

Project Facts

Applicant

Jeff Beckler

Owner

City of Lansing

Address

00000 Centre Drive

Property ID

106-24-0-40-08-001.03

Zoning

R-4 Multi-Family Residential
District

Future Land Use

Commercial

Land

14.5 acres

Building

Existing: N/A
Proposed: N/A

Requested Approvals

Preliminary Plat



Summary

The applicant is requesting the approval of a preliminary plat for the Lansing Towne Centre North subdivision, which will replat a Lot 1 of Lansing Town Centre. This preliminary plat, if approved, will allow the applicant to continue the platting process and apply for a Final Plat, which will subdivide approximately 14.5 acres into two (2) lots and one (1) tract allowing for the potential future construction of a multifamily development on Lot 1 and commercial development on Lot 2. No modification of zoning is being requested in association with this Preliminary Plat.

Discussion points from Checklist

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

- Item 3 – Physical copies of the plat were not submitted.
- Item 6– Letters from utilities were not requested due to the proposed plat being located an existing area with utility service already in place. Lan-Del and Kansas Gas did not respond to the request for review.

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 proposal supports the following goals (pg. 39-40):
 - Coordinating Educational, Recreational, and Commercial endeavors that take advantage of the diversity of the Lansing Community;
 - Provide a range of residential facilities that includes single family dwellings and multi-family structures which accommodate a diverse community.
 - The City's 2030 Comprehensive Plan Future Land Use Map has defined this area as commercial use. The proposed use does not conform with the future land use map. Lansing Towne Centre is generally categorized as Mixed-Use.
- 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-4 Multi-Family Residential District and B-3 Regional Business District. 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.
- 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 147th 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 4th Plat subdivision which is adjacent to these lots.

➤ Traffic

- A Traffic Impact Analysis was requested. The Traffic Impact Analysis will be reviewed prior to Final Plat approval.

Wastewater:

- None

Acknowledgments

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

- Joshua Gentzler, MUP – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer
- Anthony Zell, MBA – Director, Wastewater

Recommendation

Staff recommends approval of Case 2023-DEV-009, Lansing Towne Centre North Preliminary Plat.

Action Options

1. Approve Case No. 2023-DEV-009; or
2. Deny Case No. 2023-DEV-009 for specified reasons; or
3. Table the case to another date, time and place.

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.