

**Project Facts**

**Applicant**

Jeff Beckler  
Zimmerman Properties

**Owner**

City of Lansing

**Address**

00000 Centre Drive

**Property ID**

106-24-0-40-08-001.03

**Zoning**

R-4 Multi-Family Residential  
District/B-3 Regional Business

**Future Land Use**

Commercial

**Land**

14.5 acres

**Building**

Existing: N/A  
Proposed: N/A

**Requested Approvals**

Final Plat



**Summary**

The applicant is requesting the approval of a final plat for the Lansing Towne Centre North subdivision, which will replat Lot 1 of Lansing Town Centre. This final plat, if approved, will subdivide approximately 14.5 acres into two (2) lots and one (1) tract of 3.866, 9.863, and 0.860 acres respectively, 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 Final 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 2 – Physical copies of the plat were not submitted.
- Item 4– Original copy of the plat was not provided.
- Item 8 – Not applicable
- Item 9.B. – Tract A is created as Civic Space to meet requirements of **UDO Article 3.02**. A separate document or language on the plat has been submitted.
- Item 9.D. – Not applicable. City Clerk does not sign certificates of this sort and the property is City property.

## 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 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:

- None.

## 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

## Conditions

Staff recommends the following conditions be placed on the approval of Case 2023-DEV-010, Lansing Towne Centre North Final Plat:

1. Language dedicating Tract 1 as open civic space and providing for the ownership of the tract be linked to the ownership of Lot 1 shall be added to the face of the plat.
2. Approval from the County Surveyor for the drawing be received before the plat is signed by the Mayor.

## Recommendation

Staff recommends approval of Case 2023-DEV-010, Lansing Towne Centre North Final Plat with Conditions.

## Action Options

1. Approve Case No. 2023-DEV-010; or
2. Approve Case No. 2023-DEV-010 with conditions;
3. Deny Case No. 2023-DEV-010 for specified reasons; or
4. Table the case to another date, time and place.

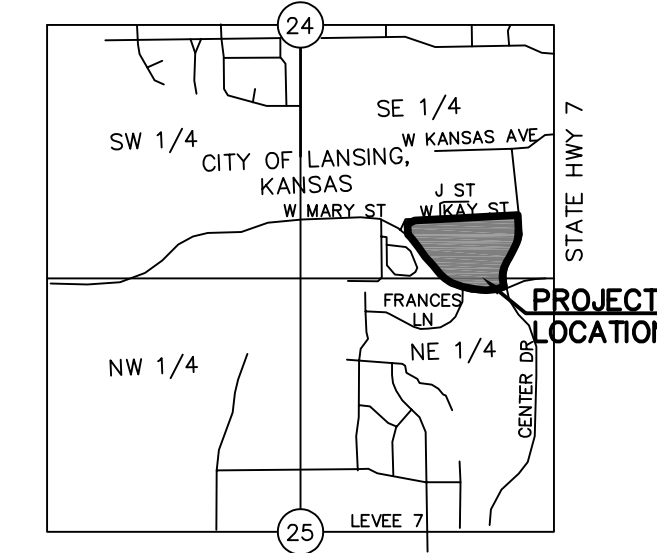
## Notice of City Codes

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.

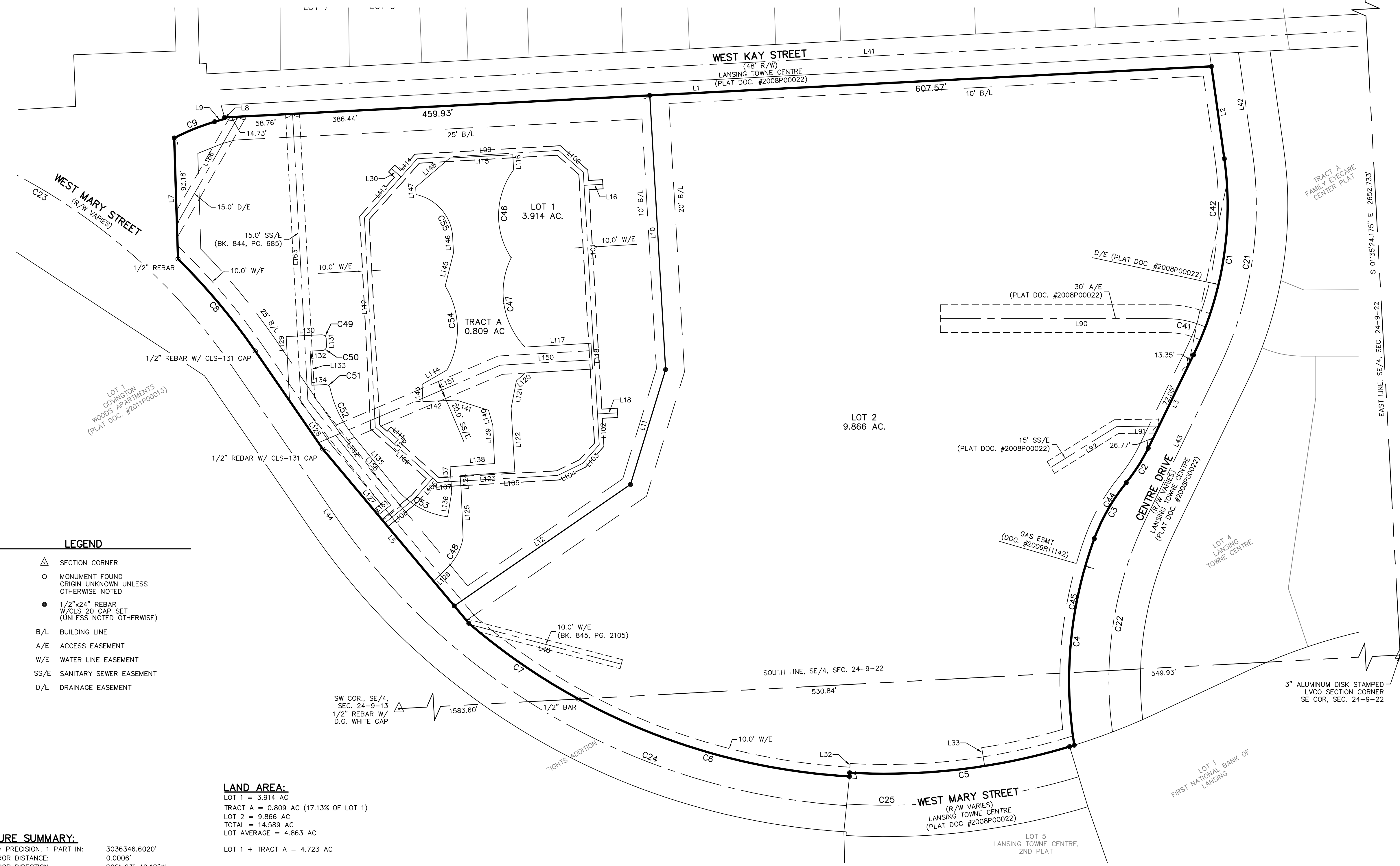
## Attachments

1. Final Plat
2. Zoning Map
3. Checklist
4. Application
5. Affidavit
6. Agent Authorization

# A FINAL PLAT OF LANSING TOWNE CENTRE NORTH A REPLAT OF LOT 1, LANSING TOWNE CENTRE IN THE SE 1/4 OF SECTION 24 AND NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANSING, LEAVENWORTH COUNTY, KANSAS



NE COR., SE/4, SEC. 24-9-13  
3" ALUMINUM DISK IN MONUMENT  
BOX STAMPED LVCO SECTION CORNER



### LEGEND

- △ SECTION CORNER
- MONUMENT FOUND ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- 1/2"x24" REBAR W/CLS 20 CAP SET (UNLESS NOTED OTHERWISE)
- B/L BUILDING LINE
- A/E ACCESS EASEMENT
- W/E WATER LINE EASEMENT
- SS/E SANITARY SEWER EASEMENT
- D/E DRAINAGE EASEMENT

### LAND AREA:

LOT 1 = 3.914 AC  
TRACT A = 0.809 AC (17.13% OF LOT 1)  
LOT 2 = 9.866 AC  
TOTAL = 14.589 AC  
LOT AVERAGE = 4.863 AC

### REFERENCE DEEDS:

1. SPECIAL WARRANTY DEED (DOC. NO. 2020R10150)

### REFERENCE PLATS:

1. LANSING TOWNE CENTRE - FINAL PLAT, DOCUMENT NO. 2008P00022

### HORIZONTAL AND VERTICAL DATUM: (BASIS OF BEARING)

HORIZONTAL: LEAVENWORTH COUNTY HORIZONTAL CONTROL NETWORK (STATE PLANE COORDINATES, KANSAS NORTH ZONE)  
VERTICAL: LEANSING VERTICAL CONTROL NETWORK AND BENCHMARK INFO FROM THE FINAL PLAT OF LANSING TOWNE CENTRE.  
CAP: 1 METER = 3.28083333 U.S. SURVEY FEET  
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES SCALED AROUND 0,0

### TITLE COMMITMENT:

KANSAS SECURED TITLE, INC.  
FILE NO.: TX0017198  
EFFECTIVE DATE: JANUARY 11, 2023 AT 8:00 AM

### DESCRIPTION:

(PER SPECIAL WARRANTY DEED, DOC. NO. 2020R10150)  
LOTS 1, 5, 6, 7, 8, 9, AND TRACT A, LANSING TOWNE CENTRE, A REPLAT OF LOTS 1-9 AND PART OF LOT 10, BLOCK 2, LOTS 1-7 AND PART OF LOTS 8, 9, AND 10, BLOCK 1, IN SCHMIDT'S SUBDIVISION AND AN UNPLATTED TRACT IN THE NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS.

### FLOOD STATEMENT:

THE SURVEYED PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP NO. 20103C02326, MAP REVISED JULY 16, 2015, CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

### DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "LANSING TOWNE CENTRE NORTH".

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT, USE AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER AND SEWER PIPES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "SANITARY EASEMENT" OR "SS/E" AND "WATER EASEMENT" OR "W/E" IS HEREBY GRANTED TO THE CITY OF LANSING, KANSAS WITH SUBORDINATE USE OF THE SAME BY OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

### EXECUTION:

IN TESTIMONY WHEREOF, WE THE UNDERSIGNED OWNERS OF PROPRIETOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MAYOR: ANTHONY R. MCNEIL

STATE OF KANSAS )  
COUNTY OF LEAVENWORTH )

BE IT REMEMBERED, THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME \_\_\_\_\_ (OWNER) & (TITLE) \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC \_\_\_\_\_ MY APPOINTMENT EXPIRES: \_\_\_\_\_

### APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

JAKE KOWALEWSKI, PLANNING COMMISSION CHAIRMAN

APPROVED BY THE CITY ENGINEER OF THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MICHAEL SPICKELMIER, CITY ENGINEER

APPROVED BY THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR OF THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

JOSHUA GENTLER, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

APPROVED BY THE GOVERNING BODY OF THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MAYOR: ANTHONY R. MCNEIL ATTEST: TISH SIMS, CITY CLERK

I HEREBY CERTIFY THIS SURVEY PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS SURVEY PLAT WAS REVIEWED FOR COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

DANIEL BAUMCHEN, PS-1363  
COUNTY SURVEYOR

### REGISTER OF DEED CERTIFICATE:

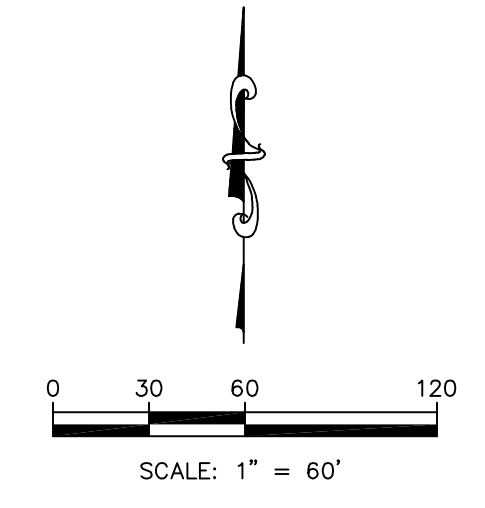
FILED FOR RECORD AS DOCUMENT NO. \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_M IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS

TERRILOIS WASHBURN, REGISTER OF DEEDS

### SURVEYOR'S CERTIFICATION:

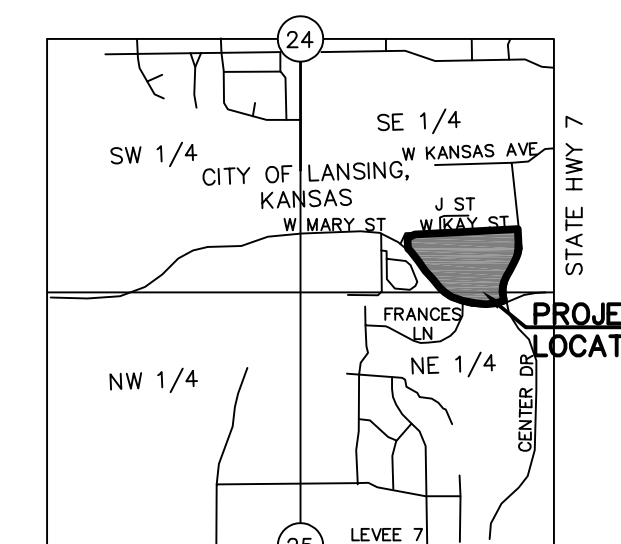
I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 18, 2022.

DATE OF PLAT OR MAP: SEPTEMBER 25, 2023



		14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 894-5150 lx@kveng.com   www.kveng.com	PROJECT NO. <b>C23-1644</b> DRAWN BY <b>RAD</b> CHECKED BY <b>KJD</b> CFN: <b>1644PLAT</b> SHEET: <b>1 OF 2</b>
	PROJECT: <b>COVINGTON WOODS II</b> <b>W. MARY STREET + W. KAY STREET</b> <b>LANSING, KS 66043</b>		PREPARED FOR: <b>ZIMMERMAN PROPERTIES LLC.</b> <b>SPRINGFIELD, MO 65804</b>
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24			

# A FINAL PLAT OF LANSING TOWNE CENTRE NORTH A REPLAT OF LOT 1, LANSING TOWNE CENTRE IN THE SE 1/4 OF SECTION 24 AND NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANSING, LEAVENWORTH COUNTY, KANSAS




VICINITY MAP  
SE 1/4 SEC. 24, NE 1/4 SEC. 25,  
TWP. 9S - RNG. 22E  
NOT TO SCALE

LINE & CURVE TABLE					
#	DISTANCE	BEARING	RADIUS	DELTA	ITB
C1	217.76'		369.00'	33°48'42"	S7° 58' 01"E
C2	44.28'		189.50'	13°23'18"	S25° 50' 40"W
C3	69.95'		210.50'	19°02'24"	S39° 13' 55"W
C4	226.69'		443.00'	29°19'07"	S20° 11' 29"W
C5	245.81'		687.78'	20°28'39"	S72° 45' 53"W
C6	306.93'		691.78'	25°25'16"	N86° 45' 40"W
C7	144.31'		691.78'	11°57'08"	N61° 20' 24"W
C8	129.95'		686.17'	10°51'03"	N34° 34' 34"W
C9	47.32'		232.47'	11°39'46"	N62° 19' 12"E
C21	236.05'		400.00'	33°48'42"	N25° 50' 41"E
C22	236.61'		400.00'	33°53'33"	S25° 50' 42"W
C23	564.46'		655.00'	49°22'34"	N34° 36' 10"W
C24	657.74'		730.00'	51°37'28"	S34° 36' 10"E
C25	253.78'		721.83'	20°08'38"	S86° 39' 17"E
C41	43.33'		104.18'	23°49'49"	N65° 57' 54"W
C42	211.85'		359.00'	33°48'42"	N25° 50' 41"E
C44	73.27'		220.50'	19°02'24"	S39° 13' 55"W
C45	212.93'		453.00'	26°55'53"	S20° 11' 29"W
C46	101.28'		83.24'	69°43'07"	S36° 28' 26"W
C47	104.02'		85.08'	70°02'45"	S26° 10' 42"W
C48	37.72'		59.50'	36°19'34"	N46° 04' 14"E
C49	7.07'		4.50'	90°00'00"	N2° 56' 26"W
C50	7.07'		4.50'	90°00'00"	N87° 03' 34"E
C51	6.38'		4.50'	81°14'34"	N11° 41' 52"W
C52	55.68'		116.50'	27°22'58"	S11° 41' 52"E
C53	65.78'		86.50'	43°34'08"	S39° 04' 50"E
C54	95.34'		90.21'	60°33'19"	N29° 05' 58"E
C55	68.48'		50.03'	78°25'28"	N0° 22' 58"E
L1	1067.50'	N87°02'12"E			
L2	100.82'	S07°58'03"E			
L3	112.17'	S25°50'42"W			
L4	3.98'	S03°20'04"W			
L5	245.67'	N39°56'47"W			
L7	130.87'	N01°46'51"W			
L8	1.53'	N16°01'53"W			
L9	11.50'	N73°58'07"E			
L10	296.92'	N03°17'57"W			
L11	129.64'	N17°00'16"E			
L12	231.36'	N55°24'12"E			
L16	20.29'	S86°39'47"W			
L18	21.75'	S86°39'47"W			
L30	13.53'	S48°20'13"E			
L32	3.98'	N03°20'22"E			
L33	20.00'	S08°56'42"E			
L41	1403.99'	N87°02'12"E			
L42	111.65'	N07°58'03"W			
L43	181.88'	N25°50'42"E			
L44	195.21'	N34°36'10"W			
L48	168.42'	N75°20'00"W			
L90	244.42'	S89°59'52"W			
L91	46.02'	S89°09'05"W			
L92	83.47'	S58°03'43"W			
L99	153.21'	N86°39'47"E			
L100	35.60'	S48°20'13"E			
L101	247.53'	S03°20'13"E			

LINE & CURVE TABLE					
#	DISTANCE	BEARING	RADIUS	DELTA	ITB
L102	33.29'	S03°20'13"E			
L103	26.93'	S41°39'47"W			
L104	29.86'	S64°09'47"W			
L105	110.64'	S86°39'47"W			
L106	29.53'	S41°39'47"W			
L107	19.53'	S86°39'47"W			
L108	41.64'	S50°35'04"W			
L109	83.27'	N48°20'13"W			
L110	6.38'	S41°39'47"W			
L111	15.00'	S48°20'13"E			
L112	226.25'	N02°56'26"W			
L113	59.39'	N41°39'47"E			
L114	26.26'	N41°39'47"E			
L115	68.10'	N87°03'34"E			
L116	16.24'	S02°56'26"E			
L117	71.41'	N86°39'47"E			
L118	28.00'	S03°20'13"E			
L120	12.83'	S49°02'56"W			
L121	30.18'	S10°53'28"W			
L122	68.87'	S03°20'13"E			
L123	59.24'	S85°49'39"W			
L124	13.27'	S04°10'21"E			
L125	53.81'	S02°18'44"E			
L126	20.27'	S46°04'14"W			
L127	186.27'	S39°56'47"E			
L128	63.32'	S34°34'34"E			
L129	69.48'	N02°56'26"W			
L130	38.50'	N87°03'34"E			
L131	8.00'	S02°56'26"E			
L132	13.50'	S87°03'34"W			
L133	37.00'	S02°56'26"E			
L134	14.91'	N87°03'34"E			
L135	75.10'	S39°04'50"E			
L136	27.03'	N09°30'06"E			
L137	27.50'	N03°38'19"W			
L138	48.17'	N85°49'39"E			
L139	41.16'	N02°37'52"W			
L140	17.10'	N15°35'17"W			
L141	36.53'	N72°28'51"W			
L142	36.16'	S87°22'07"W			
L143	18.65'	N02°37'53"W			
L144	30.98'	N59°56'45"E			
L145	36.73'	N14°04'34"E			
L146	13.83'	N02°56'26"W			
L147	7.88'	N02°56'26"W			
L148	48.59'	N49°24'13"E			
L150	96.75'	N86°39'47"E			
L151	213.55'	N66°54'35"E			
L156	212.66'	S39°56'47"E			
L161	17.29'	N51°41'39"E			
L162	144.61'	N38°15'07"W			
L163	309.80'	N03°03'19"W			
L166	133.71'	N29°43'17"E			

PRELIMINARY



**KAW VALLEY ENGINEERING**

14700 WEST 114TH TERRACE  
LENEXA, KANSAS 66215  
PH. (913) 894-5150  
lx@kveng.com | www.kveng.com

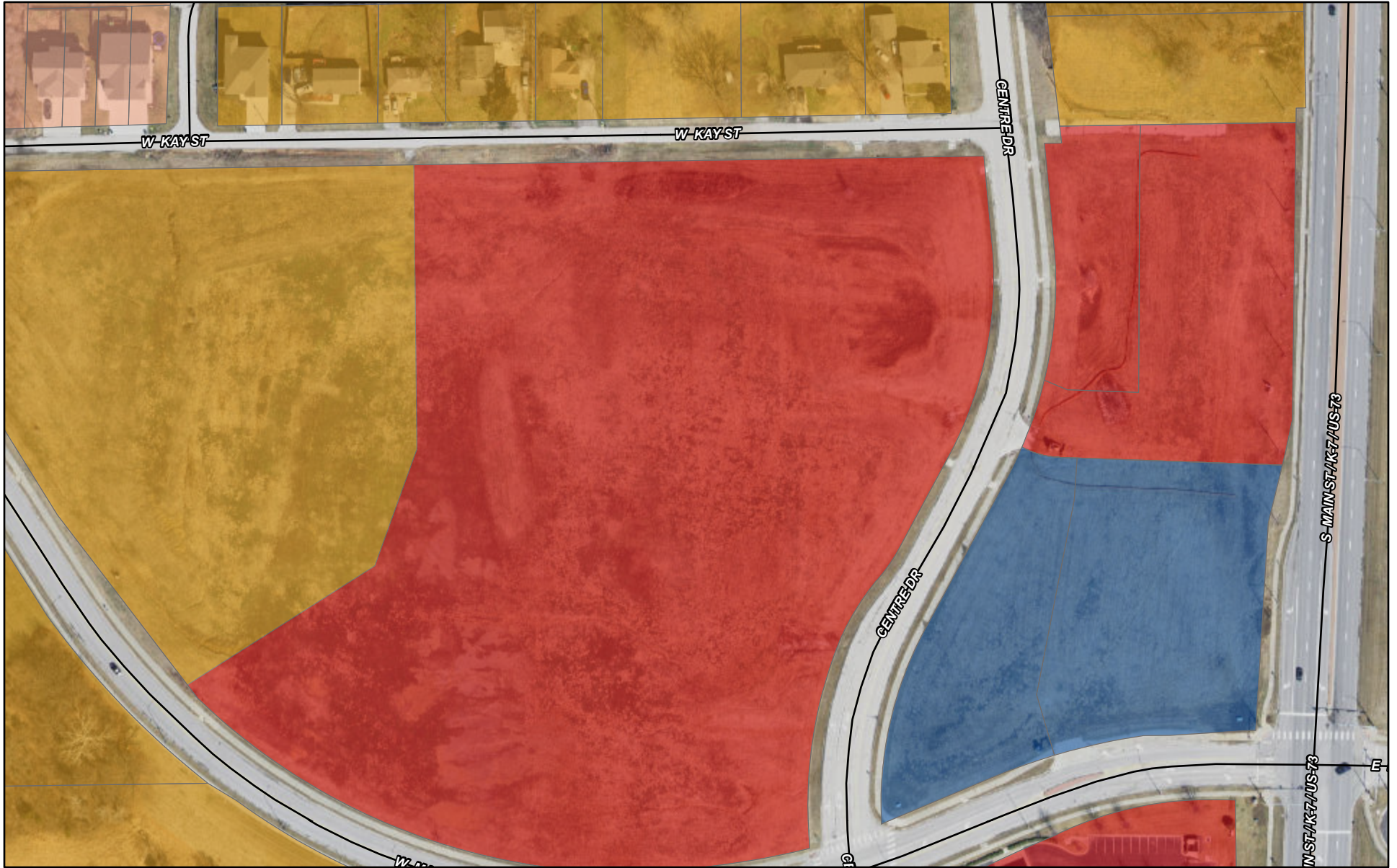
PROJECT NO. **023-1644**  
DRAWN BY **RAD**  
CHECKED BY **KJD**  
CFN **1644FLAT**  
SHEET **2 OF 2**

PROJECT:  
**COVINGTON WOODS II  
W. MARY STREET + W. KAY STREET  
LANSING, KS 66043**

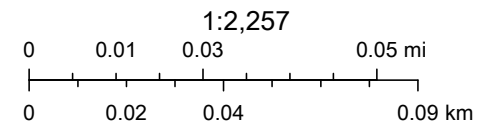
PREPARED FOR:  
**ZIMMERMAN PROPERTIES LLC.  
SPRINGFIELD, MO 65804**

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

# 2023-DEV-010 Zoning Map



October 20, 2023



Map data © OpenStreetMap contributors, CC-BY-SA

**CHECKLIST FOR COMPLETENESS  
OF  
APPLICATION FOR PLANNING COMMISSION  
REVIEW AND APPROVAL  
OF  
FINAL PLAT  
FOR**

**Lansing Towne Centre North  
(Name of Subdivision)**

Joshua Gentzler  
**Person Completing Checklist**

10/20/2023  
**Date**

COMPLETION OF THIS CHECKLIST IN NO WAY CONSTITUTES AN EVALUATION OF THE MERITS OR ACCURACY OF THE PLANS, DESIGN OR ENGINEERING OF THE FINAL PLAT. THIS STEP IS INTENDED ONLY AS AN ADMINISTRATIVE REVIEW OF THE COMPLETENESS OF THE APPLICATION FOR APPROVAL BEFORE IT UNDERGOES STAFF EXAMINATION BY THE CITY ENGINEER FOR HIS RECOMMENDATION TO THE PLANNING COMMISSION.

## FINAL PLAT CHECKLIST

	<u>YES</u>	<u>NO</u>
1. Preliminary Plat has been approved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. One (1) hard copy has been provided, along with an electronic copy either emailed, delivered on a USB Drive, or uploaded, to the Community and Economic Development Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Material is submitted at least fourteen (14) days prior to Planning Commission meeting at which it is desired to be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Original copy contains names and duly acknowledged and notarized signatures of the owner(s) of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Final Plat is drawn at scale of at least 1" = 200'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Size of sheet on which final plat is prepared is at least 36 inches by 24 inches. If more than one sheet required, all are same size and index map is provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. FINAL PLAT CONTAINS:		
A. Name of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Location, including section, township, range, county and state	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Location and description of existing monuments or benchmarks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Location of lots and blocks with dimensions in feet and decimals of feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Location of alley, street and highway rights-of-way, parks and other features including radii on curves with dimensions in feet and decimals of feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Clear numbering for all lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Clear numbering or lettering.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Locations, widths and names of all streets and alleys to be dedicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I. Boundaries and descriptions of any areas other than streets to be dedicated or reserved for public use. (If applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. Minimum area and associated minimum elevation for the building on each lot (building site). (If requested by Planning Commission)	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Final Plat Checklist

Page 2

		<u>YES</u>	<u>NO</u>
K.	Building setback lines along all streets, with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
L.	Name, signature, seal of licensed engineer or registered land surveyor preparing plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
M.	Scale of plat, (shown graphically) date of prep and north point.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
N.	Statement dedicating all easements, streets, alleys and all other public areas not previously dedicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	A copy of any restrictive covenants applicable to the subdivision is provided. (N/A if not applicable)	<input type="checkbox"/>	<input type="checkbox"/>
9.	Required certifications/acknowledgements are present:		
A.	Certificate signed and acknowledged by all parties having any record, title or interest in the land subdivided, and consenting to the preparation and recording of said subdivision map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B.	Certificate (as above) dedicating or reserving all parcels of land shown on the final plat and intended for any public or private use including easements, and those parcels which are intended for the exclusive use of the lot owners of the subdivision, their licensees, visitors, tenants and servants.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Certificate of responsibility by registered land surveyor preparing final map, accompanied by seal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D.	Certificate(s) signed by City Clerk and County Treasurer that all taxes and special assessments due and payable have been paid.	<input type="checkbox"/>	<input type="checkbox"/>
E.	Notary acknowledgement in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F.	Endorsement by Planning Commission in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G.	Public use acceptance by Governing Body in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



# Preliminary Plat Application

Date: 09/25/2023

## Applicant / Owner

Applicant Name: Zimmerman Properties LLC  
 Address: 1329 E Lark Street  
 City, State, Zip: Springfield, MO 65804  
 Phone: 417-883-1632

Owner Name: LANSING CITY  
 Address: 800 1ST TER LANSING, KS  
 66043  
 City, State, Zip: Lansing, KS 66043  
 Phone: 913-727-3233

## Surveyor

Surveyor Name: Ken Dedrick  
 Phone: 9138945150

Address: 14700 w 114th terrace  
 City, State, Zip: lenexa, ks, 66215

## Subdivision Info

Subdivision Name: Lansing Towne Centre North  
 General Location: W Mary Street and W Kay  
 Street  
 Plat Acres: 14.59  
 Minimum Frontage: 518  
 Min Lot Area: 3.866  
 Existing Zoning: R-4 Multi-Family Residential  
 District

Residential Lots: 1  
 Commercial Lots: 1  
 Industrial Lots: 0  
 Other Lots: Tract A - Green space  
 Total Lots: 1

How Guaranteed: Letter of Credit

## Project Details

Project Name: Covington Woods II  
 Agent: Zimmerman Properties  
 Development, Jeff Beckler

Location: W Mary Street and W Kay  
 Street  
 Proposed Zoning: R-4 Multi-Family Residential  
 District  
 Rezone Reason: NA

Project Description: Replat of 14.59 acres to accomodate construction of multifamily residential.

I do hereby certify that the information contained herein is true and correct.

\_\_\_\_\_  
 Jeff Beckler

Name

\_\_\_\_\_  
 09/25/2023

Date

**AFFIDAVIT**

STATE OF   Kansas              )  
  )  
COUNTY OF   Leavenworth      )       §

Comes now   City of Lansing  , of lawful age and having been first duly sworn on my oath state that:

1. That I am (the) (a) lawful and/or equitable owner of the real estate described in the attached application.

2. To the best of my knowledge and belief, the following individuals are the only other individuals other than the affiant which have a legal or equitable ownership interest in the property described in the attached application.

3. List of property owners and addresses:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. I certify and affirm that on the date of the application only the above individuals or entities have a legal or equitable ownership interest in the property involved in this application.

FURTHER AFFIANT SAYETH NOT.

\_\_\_\_\_  
/s/

STATE OF \_\_\_\_\_ )  
  )  
COUNTY OF \_\_\_\_\_ )       §

BE IT REMEMBERED that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came \_\_\_\_\_, who is personally known to me to be the person who executed the foregoing instrument of writing and such person duly acknowledged execution of same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date last above mentioned.

\_\_\_\_\_  
Notary Public

My Appointment Expires: \_\_\_\_\_

**AGENT AUTHORIZATION**

STATE OF Kansas

COUNTY OF Leavenworth

Anthony Mc Neill  
We, City of Lansing Representative and \_\_\_\_\_, being duly sworn, do hereby depose and say that we are the owners of said property involved in this petition and that the following agent is authorized to represent us as it relates to this petition.

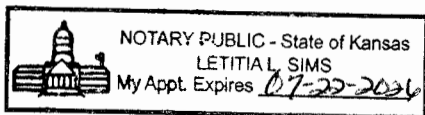
**Authorized Agent:** Jeff Beckler  
\_\_\_\_\_  
\_\_\_\_\_

Signed and entered into this 22<sup>nd</sup> day of August, 2023.

Anthony R McNeill  
Signed \_\_\_\_\_

\_\_\_\_\_  
Signed

Subscribed and sworn to before me on this 22 day of August, 2023.



Letitia Sims  
Notary Public

My Commission Expires 07-22-2026.