

## Project Facts

## Applicant

AECOM

Christina Lewis

## Owner

Epic Estates 3 LLC & KRE12 LLC

## Address

Parcel: 811 4-H Road

Actual: 00000 S Desoto

## Property ID

107-25-0-00-00-175.00

## Zoning

## A-1 Agricultural District

## Future Land Use

## Single-Family Residential

## Land

Site: 0.89 acres

Total parcel: 138.7 acres

## Building

**Existing:** None

**Proposed:** Commercial/Industrial structures

### Requested Approvals

## Conditional Use Permit & Site Plan



Figure 1 Location (orange diamond) estimated

## Project Summary

## Summary

The Applicant proposes to develop an In-line Amplifier Shelter (ILA) as a part of a fiber optic network. The City Classifies this usage as a “Public Utility Facility – Minor”. The applicant will utilize a site less than 1 acre and construct/place 4 or fewer structures utilized to strengthen transmission signal along a fiber optic network line that will run along De Soto Road. The applicant is asking for a Conditional Use Permit and Site Plan approval in preparation for future development of this property. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property’s usage as Single-Family Residential. The approval of these requests would grant the applicant the ability to construct this facility on an easement granted by the property owner.

## 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

Please see the attached checklist for a discussion of the factors as listed in **2.07 Conditional Use Permits**.

## 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
- Joe Gates – Fire Chief

## Staff Comments

### **Community & Economic Development**

As of the writing of this report, there is one outstanding question from CED regarding the gate dimensions.

The Director reviewed this site plan application for the following:

1. In general, any site plan in compliance with all requirements of this code shall be approved.
  - a. **Article 4 Zoning Districts & Use Standards**
    - i. *The site plan is in compliance with standards found in **Table 4-1 General Development Standards** and uses outlined in **Table 4-2 Table of Uses**.*
  - b. **Article 6 Site & Landscape Standards**
    - i. **6.03 Landscape Design**
      1. *In compliance.*
    - ii. **6.04 Buffers & Screening**
      1. *In compliance.*
  - c. **Article 7 Access & Parking Standards**
    - i. *In compliance*
2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
  - The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the code and will not negatively impact the function and design of rights-of-way or adjacent property.
    - *The site appears to be capable of accommodating the proposed development based on the Unified Development Code.*
  - The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.
    - *Proposed site arrangement and landscape design is adequate for the site and context.*
  - The architecture and building design use quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

- *The proposed architectural style and building materials appear to be appropriate for the site.*
  - The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features, or site design elements.
    - *The proposed design appears to be appropriate for the location.*
  - Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.
    - *As of this time, Staff is unaware of additional conditions.*
3. The application meets the criteria for all other reviews needed to build the project as proposed.
- *Official review is underway by other appropriate City Departments, including Public Works and Wastewater. Fulfillment of all criteria as outlined in the UDO and/or granted through this application will be required before a building permit can be issued for this project.*
4. The recommendations of professional staff.
- *Staff recommends conditional approval of this site development plan.*

### Notice of City Codes

The Property Owner 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 Property Owner is also subject to all applicable Federal, State, and local laws.

### Recommendation

Staff recommends **approval** of Case No. 2025-DEV-011 ILA Shelter Site Plan.

Staff recommends **approval** of Case No. 2025-DEV-013, ILA Shelter, at 00000 S De Soto with the following conditions:

1. This Conditional Use Permit shall be valid for a period of five (5) years from the date of approval. Continuation beyond that date shall require renewal by the Governing Body following review and recommendation by the Planning Commission
2. The site shall be maintained in good condition, free of debris, weeds, or abandoned equipment. Fencing, landscaping, and screening shall be kept in good repair.
3. The site maintains compliance with all property maintenance requirements as outlined in Lansing’s Municipal Code.
4. Landscaping shall be maintained at the cost and responsibility of the either the property owner or organization who owns the site.
5. This facility shall operate in a manner that does not create noise, vibration, or other impacts perceptible at the property line. Backup generators, if used, shall be tested only during daytime hours.
6. Any expansion, substantial modification, or addition of equipment outside the approved site plan shall require a new or amended conditional use permit.

### Action Options

*Two motions are required for these cases: One for the Site Plan which the Planning Commission has authority to approve and the other for the Conditional Use Permit which must be approved by the City Council.*

### 2025-DEV-011 – Site plan

“I move to \_\_\_\_\_.”

1. Approve Case No. 2025-DEV-011, based on the Staff Report and contingent upon City Council approval of the associated Conditional Use Permit; or
2. Approve Case No. 2025-DEV-011 based on the Staff Report, modified by the Planning Commission, and contingent upon City Council approval of the associated Conditional Use Permit; or
3. Deny Case No. 2025-DEV-011 for specified reasons; or
4. Table the case to the next regularly scheduled Planning Commission meeting *[or insert date]*.

#### **2025-DEV-013 – Conditional Use Permit**

1. If to recommend approval the Conditional Use Permit application to the City Council:

**“I move to recommend approval of Case No. 2025-DEV-013 based on staff’s recommendation and analysis of the analysis of review criteria as outlined in Article 2.07.”**

2. If to recommend approval of the Conditional Use Permit application to the City Council for other reasons than specified in the staff report:

**“I move to recommend approval of Case No. 2025-DEV-013 based upon \_\_\_\_\_ *[state reasons/factors, can be multiple].*”**

3. If to recommend denial of the rezoning application to the City Council:

**“I move to recommend denial of Case No. 2025-DEV-013 based on the following factor(s) \_\_\_\_\_ *[can be multiple – state all].*”**

4. If to table the decision on the case to another date, time and place.

**“I move to table this case to the next regularly scheduled Planning Commission meeting *[or insert date].*”**

#### **Attachments**

1. Site plan
2. Checklist
3. Zoning Map