

## Project Facts

## Applicant

Todd Minnis  
Driven Assets, LLC

## Owner

City of Lansing

## Address

00000 Centre Drive

## Property ID

106-24-0-40-08-007.00  
106-24-0-40-07-001.03

## Zoning

## B-3 Regional Business District & PUD

## Future Land Use

Commercial

## Land

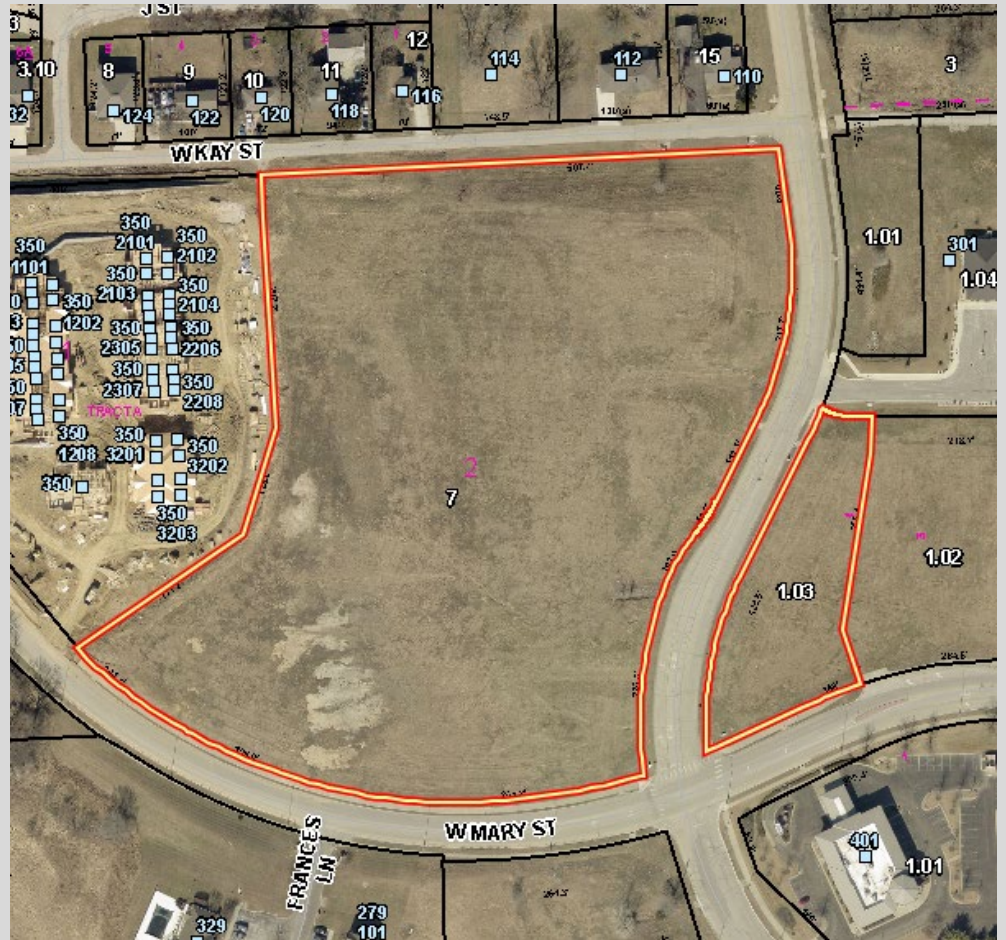
12.124 acres

## Building

Existing: None  
Proposed: Retail

### Requested Approvals

## Final Plat



## Summary

The City is requesting the approval of a Final Plat for the Lansing Towne Centre 3<sup>rd</sup> Replat subdivision, which will enable the development of a Junior Box retail development. The City is partnering with a developer to create a 5-tenant shopping center with 3 additional pad sites. The developer has submitted a site plan to run concurrently with this application. The developer has proposed vacating Centre Drive's Right of Way (ROW) between W Mary Street and Kay Street to enable this development. The plat contains dedication of access easements for internal circulation and continued connection to both 301 Centre Drive and Parcel 106-24-0-40-07-001.02.

## Discussion points from Checklist

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

### Final Plat

- Item 1 – Approval granted with passage of plat with this case.
- Item 2 & 4 - Hard copies not yet provided
- Item 9D – Statement of paid taxes not provided. Register of Deeds will not record document until completed.

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

### 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 Future Land Use Map has defined this area as commercial use.
- 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.
  - **UDO Article 3.02 Open & Civic Space Systems** require 12% of subdivisions greater than 5 acres be dedicated for open space.
    - **3.02-B.1** states: *"All platted lots shall have access to one or more of the open and civic space types in this Section, within the specified service area."*
      - Currently, the Final Plat does not dedicate any land as open or civic space. **However**, the plat is within the service area of the open park space on the Covington Woods II land and sits on a City designated Multimodal Trail. Combined, those open spaces equate to approximately 9% of the total area of the plat.
    - **3.02-B.3 Reductions and Deviation** enable the planning Commission to *"deviate from the criteria of this Section" "to the point where any lesser percentage of open space will clearly meet both the service area and level of service targets"*.
- 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. The developer proposes to build in one phase.
- 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.
  - The Public Works Director / City Engineer has reviewed the Final Plat.
- The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.
  - The current use 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 additional comments outstanding from Wastewater, Public Works, and Community & Economic Development. These have been submitted to the developer and are included on the 2025.05.16 review copy of the Plat in this packet.

#### Public Works / City Engineer:

- See 2025.05.16 review copy of plat.

#### Wastewater:

- This development will include the addition of public sanitary sewer improvements to serve the property. The developer is responsible for all costs associated with the design and construction, and are subject to Lansing's technical specifications and design criteria. An engineered set of plans will need to be approved by the city engineer and KDHE, along with a sanitary sewer extension permit.
- See 2025.05.16 review copy of plat

### Acknowledgments

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

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

### Recommendation

Staff recommends the approval of Case 2025-DEV-005, Lansing Towne Centre 3<sup>rd</sup> Plat Final Plat with the Planning Commission's acceptance of the reduction of open space requirements.

### Action Options

"I move to \_\_\_\_\_."

1. Approve Case No. 2025-DEV-005; or
2. Conditionally approve Case No. 2025-DEV-005 for specified reason[s]; or
3. Deny Case No. 2025-DEV-005 for specified reason[s]; or
4. Table the case to another date, time and place.

### 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.

### Attachments

1. 2025.05.16 Final Plat City Review Comments
2. 2025.05.15 Submitted Final Plat