

Project Facts

Applicant

SMH Consultants

Owner

Circle H Holdings

Address

724 N De Soto Road

Property ID

106-13-0-30-03-003.00 and
106-13-0-30-03-004.00

Zoning

R-2 Single-Unit Residential
District

Future Land Use

Medium Density
Residential

Land

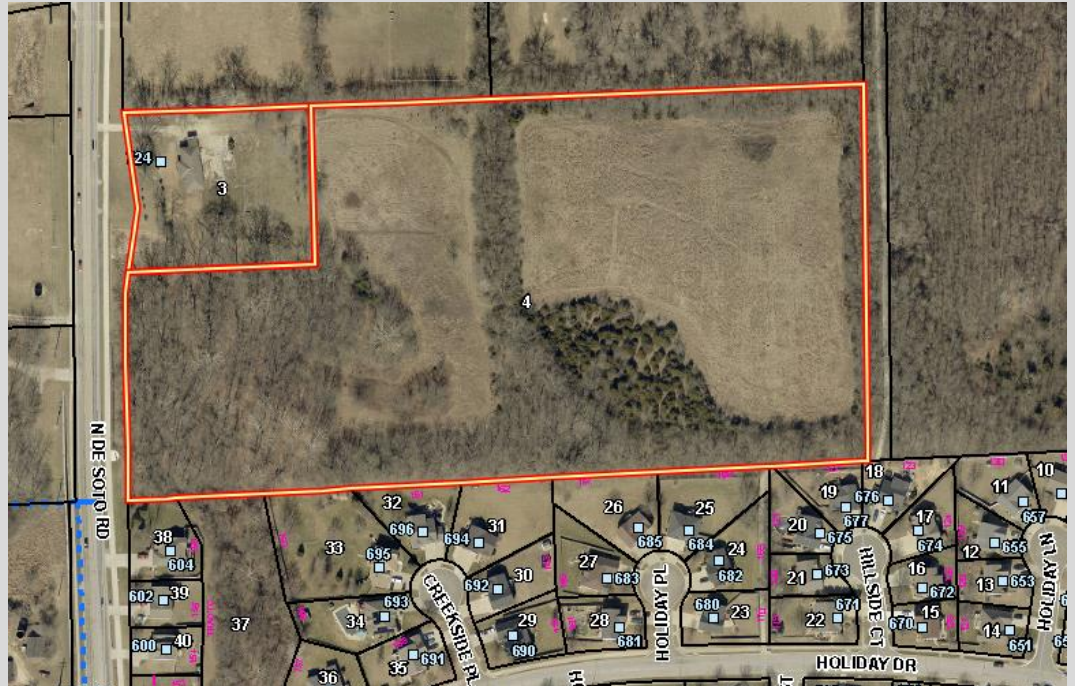
14.6 acres

Building

Existing: 1 Residential
(pending removal)

Requested Approvals

Final Plat



Summary

The applicant is requesting the approval of a Final Plat for the Monroe Manor Phase 1 Final Plat. The plat will establish lot lines, dedicate public easements and street right-of-way for 63 lots and 3 tracts. This is the first of three projected phases to complete the Monroe Manor subdivision. The proposed final plat is consistent with the approved preliminary plat.

The plat establishes tree preservation easements that was negotiated with the Planning Commission during the preliminary plat approval process.

Discussion points from Checklist

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

Final Plat

- Item 2 & 4 - Hard copies not yet provided.
- Item 9D – Statement of paid taxes not provided. Register of Deeds will not record document until completed.

Community & Economic Development / Public Works and City Engineer / Wastewater Comments

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 Future Land Use Map has defined this area as medium density residential.
- 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 R-2 Single Family Residential District.
 - **UDO Article 3.02 Open & Civic Space Systems** require 12% of subdivisions greater than 5 acres be dedicated for open space.
 - **3.02-B.1** states: *"All platted lots shall have access to one or more of the open and civic space types in this Section, within the specified service area."*
 - The final plat provides Tract C which provides additional open space along Winslow Trail.
- 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.
 - This is phase 1 of 3, as specified by 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 and Wastewater Director has reviewed the Final Plat.
- 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 additional comments outstanding from Wastewater, Public Works, and Community & Economic Development.

Public Works / City Engineer:

- No outstanding comments.

Wastewater:

- This development will include the addition of public sanitary sewer improvements to serve the property. The developer is responsible for all costs associated with the design and construction, and are subject to Lansing's

technical specifications and design criteria. An engineered set of plans will need to be approved by the city engineer and KDHE, along with a sanitary sewer extension permit.

Acknowledgments

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

- Joshua Gentzler, AICP – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer
- Anthony Zell, MBA – Director, Wastewater
- Joe Gates – Chief, Fire Department

Recommendation

Staff recommends the approval of Case 2025-DEV-012, Monroe Manor Phase 1 Final Plat.

Action Options

“I move to _____.”

1. Approve Case No. 2025-DEV-012; or
2. Conditionally approve Case No. 2025-DEV-012 for specified reason[s]; or
3. Deny Case No. 2025-DEV-012 for specified reason[s]; or
4. Table the case to another Planning Commission meeting.

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.

Attachments

1. Final Plat
2. Covenants, Conditions, and Restrictions
3. Checklist