

Project Facts

Applicant

Herring Surveying

Owner

Daniel Hayslett & J Jesus Delgado Ayala

Address

114 W Gilman Road & 1104 S Main Street

Property ID

107-25-0-00-00-179.00

Zoning

A-1 Agriculture District & B-2 General Business District

Future Land Use

Commercial & Open Space
Agriculture

Land

8.08 acres

Building

Existing: 1 Residential, 3
Agricultural
Proposed: No additional

Requested Approvals

Preliminary & Final Plat



Summary

The applicant is requesting the approval of a Preliminary and Final plat for the LCHS Hayslett Replat subdivision, which will replat a Lot 1 of LCHS Hayslett Subdivision. These plat, if approved, will create two lots:

- Lot 1 – 7.49 acres
- Lot 2 – 0.59 acres

And enable the current owner to sell Lot 2 to the property owner immediately north of Lot 2 at 1024 S Main Street. The City Council approved an amendment to the Zoning Map to enable this division at the March 6th, 2025 meeting.

Discussion points from Checklist

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

Preliminary Plat

- Item 3 – Physical copies of the plat were not submitted.
- Item 6– Letters from utilities were not requested due to the proposed plat being located an existing area with utility service already in place. Lan-Del and Kansas Gas did not respond to the request for review.

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

Comments on this preliminary plat have not been addressed to date but can be during the process of moving from preliminary to final plat.

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. This adds an additional commercially zoned property to the City.
- 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-2 General Business District. All proposed lots have the potential to provide building sites conforming to City zoning requirements.
- 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 on the preliminary plat.
- 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 Preliminary and 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 no items outstanding other than those listed in specific sections within this report.

Public Works / City Engineer:

- Flood Plain
 - Staff added a note to the restrictions that Lot 2 is “nearly 100% in the FEMA Flood Plain and subject to flood plain regulations.

Wastewater:

- None

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

Recommendation

Staff recommends approval of Cases 2024-DEV-008 & 009, LCHS Hayslett Replat Preliminary & Final Plat.

Action Options

“I move to _____.”

1. Approve Cases No. 2024-DEV-008 & 009; or
2. Conditionally approve Cases No. 2024-DEV-008 & 009 for specified reason[s]; or
3. Deny Case No. 2023-DEV-009 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.

**CHECKLIST FOR COMPLETENESS
OF
APPLICATION FOR PLANNING COMMISSION
REVIEW AND APPROVAL
OF
PRELIMINARY PLAT
FOR**

**LCHS Hayslett Replat
(Name of Subdivision)**

**Joshua Gentzler
Person Completing Checklist**

**3/12/2025
Date**

COMPLETION OF THIS CHECKLIST IN NO WAY CONSTITUTES AN EVALUATION OF THE MERITS OR ACCURACY OF THE PLANS, DESIGN OR ENGINEERING OF THE PRELIMINARY PLAT. THIS STEP IS INTENDED ONLY AS AN ADMINISTRATIVE REVIEW OF THE COMPLETENESS OF THE APPLICATION FOR APPROVAL BEFORE IT UNDERGOES STAFF EXAMINATION BY THE CITY ENGINEER FOR HIS RECOMMENDATION TO THE PLANNING COMMISSION.

PRELIMINARY PLAT CHECKLIST

	<u>YES</u>	<u>NO</u>
1. Filing fee present in proper form and amount.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Plat received at least 30 days prior to meeting at which it is to be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. One (1) hard copy of plat has been provided, along with an electronic copy provided to the Community and Economic Development Department.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Plat shows vicinity map or one (1) hard copies of vicinity map received.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Certificate of ownership of entire tract to be platted is submitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Letter of review from each utility company affected is present (Lan-Del Water District, Kansas Gas Service, Westar Energy).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Preliminary grading and drainage plan containing the following is present:		
A. Location and size of storm sewers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Existing and proposed land elevations and contours.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Necessary widths of all open drainage ways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. PRELIMINARY PLAT CONTAINS:		
A. Proposed name of subdivision (Which does not duplicate or closely resemble existing one.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Location of boundary lines of the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Reference to section of quarter section lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Names and addresses of the developer, the owner and the engineer or land surveyor who prepared the plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Legal description of subdivision, including section, township, range, principal meridian, county and acreage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Scale (1" = 100' or larger)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. EXISTING CONDITIONS:		
1. Location, width and name of platted streets or other public ways, railroads and utility rights-of-way, parks and other public open spaces and permanent buildings within or adjacent to the proposed subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. All existing sewers, water mains, gas mains, culverts, or other underground installations, within or adjacent to the proposed subdivision, with pipe size and man-holes, grades and location.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Preliminary Plat Checklist
Page 2

		<u>YES</u>	<u>NO</u>
3.	Names of adjacent subdivisions together with arrangements of streets and lots and owners of adjacent parcels of unsubdivided land.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Topography (unless specifically waived) with contour intervals of not more than two feet, referred to City or U.S.G.S. datum; where the ground is too flat for contours, spot elevations shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	Location of water courses, bridges, wooded areas, lakes, ravines and such other features as may be pertinent to the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Current zoning classification and proposed use of the area being platted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H.	The general arrangements of lots and their approximate size.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I.	Location and width of proposed streets, alleys, and pedestrian ways and easements to accommodate drainage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J.	The general plan of sewage disposal, water supply and drainage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
K.	Location and size of proposed parks, playgrounds, churches, school sites or other special uses of land to be considered for reservation or dedication for public use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
L.	Gross acreage of the subdivision; acreage dedicated to streets and other public uses; total number of buildable lots; maximum and average lot sizes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**CHECKLIST FOR COMPLETENESS
OF
APPLICATION FOR PLANNING COMMISSION
REVIEW AND APPROVAL
OF
FINAL PLAT
FOR**

**LCHS Hayslett Replat
(Name of Subdivision)**

Joshua Gentzler
Person Completing Checklist

3/12/2025
Date

COMPLETION OF THIS CHECKLIST IN NO WAY CONSTITUTES AN EVALUATION OF THE MERITS OR ACCURACY OF THE PLANS, DESIGN OR ENGINEERING OF THE FINAL PLAT. THIS STEP IS INTENDED ONLY AS AN ADMINISTRATIVE REVIEW OF THE COMPLETENESS OF THE APPLICATION FOR APPROVAL BEFORE IT UNDERGOES STAFF EXAMINATION BY THE CITY ENGINEER FOR HIS RECOMMENDATION TO THE PLANNING COMMISSION.

FINAL PLAT CHECKLIST

	<u>YES</u>	<u>NO</u>
1. Preliminary Plat has been approved.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. One (1) hard copy has been provided, along with an electronic copy either emailed, delivered on a USB Drive, or uploaded, to the Community and Economic Development Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Material is submitted at least fourteen (14) days prior to Planning Commission meeting at which it is desired to be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Original copy contains names and duly acknowledged and notarized signatures of the owner(s) of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Final Plat is drawn at scale of at least 1" = 200'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Size of sheet on which final plat is prepared is at least 36 inches by 24 inches. If more than one sheet required, all are same size and index map is provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. FINAL PLAT CONTAINS:		
A. Name of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Location, including section, township, range, county and state	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Location and description of existing monuments or benchmarks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Location of lots and blocks with dimensions in feet and decimals of feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Location of alley, street and highway rights-of-way, parks and other features including radii on curves with dimensions in feet and decimals of feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Clear numbering for all lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Clear numbering or lettering.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Locations, widths and names of all streets and alleys to be dedicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I. Boundaries and descriptions of any areas other than streets to be dedicated or reserved for public use. (If applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. Minimum area and associated minimum elevation for the building on each lot (building site). (If requested by Planning Commission)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Final Plat Checklist

Page 2

		<u>YES</u>	<u>NO</u>
K.	Building setback lines along all streets, with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
L.	Name, signature, seal of licensed engineer or registered land surveyor preparing plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
M.	Scale of plat, (shown graphically) date of prep and north point.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
N.	Statement dedicating all easements, streets, alleys and all other public areas not previously dedicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	A copy of any restrictive covenants applicable to the subdivision is provided. (N/A if not applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Required certifications/acknowledgements are present:		
A.	Certificate signed and acknowledged by all parties having any record, title or interest in the land subdivided, and consenting to the preparation and recording of said subdivision map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B.	Certificate (as above) dedicating or reserving all parcels of land shown on the final plat and intended for any public or private use including easements, and those parcels which are intended for the exclusive use of the lot owners of the subdivision, their licensees, visitors, tenants and servants.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Certificate of responsibility by registered land surveyor preparing final map, accompanied by seal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D.	Certificate(s) signed by City Clerk and County Treasurer that all taxes and special assessments due and payable have been paid.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E.	Notary acknowledgement in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F.	Endorsement by Planning Commission in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G.	Public use acceptance by Governing Body in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LCHS HAYSLETT REPLAT

A Replat of Lot 1, LCHS HAYSLETT SUBDIVISION,
City of Lansing, Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
HAYSLETT, DANIEL P & JALISA AYALA, J JESUS DELGADO
114 W GILMAN RD 1024 S MAIN ST
LANSING, KS 66043 LANSING, KS 66043
PID # 107-25-0-00-00-179

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: LCHS HAYSLETT REPLAT.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E) or "Drainage Easement" (D/E).

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest not shown on this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors and assigns of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the City of Lansing, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

IN TESTIMONY WHEREOF
We, the undersigned proprietor has hereunto subscribed its hand.

OWNERS:

Daniel P. Hayslett Jaysela Hayslett

J Jesus Delgado Ayala PID # 107-25...009

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came Daniel P. Hayslett and Jaysela Hayslett, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC
My Commission Expires: _____ (seal)

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came J Jesus Delgado Ayala, a single person to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
This Plat of LCHS HAYSLETT REPLAT has been submitted and approved by the Lansing Planning Commission this _____ day of _____, 2025.

Chairman - Jerry Gies Secretary - Melissa Baker

This Plat approved by the City Council of Lansing, Kansas, this _____ day of _____, 2025.

Mayor - Anthony R. McNeill Attest: City Clerk - Tish Sims, CMC

Director of Public Works - Michael Spickelmier, P.E. Director of Community & Economic Development
Joshua Gentzler, AICP

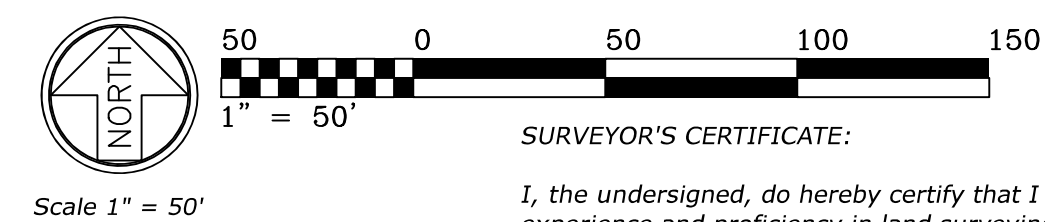
City Attorney - Gregory Robinson

I hereby certify, as the County Treasurer of Leavenworth County, Kansas, that all taxes and special assessments due and payable on the foregoing subdivision have been paid on this _____ day of _____, 2025.

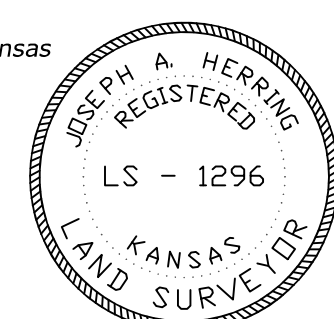
Leavenworth County Treasurer - Caleb Gordon

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2025 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

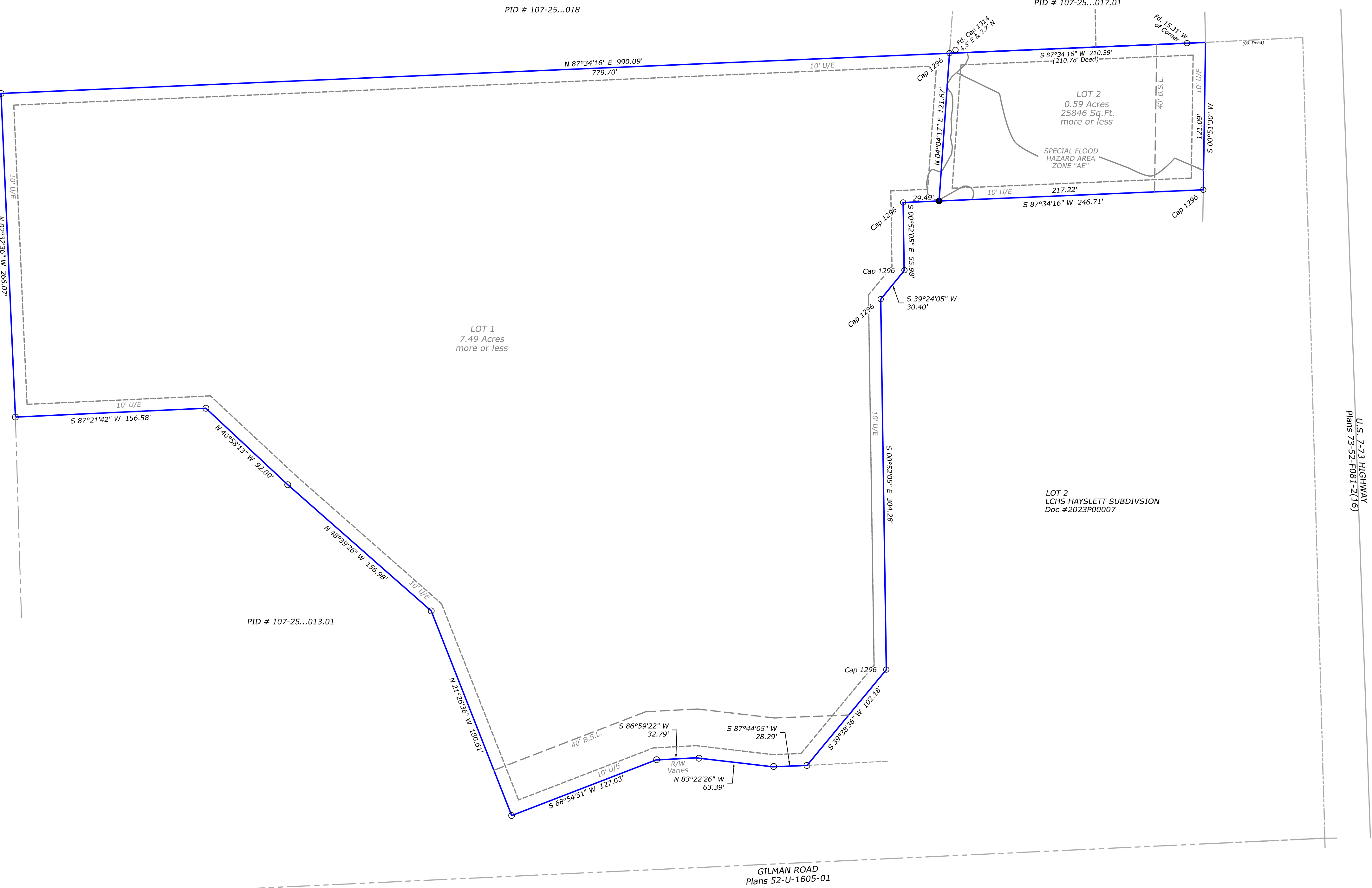
Register of Deeds - TerriLois G. Mashburn



23V
South 1/4 Corner
Section 25-9-22
2" x 8" Stone marked with 2" Alum. Cap



BY: _____
Joseph A. Herring, KS PS # 1296



RESTRICTIONS:
1) Lot 1 is limited to a single entrance.
2) Access to Kansas Highway 7-73 is controlled by KDOT.
3) Lot 2 is nearly 100% in the FEMA Flood Plain and subject to flood plane regulations, preventing the build of any future home on this lot.

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1 : 258325, 8.08 Acres, more or less
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Benchmark - NAVD88
Project Benchmark (BM) - Top Center Manhole - 850.18'
8) Easements listed in the title commitment are existing and not shown hereon.
9) Property is in a Special Flood Hazard Area Zone AE per FEMA FIRM Map 20103C0232G dated July 16, 2015
10) Survey Reference:
(D/GW) - D.G.White LS-356 Survey
LCHS HAYSLETT SUBDIVISION - Doc #2023P00007

Job # K-24-1317
October 13, 2024 Rev. 1/31/25
J. Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@jeanmash.com

ZONING:
LOT 1
A-1 Agricultural District
LOT 2
B-3 Regional Business District

I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363
County Surveyor

U.S. 7-73 HIGHWAY
Plans 75-22-1081-Z(16)

LCHS HAYSLETT REPLAT

A Replat of Lot 1, LCHS HAYSLETT SUBDIVISION,
City of Lansing, Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
HAYSLETT, DANIEL P & JALISA
114 W GILMAN RD
LANSING, KS 66043
PID # 107-25-0-00-00-179

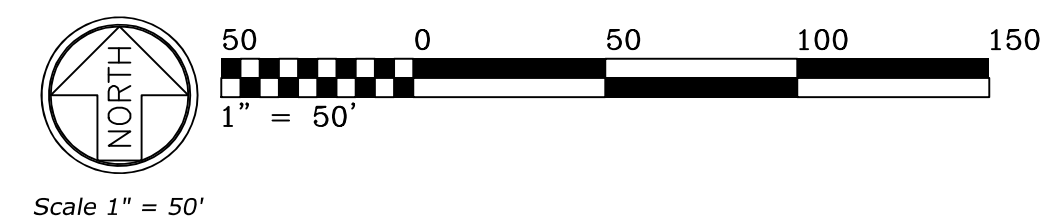
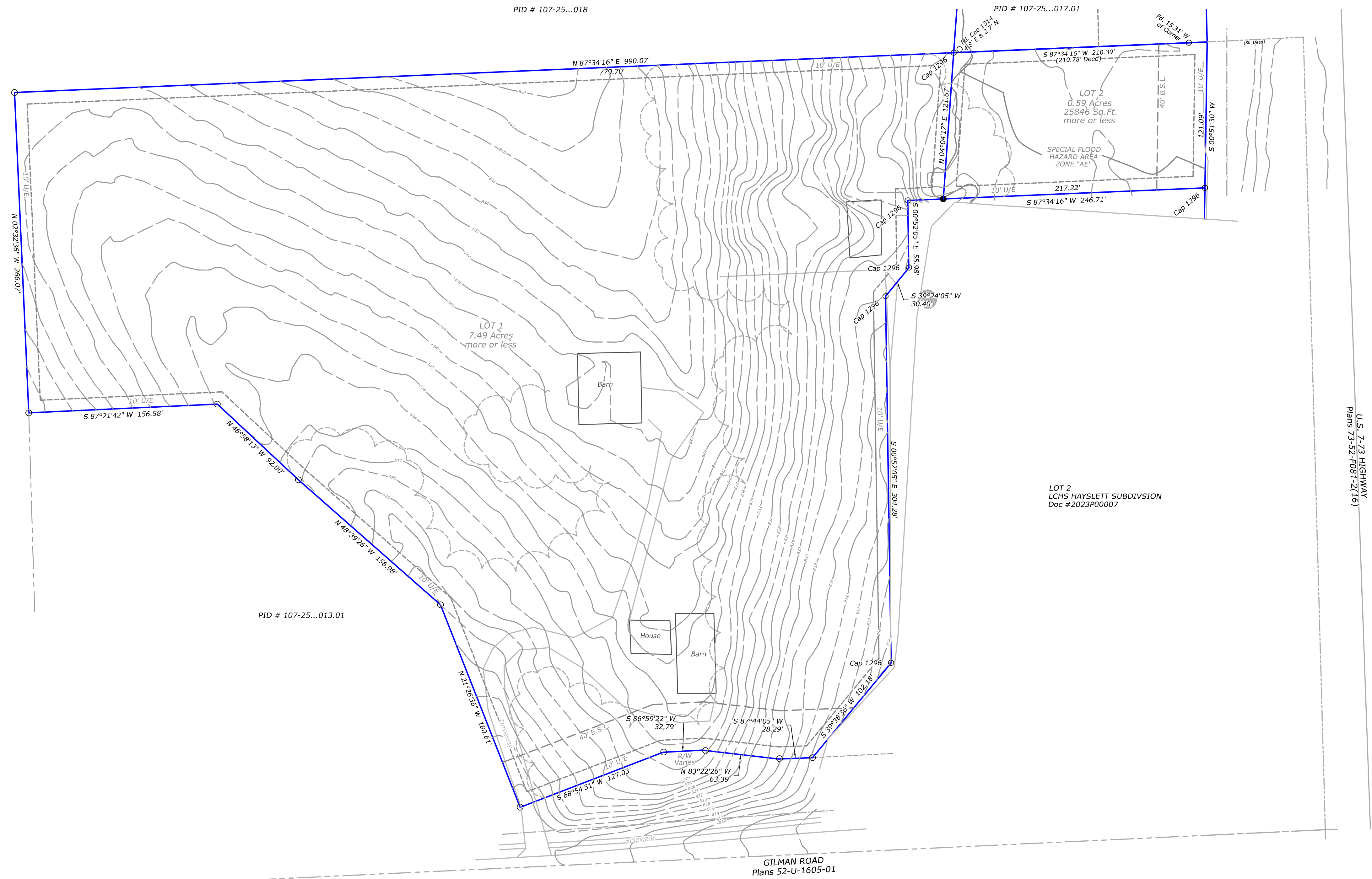
AYALA, J JESUS DELGADO
1024 S MAIN ST
LANSING, KS 66043

RECORD DESCRIPTION:
Lot 1, LCHS HAYSLETT SUBDIVISION, City of Lansing, Leavenworth County, Kansas.



RESTRICTIONS:
1) Lot 1 is limited to a single entrance.
2) Access to Kansas Highway 7-73 is controlled by KDOT.
3) Lot 2 is nearly 100% in the FEMA Flood Plain and subject to flood plain regulations, preventing the build of any future home on this lot.

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10) Survey References:
(D.G.W) - D.G.White LS-356 Survey
LCHS HAYSLETT SUBDIVISION - Doc #2023P00007
11) Current Use of Lots - Agriculture and Residential
Proposed Use of Lots - Lot 1 - Agriculture and Residential, Lot 2 - Business
12) Max Lot Size - 7.49 Acres, Min. Lot Size - 0.59 Acres, Average - 4.04 Acres
13) Proposed 2 Buildable Lots - Lot 2 see plat restriction #3.



23V
South 1/4 Corner
Section 25-9-22
- 2" x 8" Stone marked with 2" Alum. Cap

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found Cap No. 356, unless otherwise noted.
R/W - Permanent Dedicated Roadway
NS - Not Set this survey per agreement with client
POB - Point of Beginning
POC - Point of Commencing

ZONING:
LOT 1
A-1 Agricultural District
LOT 2
B-3 Regional Business District