

2/19/2025

Lansing Planning Commission

Dear Commissioners,

I am writing this letter to express my strong opposition to the proposed rezoning case no. 2025-DEV-001.

First and foremost, the proposed Delaware Ridge Land use concept places a heavy industrial park in the middle of a residential community. When referring to a residential community, I include the current residents, the projected Riverbend Heights project, as well as the projected residences of this proposal. This concept includes four (4) buildings ranging from the size of one (1) football field to the size equivalent of four (4) football field, not including the parking lots, loading zones, and roadways. As seen on attachment A, our property has absolutely no barrier to this portion of the development. After requesting code regulations for industrial builds, I only received a link to the entire codes book. From what I could locate, there is no form of fence or hedge that will block this building from our property.

Noise pollution is another huge concern that does not seem to be adequately considered. The topography of this area and surroundings carries heavily from south to north. We can very clearly hear the Wyandotte shooting range as well as the Kansas Speedway during their race events. If we can clearly hear that noise originating miles away, I cannot imagine the disrupting noise that would exist from a heavy industrial park feet from our residence.

The impact the heavy industrial park would have on our property value is also a large concern. After speaking to two separate real estate agents with two separate agencies, they both agreed it would have a significantly negative impact on our value.

Furthermore, I would like to point out that even though this is only a concept, the fact that they have a sewer manhole in the direct proximity of our alleyway/heeling box of our arena as well as directly behind our equine barn where we also have an animal run proves there was no care or research done to the residence's properties.

This seems in direct conflict with Lansing's own mission statement, **to provide a high quality of life for ALL citizens**. It appears more to provide quality for those

who gain the most from the situation and leave the rest to pick of the pieces and call it for the better good of the community.

Finally, I am deeply concerned with the overall impact of this multi-zone change request and how it would drastically alter the aesthetic of our area. To have so many different uses within one small area seems foolish and completely outside the scope for the area.

In conclusion, my husband and I strongly urge you to reconsider this proposed zoning change. While I believe the need is there for certain proponents of this concept, I also believe this project is simply not the right fit for this area.

Sincerely,

*Jessamyn Bucker*

*Curtis Buckler*

13749 McIntyre Road  
Leavenworth, KS 66048



# Delaware Ridge

## LANDUSE CONCEPT

11/072024

### LEGEND

- SINGLE-FAMILY (119 Units)
- TOWNHOME (277 Units)
- APARTMENT (765 Units)
- SENIOR LIVING (560 Units)
- RETREAT FACILITY
- COMMERCIAL
- INDUSTRIAL
- EXISTING BILLBOARDS



View from our porch looking south – potential location of Heavy Industrial Park





Arena that they have marked to run a sewer line through as well as have a manhole cover located in the far corner where our cattle return alley is as well as the heel box (for team roping).

