

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

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.

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. Recommend approval of Case No. 2023-DEV-003 to the City Council; or
2. Recommend denial of Case No. 2023-DEV-003 to the City Council for specified reasons; or
3. Continue the public hearing to another date, time and place.