

## 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