
AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Joshua Gentzler JG 7/3/2023
DATE: July 3, 2023
SUBJECT: Santa Fe Townhomes Phase II Rezone

Overview: The Applicant proposes to rezone a 1.8-acre tract of land from B-3 to R-4. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Commercial. The applicant is proposing to develop the property as a continuation of the Santa Fe Townhomes, immediately adjacent to the southwest of this property. The property has access to Santa Fe Drive. The rezoning would grant the ability to create townhomes on the lot to continue the development on the adjacent lot.

Policy Consideration: n/a

Financial Consideration: n/a

Action: Staff recommends a motion to adopt Ordinance No. 1097 to amend the City of Lansing Zoning Map.

AGENDA ITEM

Santa Fe Townhomes Phase II Rezone
00000 N Main Street
Project # 2023-DEV-004 Rezone

Project Facts

Applicant

Jeremy Greenamyre
Greenamyre Rentals, Inc.

Owner

Greenamyre Rentals, Inc

Address

00000 N Main Street

Property ID

094-19-0-20-03-025.00

Zoning

B-3 (Regional Business District)

Future Land Use

Commercial

Land

79,910 SF (1.8 acres)

Building

Existing: N/A
Proposed: Single-Family
Residential

Requested Approvals

Rezoning



Project Summary

The Applicant proposes to rezone a 1.8-acre tract of land from B-3 to R-4. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Commercial. The applicant is proposing to develop the property as a continuation of the Santa Fe Townhomes property. The property has access to Santa Fe Drive. The rezoning would expand the allowed uses to include, among others, the *Row House* dwelling unit type, as per **UDO Article 4.03 Permitted Uses**.

Action Options

1. Approve Ordinance 1097 (Case No. 2023-DEV-004), Santa Fe Townhomes Phase II Rezone; or
2. Deny Ordinance 1097 (Case No. 2023-DEV-004), Santa Fe Townhomes Phase II Rezone; or
3. Remand Ordinance 1097 (Case No. 2023-DEV-004), Santa Fe Townhomes Phase II Rezone back to the Planning Commission for further review.

Planning Commission Recommendation

The Planning Commission voted 5-0 (2 absences) to recommend approval of Case No. 2023-DEV-004, Santa Fe Townhomes Phase II Rezone, at 00000 N Main Street.

Staff Recommendation

Staff recommends approval of Case No. 2023-DEV-004, Santa Fe Townhomes Phase II Rezone.

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 0.2 acres to 5 acres in size. The average size of parcel is 1.0 acres in size. The surrounding residential properties average 4.7 Dwelling Units per Acre. Character: The neighborhood is a Mixed-Use neighborhood, with a variety of styles of development and buildings, due to the commercial developments located on K-7/Main Street, approximately 370' west of the subject property. Further east/southeast, the neighborhood is developed at a greater industrial density from the mid-70's.</i>	✓	
2. Zoning and uses of nearby property <i>Adjacent Uses: Commercial, Industrial, and Multifamily residential Adjacent Zoning: R-1, R-4, B-3, I-1</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 B-3 zoning. The property is located nearby a state highway and bounded on two sides by commercial development.</i>		✓
4. Extent to which removal of the restrictions will detrimentally affect nearby property <i>Nearby properties are unlikely to be detrimentally affected if the current zoning were to remain in place</i>	✓	
5. Length of time the property has been vacant as zoned <i>Vacant: <input checked="" type="checkbox"/> - Property has been vacant since the rail line was removed. Not Vacant: <input type="checkbox"/></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. In the event of the approval of the rezoning, this will allow the applicant to develop a multifamily residential complex on the property which would contribute to the economic development of the city via the addition of households within the City limits.</i>	✓	
7. Conformance to the Comprehensive Plan <i>Future Land Use Map Category: Commercial Comprehensive Implementation Strategy (Article 6): The proposed use is not compatible with the future land use designation.</i>		✓

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.

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

Staff Comments

The applicant is requesting a rezoning from B-3 – Regional Business District to R-4 – Multifamily Residential District. The applicant has proposed to rezone and then construct an expansion to the Santa Fe Townhomes complex immediately to the southwest on the subject property.

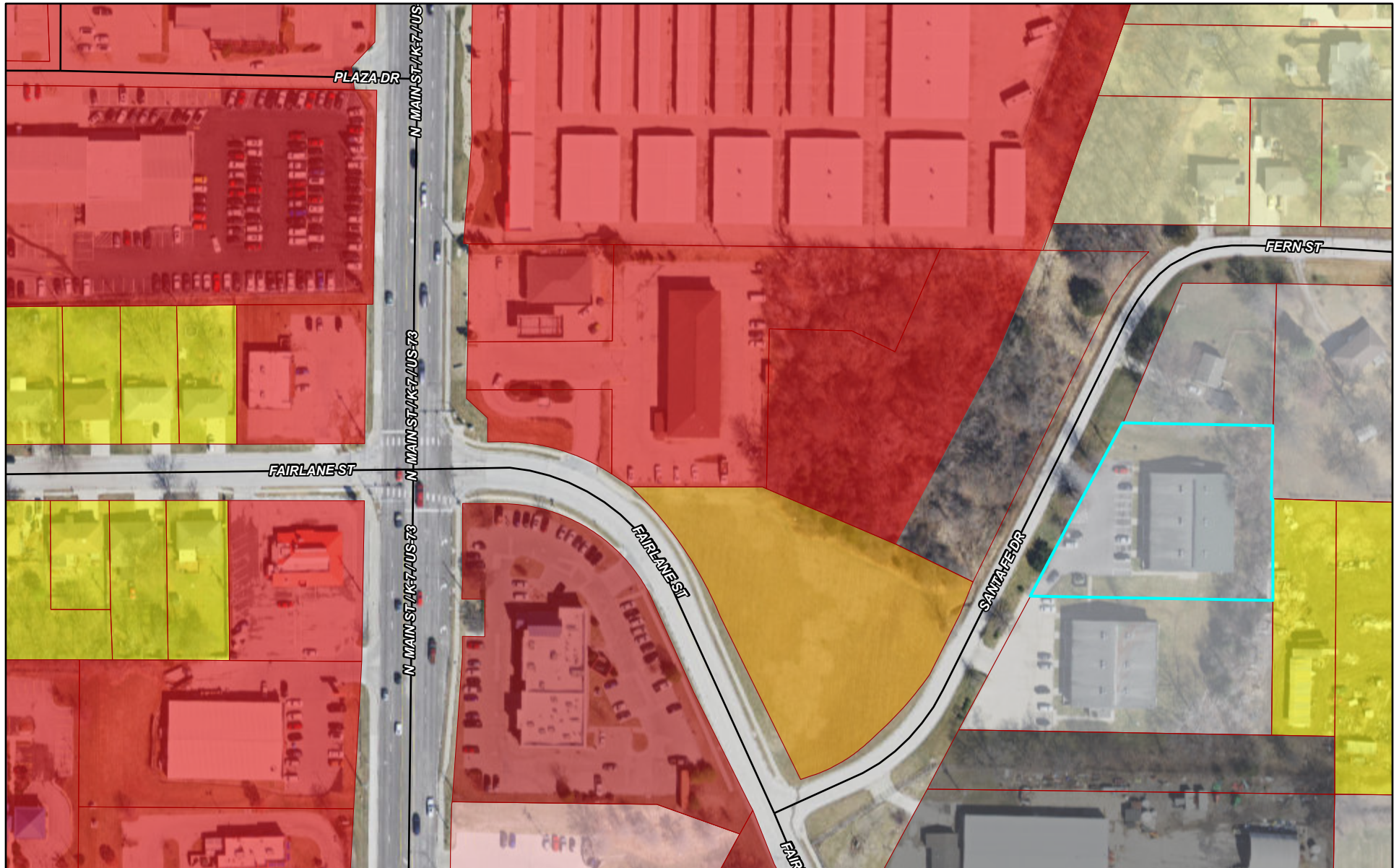
Notice of City Codes

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.

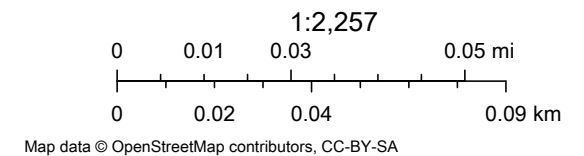
Attachments

1. Zoning Map
2. Future Land Use Map
3. Legal Description
4. Ordinance

2023-DEV-005 Zoning



May 11, 2023



2023-DEV-004 Future Land Use

Urban Growth Management Area



City Boundary



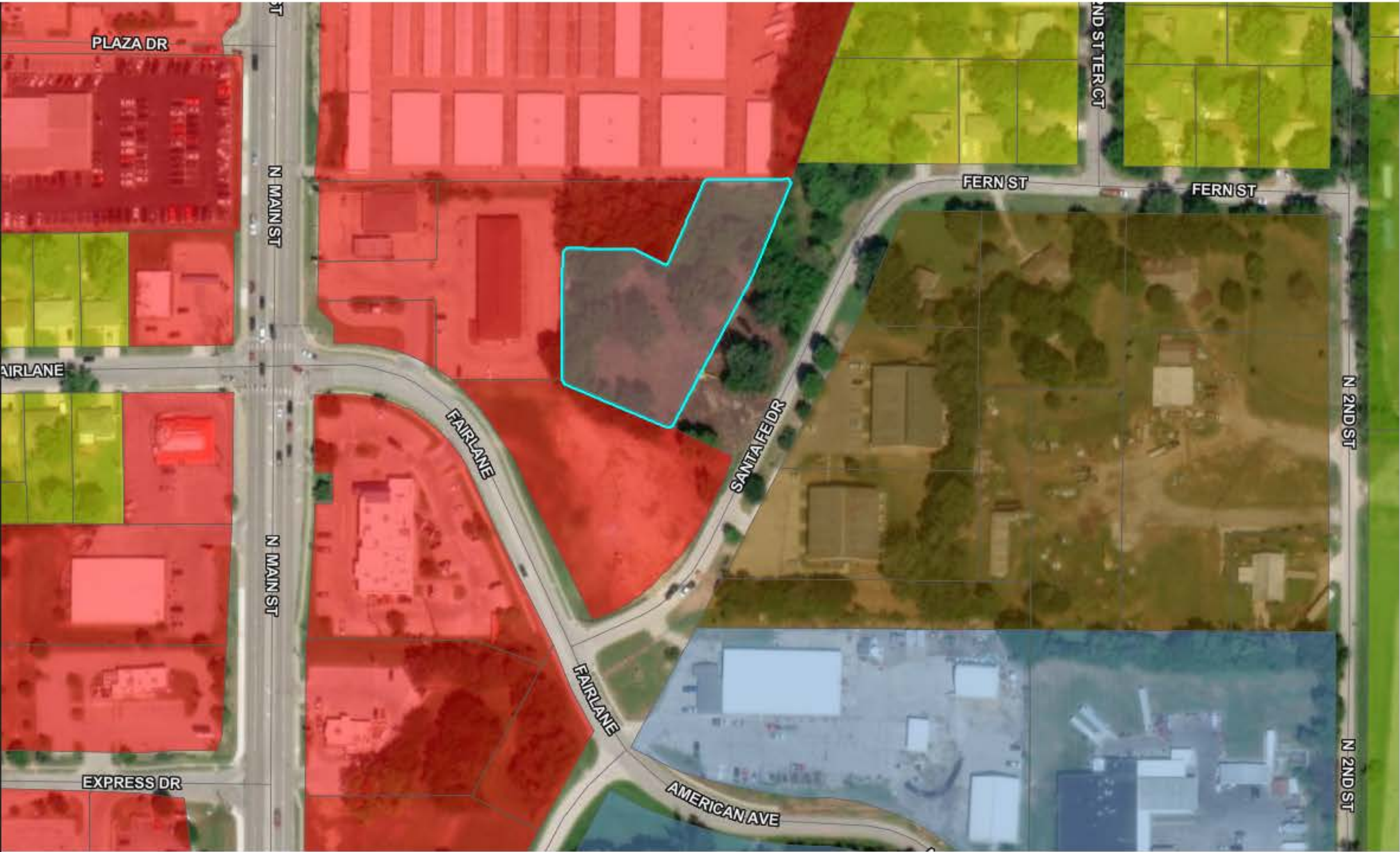
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Future Land Use

Future Land Use

- Airport
- Business Park/Light Industrial
- Civic
- Proposed from Civic to Single Family Residential
- Commercial
- High Density
- Proposed from High Density to Single Family Residential
- Medium Density
- Mixed Use
- Office
- Open Space Agriculture
- Parks
- Proposed from Parks to Single Family Residential
- Rural Residential
- Single-Family Residential



REZONING CHECKLIST

Checklist Completed by: Joshua Gentzler
Case No. 2023-DEV-004
Date Filed: April 3, 2023
Date Advertised: April 26, 2023
Date Notices Sent: April 26, 2023
Public Hearing Date: May 17, 2023

APPLICANT: Greenamyre Rentals, Inc

LOCATION OF PROPERTY: 00000 M Main St, 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 Residential/Commercial	R-1
South	Multifamily Residential	R-4
East	Multifamily Residential	I-1
West	Commercial	B-3

CHARACTER OF THE NEIGHBORHOOD: The area is a mix of Commercial and multifamily developments.

NEAREST EQUIVALENT ZONING:

LOCATION: South

CURRENT USE: Vacant

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 develop with residential uses. B-3 zoning does not allow for any residential development.
- 3. Are there adequate sites for the proposed use in areas already properly zoned?** No **If yes, where?** N/A

CONFORMANCE WITH COMPREHENSIVE PLAN:

- 1. Consistent with Development Policies?** The Comprehensive Plan shows this area as Commercial. The Comprehensive Plan defines Commercial uses as sites that are 5+ acres in size and support retail uses. The property is 1.8 acres in size and has been vacant for over 20 years.

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: Santa Fe Drive

2. Classification of Street(s):
Arterial _____ Collector _____ Local X

3. Right of Way Width: 30' Santa Fe Drive

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 development plan or plat to divide the property before development.

2. Properly Sized Street Right of Way? The existing Right of Way along Santa Fe Drive was found to be sufficient by the Public Works Department.

3. Drainage Easements? Drainage easements will be considered under the submitted preliminary plat or preliminary development plan.

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