

### Project Facts

**Applicant**

Michael Reilly  
Reilly Development, LLC

**Owner**

Reilly Development

**Address**

00000 De Soto Road

**Property ID**

106-13-0-30-03-004.00

**Zoning**

A-1 (Agricultural District)

**Future Land Use**

Medium Density

**Land**

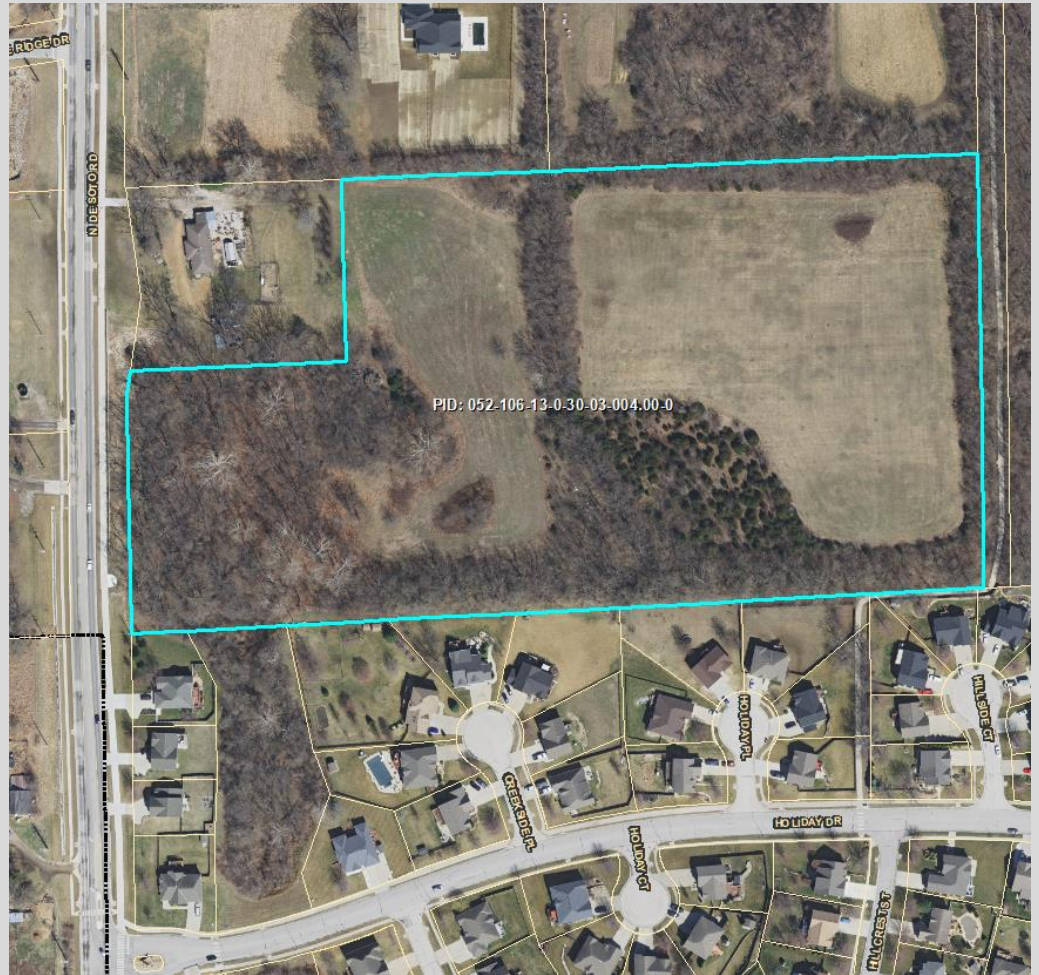
735,893 SF (16.9 acres)

**Building**

Existing: N/A  
Proposed: Single-Family  
Residential

**Requested Approvals**

Rezoning



### Project Summary

#### Summary

The Applicant proposes to rezone a 16.9-acre tract of land from A-1 to R-2. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Medium Density. The applicant is proposing to develop the property as a continuation of the Fairway Estates subdivision. The property has access to North De Soto Road. The rezoning would grant the ability to create 6,000 sq. ft. minimum single-family Residential lots, as per **UDO Article 4.03 Permitted Uses**.

The CED office has had less than 10 conversations with residents concerning this application.

## 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.

## 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
<b>1. Character of the neighborhood</b> <i>Density: Surrounding parcels range in size from 0.2 acres to 76.3 acres in size.                      The average size of parcel is 5.7 acres in size.                      The surrounding residential properties within City limits average 1.8 Dwelling Units per Acre.                      Character: The neighborhood consists of Single-family residential and Agricultural uses.</i>	✓	
<b>2. Zoning and uses of nearby property</b> <i>Adjacent Uses: Single-Family Residential &amp; Agricultural                       Adjacent Zoning: A-1, R-1, R-2, PUD</i>	✓	
<b>3. Suitability of the Property for the uses to which it has been restricted</b> <i>The Property is suitable for the land uses restricted by A-1 zoning.</i>		✓
<b>4. Extent to which removal of the restrictions will detrimentally affect nearby property</b> <i>Nearby properties are unlikely to be detrimentally affected if the current zoning were to remain in place</i>	✓	
<b>5. Length of time the property has been vacant as zoned</b> <i>Vacant: <input checked="" type="checkbox"/> - Property has been vacant since at least 1941.                      Not Vacant: <input type="checkbox"/></i>		
<b>6. Relative gain to economic development, public health, safety and welfare</b> <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 single-family residential subdivision on the property which would contribute to the economic development of the city via the addition of households within the City limits.</i>	✓	
<b>7. Conformance to the Comprehensive Plan</b> <i>Future Land Use Map Category: Medium Density                      Comprehensive Implementation Strategy (Article 6): The proposed use is not compatible with the future land use designation.</i>		✓

## 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 A-1 –Agricultural District to R-2 – Single-Unit Residential District. The applicant has proposed to rezone and then subdivide this parcel, and the parcel in the northwest corner of the parcel to build an estimate 45-50 home expansion of Fairway Estates.

## 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 Case No. 2023-DEV-005, Fairway Estates Expansion Rezone, at 00000 N De Soto Road.

## Action Options

1. Recommend approval of Case No. 2023-DEV-005 to the City Council; or
2. Recommend denial of Case No. 2023-DEV-005 to the City Council for specified reasons; or
3. Continue the public hearing to another date, time and place.

## Attachments

1. Zoning Map
2. Future Land Use Map