

REZONING CHECKLIST

Checklist Completed by: Joshua Gentzler
Case No. 2023-DEV-005
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Public Hearing Date: May 17, 2023

APPLICANT: Reilly Development LLC

LOCATION OF PROPERTY: 00000 De Soto Road, Lansing, KS 66043

PRESENT ZONING: A-1 **REQUESTED ZONING:** R-2

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	A-1
South	Single-Family Residential	R-1
East	Undeveloped	R-2
West	Single-Family Residential	A-1

CHARACTER OF THE NEIGHBORHOOD: The area is generally developed with single-family residential neighborhoods branching east off of DeSoto Road. Lots to the north of the subject property have been developed as large lot single-family residential properties.

NEAREST EQUIVALENT ZONING:

LOCATION: East
CURRENT USE: Single-family residential

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 the property at a density of not allowed with the A-1 district. A-1 district requires 1 acre minimum sized lots.
- 3. Are there adequate sites for the proposed use in areas already properly zoned?** Yes **If yes, where?** Immediately west. This development would provide greater connectivity for the existing and proposed Fairway Estates subdivision.

CONFORMANCE WITH COMPREHENSIVE PLAN:

- 1. Consistent with Development Policies?** The Comprehensive Plan shows this area as medium density. The Comprehensive Plan defines medium density residential as 5-12 units per acre, so this request is not consistent with the Comprehensive Plan.
- 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:** N De Soto Road
- 2. Classification of Street(s):**
Arterial Collector _____ Local _____
- 3. Right of Way Width:** 30' N De Soto Road
- 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 plat to divide the property before development.
- 2. Properly Sized Street Right of Way?** The existing Right of Way along N De Soto Road was found to be sufficient by the Public Works Department.
- 3. Drainage Easements?** Drainage easements will be considered under the submitted preliminary plat.
- 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