

Curtis & Jessamyn Buckler
13749 McIntyre Road
Leavenworth, Kansas 66048
jessamyn@1stcitysteel.com
3/19/2025

Lansing Planning Commission
Lansing, KS

Dear Lansing Planning Commissioners,

We are writing to express our strong oppositions to the proposed rezoning of Epic Estates. After careful consideration of the potential impacts, we believe that this change would be detrimental to our community and contrary to the best interests of Lansing residents.

First and foremost, the added congestion to McIntyre Road as well as 7-highway is a significant concern. As it stands, the traffic flow on McIntyre Road is already challenging, and introducing more development will only exacerbate the situation. Many of us have experienced the difficulty of making safe right-hand turns onto McIntyre Road from northbound 7-Highway, particularly during peak travel times. Increased traffic from the proposed development will create further hazards for drivers.

Secondly, maneuvering the median crossover can pose challenges for drivers, specifically commercial vehicles as they are unable to safely cross and wait in the median as their vehicles are too long. With part of this development being an I-1 zone, this is a major concern and risk factor. The City Administrator and Community & Economic Development Director will state that a traffic study will be conducted in conjunction with KDOT. While these studies are valuable and are conducted for a reason, it is important to also take into consideration residents' everyday experiences. It should also be noted that the intersection of McIntyre & 7 is also highly saturated with high school students navigating the road at the end of the school day.

Lastly, the proposed rezoning does not align with the City's comprehensive plan and future land use map as documented in the 2030 packet. The planning documents serve as a guide for the sustainable growth and development of our community, and it is imperative that any changes to zoning respect and adhere to these established frameworks. Moving forward with this rezoning would set a concerning precedent that undermines our long-term planning efforts and the vision for Lansing's future.

In conclusion, we urge you to consider the potential negative impacts of the rezoning of Epic Estates on our community. The traffic congestion and deviation from our comprehensive plan are all compelling reasons to oppose this proposal. We kindly ask you to prioritize the well-being and safety of Lansing residents in your deliberations.

Thank you for your attention to this matter.

Sincerely,

Curtis & Jessamyn Buckler