hearing Date: April 19, 2023

APPLICANT: Zimmerman Properties

LOCATION OF PROPERTY: 00000 Centre Drive, Lansing, KS 66043

PRESENT ZONING: B-3

REQUESTED ZONING: R-4

PRESENT USE OF PROPERTY: Undeveloped empty ground

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single-Family & Multifamily Residential	R-4
South	Business District	A-1
East	Commercial	B-3
West	Multifamily Residential	R-4

CHARACTER OF THE NEIGHBORHOOD: The area is generally developed as a mixed-use residential neighborhood, with single family uses to the Northeast and multifamily uses to the Northwest to South. The lot is situated in the Lansing Towne Centre plat which is zoned for commercial uses. There is a banking center located to the southeast and medical facility to the east.

NEAREST EQUIVALENT ZONING:

LOCATION: South & West

CURRENT USE: Multi-family residential

RELATIONSHIP TO EXISTING ZONING PATTERN:

- 1. Would proposed change create a small, isolated district unrelated to surrounding districts?** No
- 2. Are there substantial reasons why the property cannot be used in accord with existing zoning?** Yes **If yes, explain:** The applicant intends to utilize the property for a multifamily apartment complex. UDO Article 4.03 limits medium apartment complexes to property zoned R-4.
- 3. Are there adequate sites for the proposed use in areas already properly zoned?** No. **If yes, where?** _____

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. **Consistent with Development Policies?** The Comprehensive Plan shows this area as Commercial, so this request is not consistent with the Comprehensive Plan.
2. **Consistent with Future Land Use Map?** No.
3. **Are Public Facilities adequate?** Yes. All utilities have responded that they have facilities in the area, or facilities that can be extended to support the subject parcel and proposed development.

TRAFFIC CONDITIONS:

1. **Street(s) with Access to Property:** W Mary St & W Kay St
2. **Classification of Street(s):**
Arterial ☒ Collector ☐ Local ☐
3. **Right of Way Width:** 15' on Kay St & ~34' on Mary St
4. **Will turning movements caused by the proposed use create an undue traffic hazard?** No
5. **Comments on Traffic:** Traffic in the area would be slightly increased with future development on this property, but there are no concerns about traffic due to this rezoning request.

SHOULD PLATTING OR REPLATTING BE REQUIRED TO PROVIDE FOR:

1. **Appropriately Sized Lots?** The City and Applicant would submit a plat to divide the property before development.
2. **Properly Sized Street Right of Way?** The existing Right of Way along Mary Street was found to be sufficient by the Public Works Department.
3. **Drainage Easements?** Drainage easements will be considered under the submitted preliminary plat.
4. **Utility Easements:**
Electricity? There are easements already in the area to provide access.
Gas? There are easements already in the area to provide access.
Sewers? There are easements already in the area to provide access.
Water? There are easements already in the area to provide access.
5. **Additional Comments:** N/A

UNIQUE CHARACTERISTICS OF PROPERTY IN QUESTION: None

ADDITIONAL COMMENTS: N/A