

1. It is worth noting the Preliminary Plat lays out four total lots, whereas the Final Plat establishes two lots. The Preliminary Plat highlights how the property could be laid out in the future, while the Final Plat would only establish one additional lot as a result of this action.
2. Immediately west of this parcel is a .9 acre parcel owned by the City of Lansing. This parcel is 60' wide, and should have been right of way in the past. This plat lists this parcel as 60' right-of-way (Root Lane). This will clean up access to a potential residential property directly north that could be developed in the future and is currently for sale. Mr. Root stated this was dedicated to the City of Lansing at some point in the 1990s for future ROW. Staff is not sure at this time why it was classified as a land parcel and not ROW at that time.
3. The right-of-way listed as Root Lane would eventually line up with South Valley Drive approximately 1,400' to the north, so the right-of-way should be renamed South Valley Drive
4. 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 Root Lane (South Valley Drive) is built, the North/South portion of the driveway would cease to exist and the homes would be accessed off of a public street, making the lots and driveways less deep.
5. Consideration should be given to the status of the sewer line. Sewer service for the future lot(s) would be dependent upon sewer service at 292 W Gilman (existing home). For instance, problems with roots/oil, etc, could adversely impact sewer service for future lots to the north. This would not be a common practice now. Staff would have greater concern if the final plat listed all three new lots instead of one new additional lot.

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.

Department/Category Here

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
- Matthew R. Schmitz, MPA, Previous Director of 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 Preliminary Plat for J.K. Root, outlining the potential for three additional lots to the north of the existing home in the future. Subsequently, staff recommends approval of the Final Plat for J.K. Root creating one new lot directly north of the existing home.