

**Project Facts**

**Applicant**

Brian & Lisa Rees  
 John & Donna Scanlon

**Address**

1217 S De Soto Road  
 1227 S De Soto Road

**Property ID**

107-36-0-20-02-002.00-0  
 107-36-0-20-02-003.00-0

**Zoning**

A-1 Agricultural District

**Future Land Use**

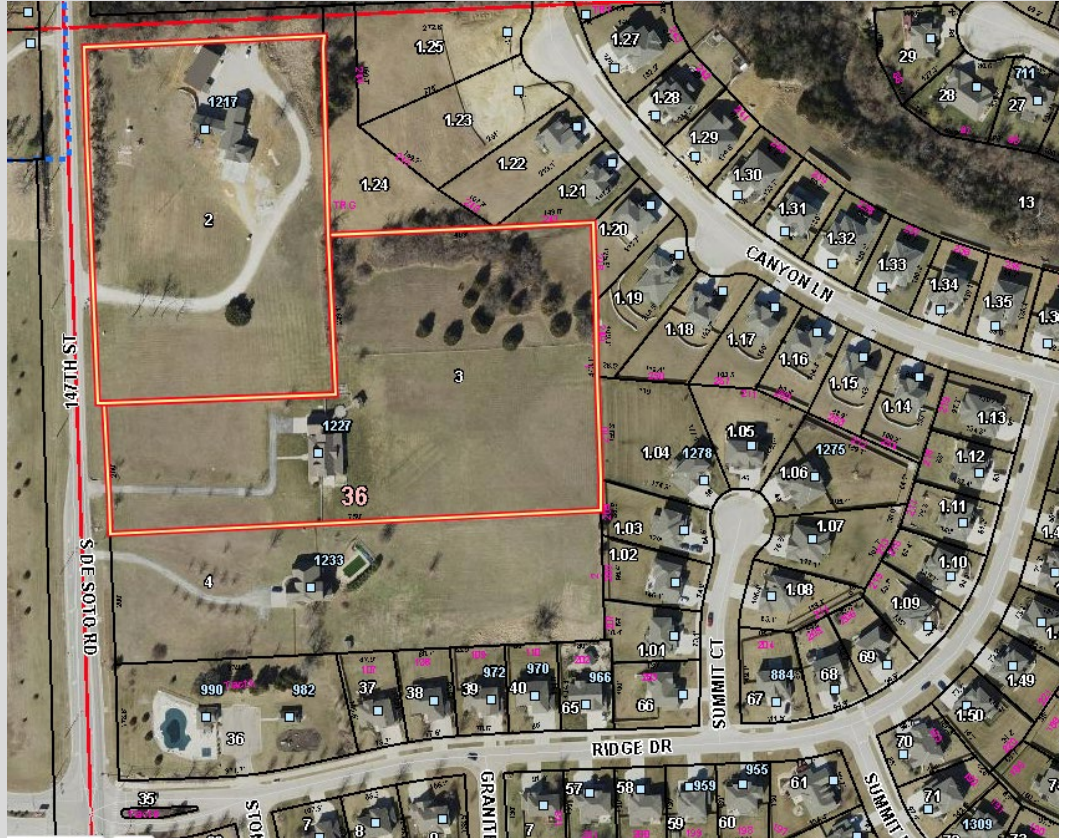
Single-Family Residential

**Land**

456,509 SF (10.48 acres)

**Requested Approvals**

Preliminary Plat



**Summary**

Brian & Lisa Rees, owners of property at 1217 S De Soto Road, and John & Donna Scanlon, owners of property at 1227 S De Soto Road, have applied for approval of a preliminary plat for the Reeslon Addition subdivision, which will replat an existing unplatted tract (1217 S. De Soto Road) and Lot 1 (1227 S. De Soto Road) of Southern Hills Subdivision Plat 2. This preliminary plat, if approved, will allow the property owners to continue the platting process and apply for a Final Plat, which will subdivide approximately 10.48 acres from the existing two lots into three allowing for the potential future construction of a single-family home between the two existing homes along De Soto Road. No modification of zoning is being requested in association with this preliminary plat, however City Staff did request additional right-of-way in front of 1217 S De Soto Road to extend the right of way in this area so that it is uniform between the properties on the east side of De Soto Road.

A public notice for the review of this plat should have been published in the *Leavenworth Times* on February 22, 2022. Unfortunately, Staff did not get the notice to the paper in time for that to occur. Staff researched to determine if there is a Kansas State Statute that required this notice and found no such statute. In an effort to be as transparent as possible though, Staff immediately requested this to be published in the *Leavenworth Times* on March 12, 2022, and March 15, 2022. Additionally, even though it is not required by the Unified Development Ordinance, staff has requested an additional notice of Final Plat be published on March 29<sup>th</sup> in preparation for the Final Plat to be presented at the April Planning Commission meeting.

## Discussion points from Checklist

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

- Item 6 – Letters from utilities were not requested due to the proposed plat being located an existing area with utility service already in place. The Preliminary Plat shows existing water, gas, telecommunications, and staff field verified that electric services are in place.
- Item 7A. – There are no storm sewers or culverts shown on the preliminary plat, however none are expected to be needed.
- Item 7C. – There are no widths indicated for drainage ways, nor are there easements shown for drainage ways, however none are expected to be needed.
- Item 8G5. – There are none of these items shown, however none are believed to be present.
- Item 8I. – There are no easements shown for drainage, utility easements are shown.
- Item 8K. – There are no proposed parks, playgrounds, churches, school sites, or other special uses of land shown – and none are planned for this replat.
- Item 8L. – This information is not shown on the plat. Typically, this should be shown in a tabular format.

## 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 has defined this area as future single-family residential use ranging from 8,000 s.f. to 1 acre+ lots. The current use conforms with the future land use map.
- 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 A-1 Agricultural District, with a minimum lot size of 1 acre. 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 plat. Due to this being a small infill development, a Storm Water report has not been requested at this time, however the plat included does have comments that need to be addressed regarding stormwater runoff from the property.
- 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:**

- Access
  - Staff has added a request for a note / restriction to be shown on the plat stating that Lots 1 & 2 will share existing access to 147<sup>th</sup> Street, and no additional access points will be allowed in the future.
- Stormwater
  - Staff has outlined a request for a statement or letter that affirms compliance with the City's no net increase in stormwater runoff from the property. The statement or letter will need to specifically address that no adverse impacts will be placed upon the houses of the Rock Creek Ridge 4<sup>th</sup> Plat subdivision which is adjacent to these lots.
- Traffic
  - A Traffic Impact Analysis was not provided nor requested.

**Wastewater:**

- There is existing sewer on the east edge of Lot 2. Lots 1 and 3 will remain septic so long as their systems do not critically fail. Lot 2 will be required to connect to the existing sanitary sewer that is in the area.

**Acknowledgments**

The following City of Lansing staff members reviewed this project and provided information for this report:

- Matthew R. Schmitz, MPA – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer
- Anthony Zell, MBA – Director, Wastewater

## 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 that the Planning Commission approve the Preliminary Plat subject to the items contained in this report, so that the applicant may move to Final Plat development and submittal.