

**Project Facts**

**Applicant**

Jay Healy  
 GBA

**Owner**

Kevin D & Chad R Schimke

**Address**

24132 139<sup>th</sup> Street

**Property ID**

163-06-0-00-00-002.00

**Zoning**

A-1 (Agricultural District)

**Future Land Use**

Single-Family Residential  
 Medium Density Residential  
 Commercial

**Land**

112.8 Acres

**Building**

**Existing:** 3 structures  
 1 Residential & 2 Agriculture  
**Proposed:** Commercial,  
 Residential, and Industrial

**Requested Approvals**

Rezoning



**Project Summary**

Summary

The Applicant proposes to rezone a 112.8-acre tract of land from A-1 to R-4, B-3, and I-2. The property owner is asking for a rezoning in preparation for future development of this property and has also provided a conceptual plan of a potential build-out of the property (see attachments). The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property’s usage as Single-Family Residential, Medium Density Residential, and Commercial. The Comprehensive Plan also recognizes and encourages development to occur along the Main Street (Kansas Highway 7) corridor. Development should start along this corridor and spread east and west from that corridor. The rezoning would grant the property owner the ability to subdivide the property in order to market and develop these lots with Commercial, Residential, and Industrial users.

### 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

The following factors are to be considered by the Planning Commission and the City Council when approving or disapproving this Rezone request:		
	Met	Not Met
<b>1. Character of the neighborhood</b> <i>Density: Surrounding parcels range in size from 1 acre to 135.2 acres in size.                      The average size of parcel is 44 acres in size.</i> <i>Character: The neighborhood is dominated by a state highway and most parcels are filled with combined Agricultural and Residential uses.</i>		✓
<b>2. Zoning and uses of nearby property</b> <i>Adjacent Uses: County Residential, Vacant &amp; Agricultural</i> <i>Adjacent Zoning: A-1, B-3, &amp; RR-2.5</i>	✓	
<b>3. Suitability of the Property for the uses to which it has been restricted</b> <i>The Property is suitable for the land uses restricted by A-1 zoning.</i>		✓
<b>4. Extent to which removal of the restrictions will detrimentally affect nearby property</b> <i>Nearby properties could be detrimentally affected if the current zoning were to be amended.</i>		
<b>5. Length of time the property has been vacant as zoned</b> Vacant: <input type="checkbox"/> Not Vacant: <input checked="" type="checkbox"/>		
<b>6. Relative gain to economic development, public health, safety and welfare</b> <i>The requested rezoning application does have the potential to impact economic development, public health, safety or welfare.</i>  <i>In the event of the approval of the rezoning, this will allow the applicant to develop 112.8 acres with a commercial node, options for multiple types of residential development, and industrial-zoned land that would enable a substantial increase in the tax base and productive capability of the City.</i>	✓	
<b>7. Conformance to the Comprehensive Plan</b> <i>Future Land Use Map Category: Single-Family Residential, Medium Density Residential, and Commercial</i> <i>Comprehensive Implementation Strategy (Article 6): The proposed use is partially compatible with the future land use designation.</i>		

### 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

## Staff Comments

### Community & Economic Development

The applicant is requesting to rezone this property to enable development of a property that fronts onto Kansas Highway 7 and McIntyre Road (City Arterial) from A-1 – Agricultural District to R-4 – Multi-Family Residential District, B-3 – Regional Business District, and I-2 – Heavy Industrial District.

On the Parcel Exhibit attached, the requested zoning districts are split out and labeled as parcels showing:

- Parcel 1: 9.53 acres - B-3 – Regional Business District
- Parcel 2A: 23.15 acres - R-4 Multi-Family Residential District
- Parcel 2B: 44.47 acres - B-3 – Regional Business District
- Parcel 3: 35.61 acres - I-2 – Heavy Industrial District

The rezoning would add a significant increase of developable residential, commercial, and industrial property that the City does not have in its limits at this time.

### Fire Department

- A Fire Hydrant is needed near the entrance of Parcel 1 if and when a self-storage facility is developed on-site.

## 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-001, Delaware Ridge Rezone, at 24132 139<sup>th</sup> Street.

## Action Options

1. If to recommend approval the rezoning application to the City Council:

**“I move to recommend approval of Case No. 2025-DEV-001 based on staff’s recommendation and analysis of the Golden Factors.”**

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

**“I move to recommend denial of Case No. 2025-DEV-001 based on Factor(s) \_\_\_\_\_ [can be multiple] of the Golden Factors [or name the reason].”**

3. If to continue the public hearing to another date, time and place.

**“I move to continue the public hearing to the next regularly scheduled Planning Commission meeting [or insert date].”**

## Attachments

1. Application
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Concept Drawing
6. CRWD #1 Comments



# DELAWARE RIDGE

Parcels of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas.

## ZONING EXHIBIT

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

**Reviewed by Public Works**

02/13/2025 3:56:38 PM

By mspickelmier

[See Review Comments](#)

### SURVEYOR'S DESCRIPTION:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 04'00" East for a distance of 1320.97 feet along said East line to the Southeast corner of said Northwest Quarter; thence South 87 degrees 50'51" West for a distance of 2373.25 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 1000.00 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates, as it exists today; thence North 88 degrees 13'06" East for a distance of 1051.37 feet along said South line to the Southeast corner of said Curtiss Estates; thence North 01 degrees 43'25" West for a distance of 329.06 feet along the East line of Curtiss Estates to the North line of said Northwest Quarter; thence North 88 degrees 10'12" East for a distance of 539.27 feet; thence South 01 degrees 04'00" East for a distance of 1321.03 feet; thence North 88 degrees 10'12" East for a distance of 822.07 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 113.38 acres, more or less, including road right of way. Error of Closure - 1 : 1855407

### PARCEL 1:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 1321.03 feet along the North line of said Northwest Quarter; thence South 01 degrees 43'25" East 329.06 feet along the East line of Curtiss Estate to the Southeast corner of said Curtiss Estates; thence South 88 degrees 13'06" West for a distance of 472.76 feet along said South line to the TRUE POINT OF BEGINNING; thence South 01 degrees 35'29" East for a distance of 577.50 feet; thence South 64 degrees 38'04" West for a distance of 247.04 feet; thence South 52 degrees 33'09" West for a distance of 221.87 feet; thence North 66 degrees 15'30" West for a distance of 91.51 feet; thence South 89 degrees 53'54" West for a distance of 108.95 feet to the East right of way of U.S. Highway 7-73; thence North 01 degrees 39'32" West for a distance of 172.19 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates; thence North 88 degrees 13'06" East for a distance of 578.61 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 9.53 acres, more or less. Error of Closure - 1 : 475126

### PARCEL 2:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 822.07 feet along the North line of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 50.00 feet to the TRUE POINT OF BEGINNING, said point being the South right of way of McIntyre Road as it exists today; thence continuing South 01 degrees 04'00" East for a distance of 1271.03 feet; thence South 88 degrees 10'12" West for a distance of 337.51 feet; thence South 16 degrees 04'33" West for a distance of 356.30 feet; thence South 21 degrees 24'10" East for a distance of 326.80 feet; thence South 07 degrees 14'09" East for a distance of 338.12 feet; thence South 06 degrees 10'04" West for a distance of 347.18 feet to the South line of said Southwest Quarter; thence South 87 degrees 50'51" West for a distance of 1214.73 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 827.81 feet along said right of way; thence North 89 degrees 53'54" East for a distance of 108.95 feet; thence South 66 degrees 15'30" East for a distance of 91.51 feet; thence North 52 degrees 33'09" East for a distance of 221.87 feet; thence 64 degrees 38'04" East for a distance of 247.04 feet; thence North 01 degrees 35'29" West for a distance of 577.50 feet to the South line of Curtiss Estates, as it exists today; thence North 88 degrees 13'06" East for a distance of 472.76 feet along said South line to the Southeast corner of said Curtiss Estates; thence North 01 degrees 43'25" West for a distance of 329.06 feet along the East line of Curtiss Estates to South right of way of said McIntyre Road; thence North 88 degrees 10'12" East for a distance of 538.69 feet along said right of way to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 67.62 acres, more or less. Error of Closure - 1 : 1043641

### PARCEL 3:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 04'00" East for a distance of 1320.97 feet along said East line to the Southeast corner of said Northwest Quarter; thence South 87 degrees 50'51" West for a distance of 1158.52 feet along the South line of said Northwest Quarter; thence North 06 degrees 10'04" East for a distance of 347.18 feet; thence North 07 degrees 14'09" West for a distance of 338.12 feet; thence North 21 degrees 24'10" West for a distance of 326.80 feet; thence North 16 degrees 04'33" East for a distance of 356.30 feet; thence North 88 degrees 10'12" East for a distance of 1159.58 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 35.61 acres, more or less. Error of Closure - 1 : 1004540

This access configuration is considered "temporary" until the further site develops

We need some form of stormwater detention

PARCEL 1  
9.53 Acres  
more or less

PARCEL 2  
67.62 Acres  
more or less

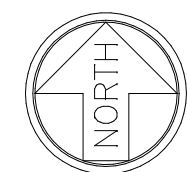
PARCEL 3  
35.61 Acres  
more or less

NW COR NW 1/4  
Sec. 6-10-23

NE COR NW 1/4  
Sec. 6-10-23

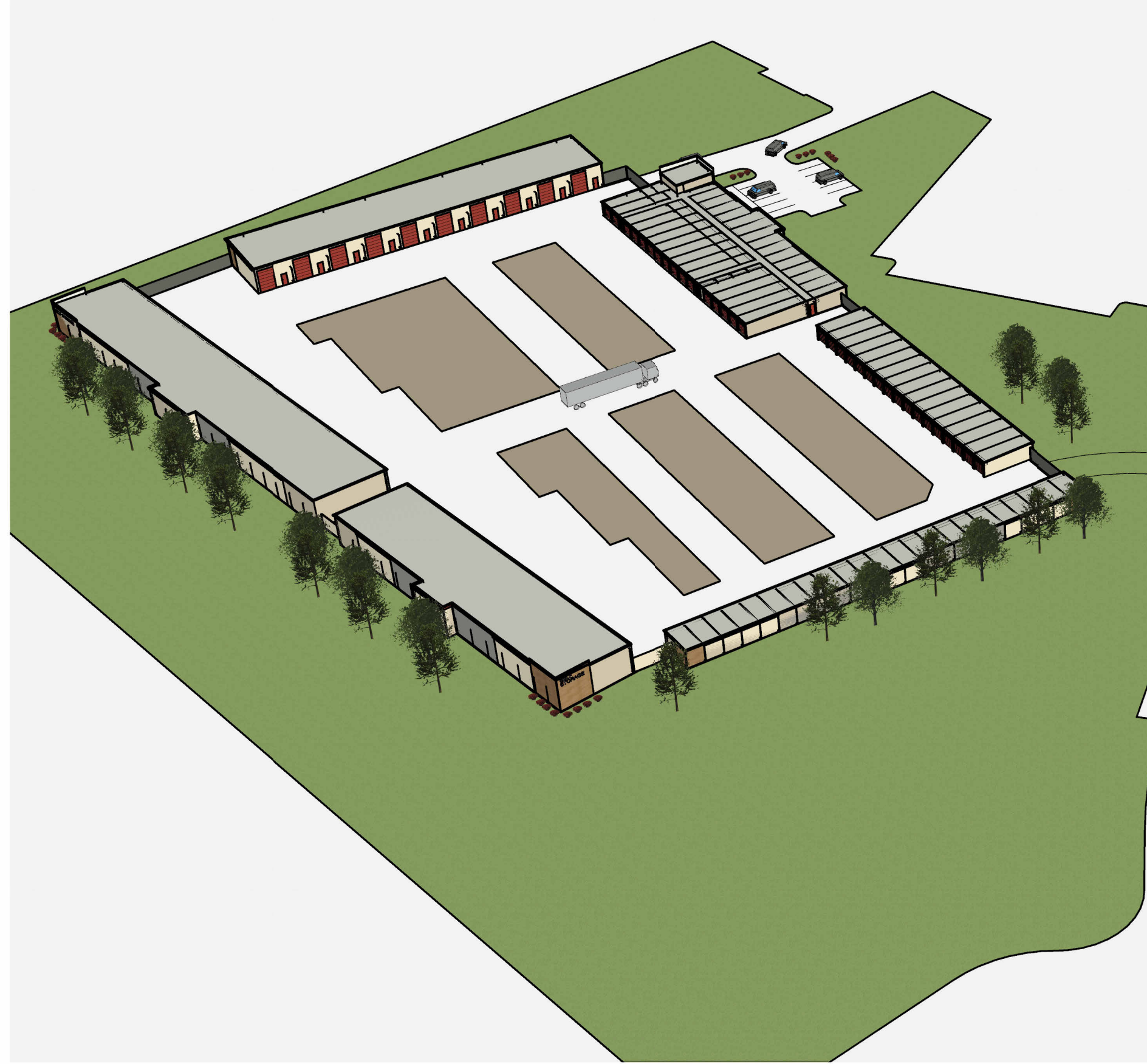
SW COR NW 1/4  
Sec. 6-10-23

SE COR NW 1/4  
Sec. 6-10-23





**Reviewed by Public Works**  
 02/13/2025 3:59:53 PM  
 By mspickelmier  
 See Review Comments



**2** Aerial Perspective from SW



**3** Perspective from West (K-7)

Stormwater Detention?



**1** ARCHITECTURAL SITE PLAN - 49,814 S.F. PHASE 1  
 1" = 30'-0"

**SELF STORAGE - DELAWARE RIDGE**  
 LANSING, KS

**Hernly**  
 ASSOCIATES, Inc.  
 ARCHITECTS  
 PRESERVATION CONSULTANTS  
 GRANT ADMINISTRATORS

1100 Rhode Island St.  
 Lawrence, Kansas 66044  
 785 - 749 - 5806

ARCHITECTURAL SITE PLAN

Date: 2025/01/15  
 Drawn by: SJB  
 Checked by: SCH  
 Revisions:

**AS1.0**



DESIGN MEMORANDUM

To: Mr. Chad Schimke  
 From: Chris Novosel, P.E., ENV SP; Trey Bebee, I.E.  
 Date: January 15, 2025  
 Subject: Lansing Storage Facility (Lansing, KS)

**Reviewed by Public Works**  
**No Exceptions**  
 02/13/2025 3:55:20 PM  
 By mspickelmier

This only applies to this limited application, further phases will need full TIS for the increased traffic

Project Background

As requested by the City of Lansing, this narrative provides traffic details related to the proposed Lansing Storage Facility. The site is located at 24132 139<sup>th</sup> Street, in the southeast quadrant of the McIntyre Road and K-7 (US-73) intersection. Currently, the 113-acre property is undeveloped and has a single entrance approximately 1,465 feet east of the K-7 centerline. Based on current City of Lansing zoning, the property is zoned “A-1: Agricultural District”. The proposed self-storage facility utilizes approximately 9.5 acres of the property and will require rezoning of the site to “B-3: Regional Business District”.

Proposed Conditions

The proposed development includes a self-storage facility to be built in multiple phases. The initial build is proposed to include 49,814 Sq. Ft. of storage space spread across six buildings. Similarly, a future build is proposed to include an additional 36,250 Sq. Ft. of storage space across five buildings. Ultimately, the site is proposed to include 86,064 Sq. Ft. of storage space across eleven buildings. The site plan for the proposed development is provided in **Exhibit A**. The proposed development does not require any new access points and will instead utilize the existing access point on McIntyre Road. Importantly, a new two-lane roadway is proposed to connect the existing access point to the site.

Proposed Trip Generation

Estimates of expected trip generation for the proposed development were based on data provided in the 11<sup>th</sup> Edition of The Institute of Transportation Engineers’ (ITE) “**Trip Generation Manual.**” ITE Land Use Code 151 “Mini-Warehouse” was used to model trip generation for the proposed self-storage facility. **Table 1** displays the proposed trip generation for the site.

**Table 1. Proposed Trip Generation**

ITE Land Use Code	ITE Land Use Code	Quantity	Units	A.M. Peak Hour			P.M. Peak Hour			Weekday ADT (VPD)
				In	Out	Total	In	Out	Total	
151	Mini-Warehouse	49,814	Sq. Ft. (GFA)	3	1	4	4	3	7	72
<b>Initial Build Subtotal</b>				<b>3</b>	<b>1</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>7</b>	<b>72</b>
151	Mini-Warehouse	36,250	Sq. Ft. (GFA)	2	1	3	3	2	5	53
<b>Future Build Subtotal</b>				<b>2</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>53</b>
<b>Full Build Total</b>				<b>5</b>	<b>2</b>	<b>7</b>	<b>7</b>	<b>5</b>	<b>12</b>	<b>125</b>



# Rezoning Application

Date: 01/15/2025

### Applicant / Owner

Applicant Name: Jay Healy  
 Address: 9801 Renner Blvd Suite 200  
 City, State, Zip: Lenexa  
 Phone: 9135778440  
 Agent: Jay Healy  
 Address: To enable further development not currently allowed by zoning. Parcel 1: B-3, Parcel 2: B-3, Parcel 3: I-1.  
 City, State, Zip: Jay Healy  
 Phone:

Owner Name: SCHIMKE,KEVIN D & SCHIMKE,CHAD R  
 Address: 11710 KELLY RD LEAVENWORTH, KS 66048  
 City, State, Zip: ,  
 Phone:  
 Agent:  
 Address:  
 City, State, Zip:  
 Phone:

### Request

Address: 24132 139TH ST, Leavenworth, KS 66048  
 City, State, Zip: LANSING, KS 66048  
 Parcel: 052-163-06-0-00-00-002.00-0  
 Legal:

Current Zone: A-1 Agricultural District  
 Proposed Zone: B-3 Regional Business District

### Property Details

Section:  
 Township:  
 Range:  
 Corner:  
 Between:  
 Side:  
 Between:

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

\_\_\_\_\_

Name

\_\_\_\_\_

Date

**AGENT AUTHORIZATION**

STATE OF Kansas

COUNTY OF Leavenworth


We, Chad Schimke and Kevin Schimke, 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:** George Butler Associates, Inc. (GBA)

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

Signed and entered into this 13<sup>th</sup> day of January, 2025.

  
Signed

  
Signed

Subscribed and sworn to before me on this 13<sup>th</sup> day of January, 2025.



  
Notary Public

My Commission Expires 9.27.28.

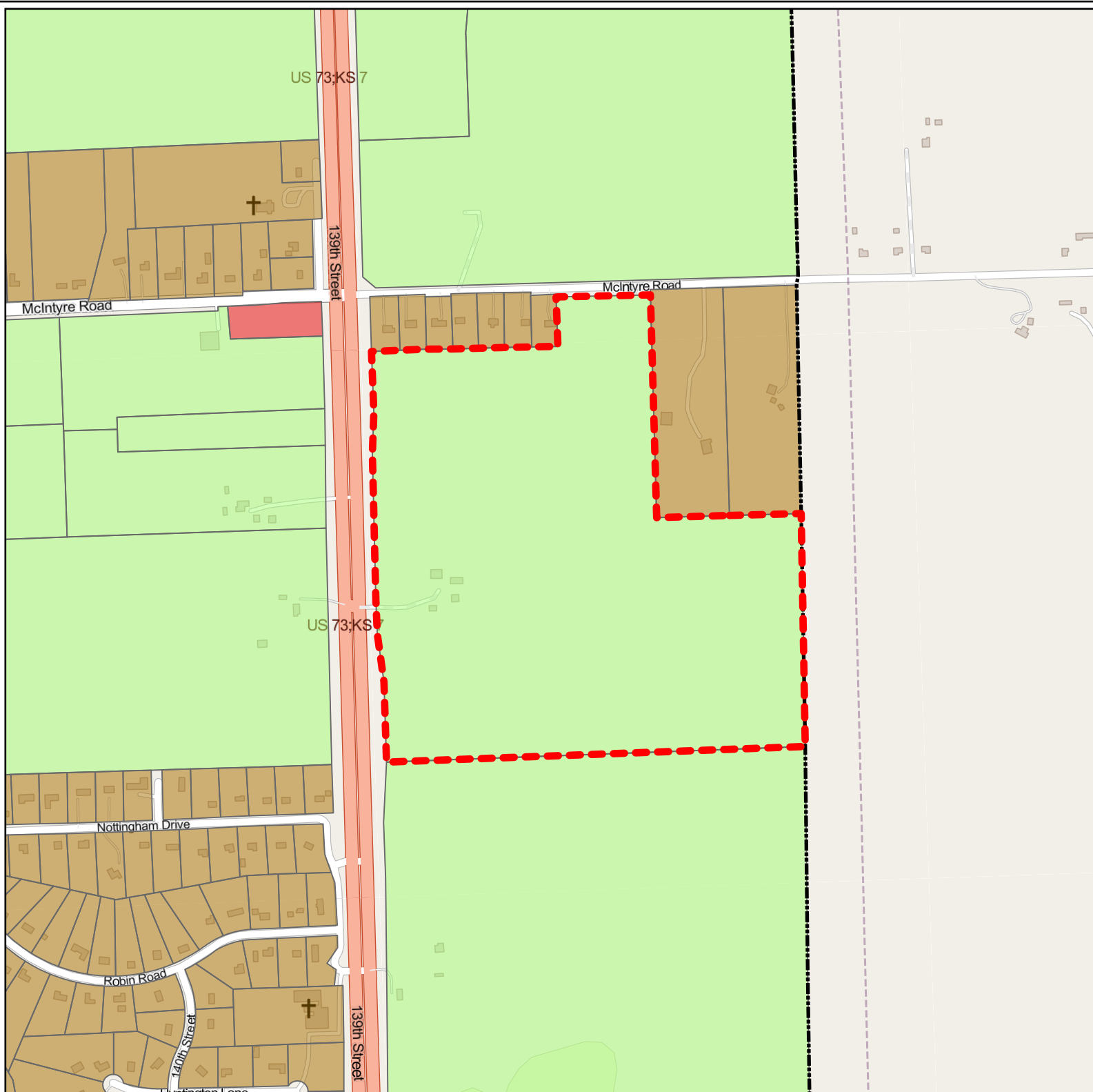
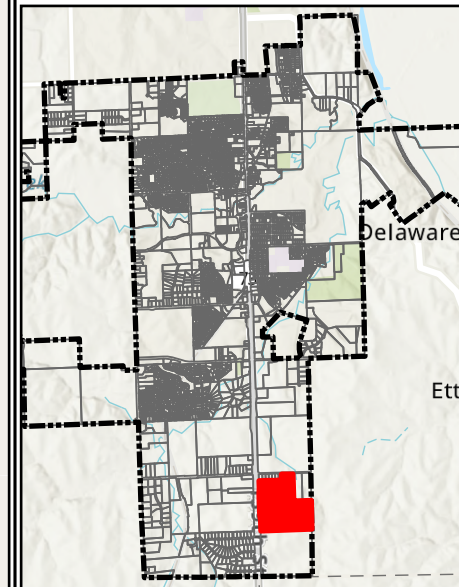
# Lansing Zoning

PID: 052-163-06-0-00-00-002.00-0

## Legend

### Zoning Districts

- A-1 - Agricultural District
- B-1 - Neighborhood Business District
- B-2 - General Business District
- B-3 - Regional Business District
- B-3-P - Regional Business District - PI Overlay
- I-1 - Light Industrial District
- I-2 - Heavy Industrial District
- R-1 - Suburban Residential District
- R-2 - Single-Unit Residential District
- R-2-P - Single-Unit Residential District - PI Overlay
- R-3 - Mixed-Density Neighborhood District
- R-4 - Multi-Family Residential District
- R-5 - Manufactured Home Planned District
- R-R-2.5 - Rural Residential District 2.5A
- PUD - Planned Unit Development
- CP - City Property



1 inch = 750 feet



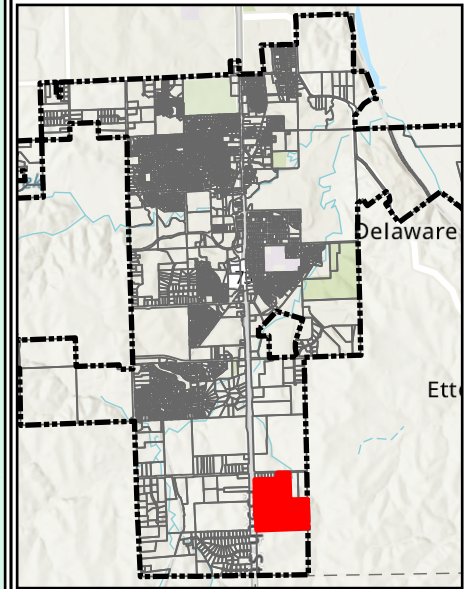
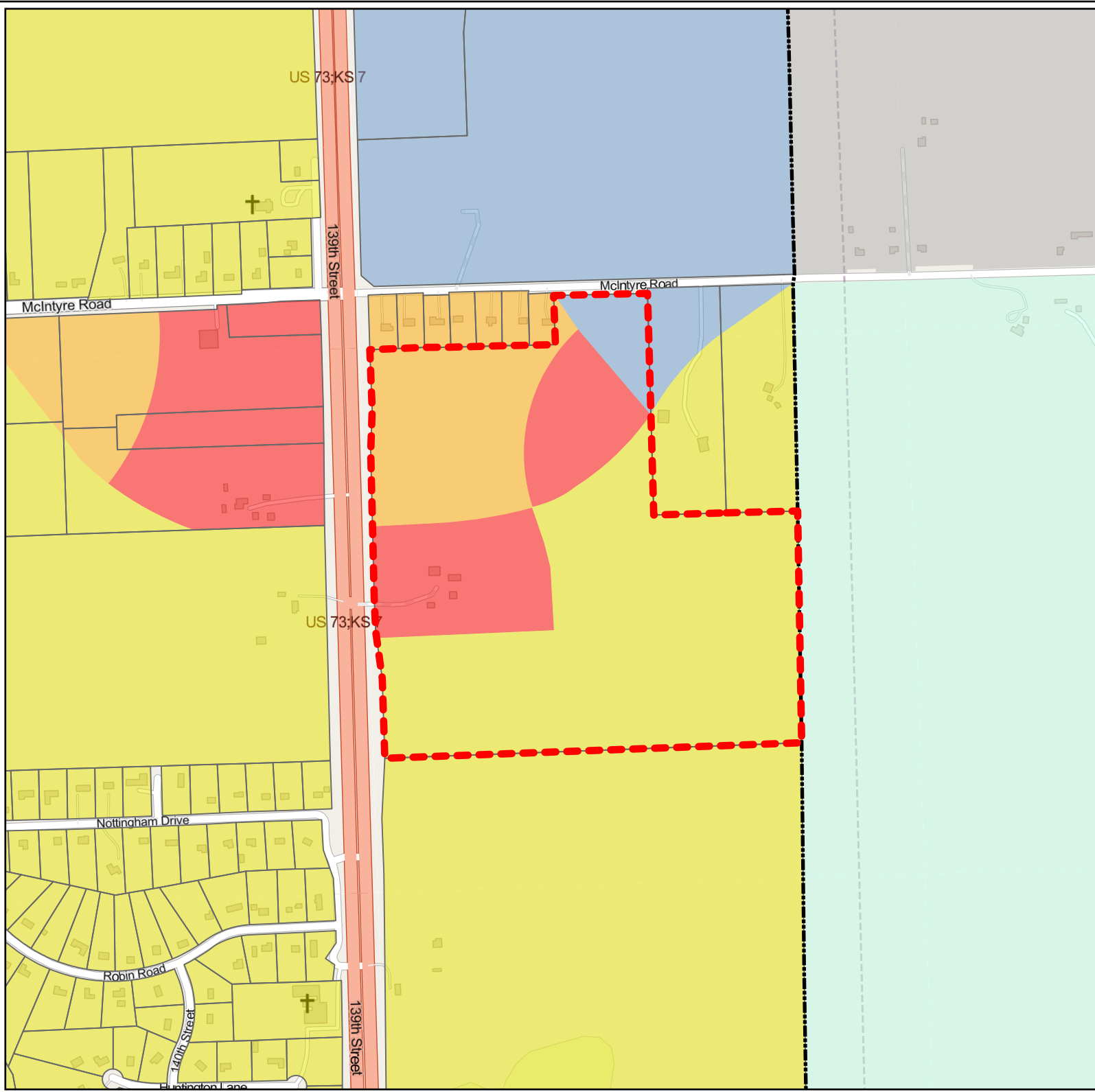
# Lansing Future Land Use

PID: 052-163-06-0-00-00-002.00-0

## Legend

### Future Land Use

- Airport
- Business Park/Light Industrial
- Civic
- Proposed from Civic to Single Family Residential
- Commercial
- High Density Residential
- Proposed from High Density to Single Family Residential
- Medium Density Residential
- Mixed Use
- Office
- Open Space Agriculture
- Parks
- Proposed from Parks to Single Family Residential
- Rural Residential
- Single-Family Residential



1 inch = 750 feet

# DELAWARE RIDGE

Parcels of land in the Northwest Quarter of Section 6, Township 10 South Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas.

## ZONING EXHIBIT

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

### SURVEYOR'S DESCRIPTION:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 04'00" East for a distance of 1320.97 feet along said East line to the Southeast corner of said Northwest Quarter; thence South 87 degrees 50'51" West for a distance of 2373.25 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 1000.00 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates, as it exists today; thence North 88 degrees 13'06" East for a distance of 1051.37 feet along said South line to the Southeast corner of said Curtiss Estates; thence North 01 degrees 43'25" West for a distance of 329.06 feet along the East line of Curtiss Estates to the North line of said Northwest Quarter; thence North 88 degrees 10'12" East for a distance of 539.27 feet; thence South 01 degrees 04'00" East for a distance of 1321.03 feet; thence North 88 degrees 10'12" East for a distance of 822.07 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 113.38 acres, more or less, including road right of way. Error of Closure - 1 : 1855407

### PARCEL 1:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 1361.34 feet along the North line of said Northwest Quarter; thence South 01 degrees 43'25" East 329.06 feet along the East line of Curtiss Estate to the Southeast corner of said Curtiss Estates; thence South 88 degrees 13'06" West for a distance of 472.76 along said South line to the TRUE POINT OF BEGINNING; thence South 01 degrees 35'29" East for a distance of 577.50 feet; thence South 64 degrees 38'04" West for a distance of 247.04 feet; thence South 52 degrees 33'09" West for a distance of 221.87 feet; thence North 66 degrees 15'30" West for a distance of 91.51 feet; thence South 89 degrees 53'54" West for a distance of 108.95 feet to the East right of way of U.S. Highway 7-73; thence North 01 degrees 39'32" West for a distance of 172.19 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates; thence North 88 degrees 13'06" East for a distance of 578.61 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 9.53 acres, more or less. Error of Closure - 1 : 475126

### PARCEL 2A - (Zone R-3):

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 822.07 feet along the North line of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 50.00 feet to the TRUE POINT OF BEGINNING, said point being the South right of way of McIntyre Road as it exists today; thence continuing South 01 degrees 04'00" East for a distance of 1271.03 feet; thence South 88 degrees 10'12" West for a distance of 337.51 feet; thence North 59 degrees 40'51" West for a distance of 779.45 feet; thence North 01 degrees 35'29" West for a distance of 577.50 feet to the South line of Curtiss Estates, as it exists today; thence North 88 degrees 13'06" East for a distance of 472.76 feet along said South line to the Southeast corner of said Curtiss Estates; thence North 01 degrees 43'25" West for a distance of 329.06 feet along the East line of Curtiss Estates to South right of way of said McIntyre Road; thence North 88 degrees 10'12" East for a distance of 538.69 feet along said right of way to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 23.25 acres, more or less. Error of Closure - 1 : 849027

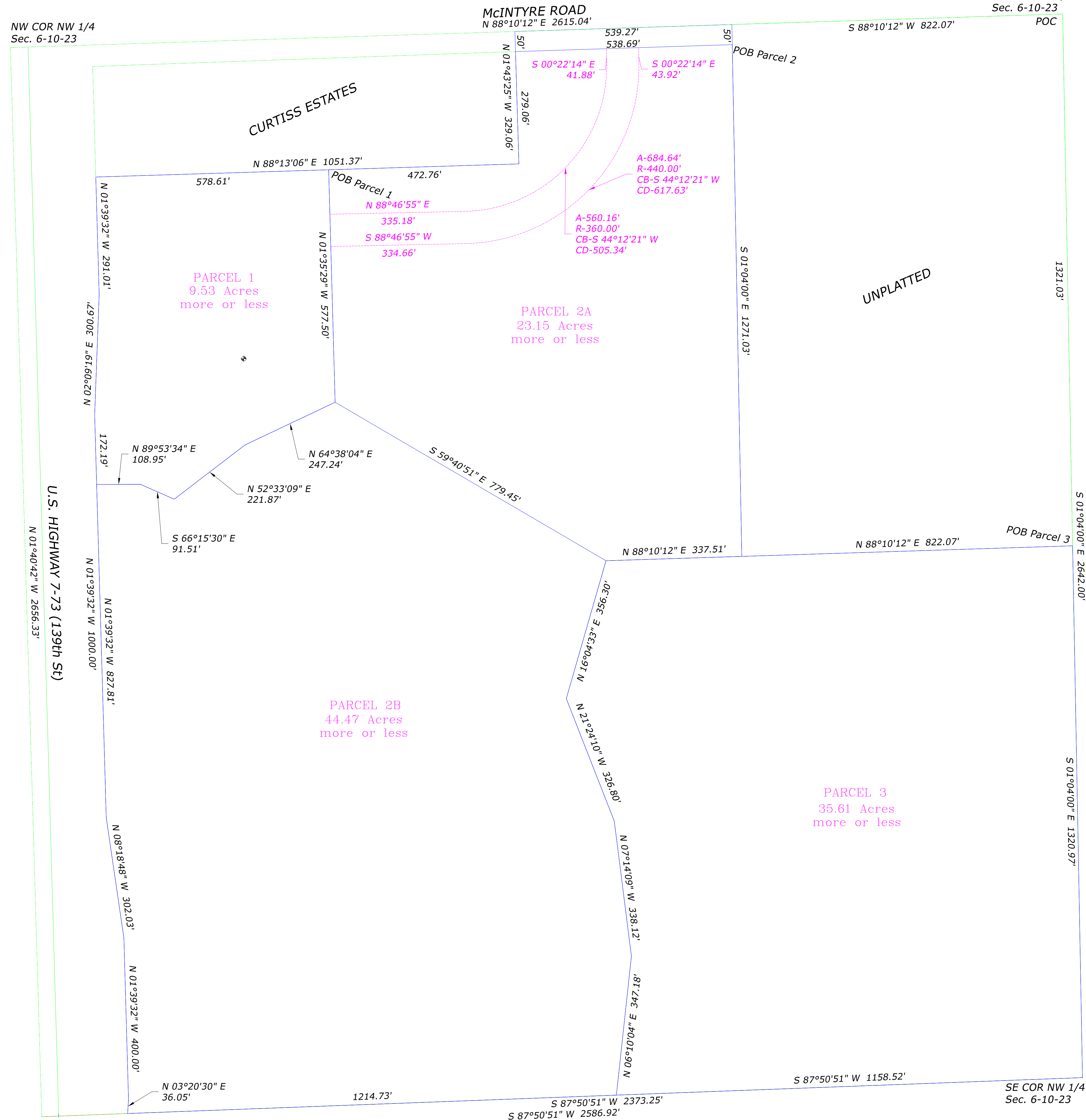
### PARCEL 2B - (Zone B-3):

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 822.07 feet along the North line of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 feet; thence South 88 degrees 10'12" West for a distance of 337.51 feet to the TRUE POINT OF BEGINNING; thence South 16 degrees 04'33" West for a distance of 326.80 feet; thence South 21 degrees 24'10" East for a distance of 326.80 feet; thence South 07 degrees 14'09" East for a distance of 338.12 feet; thence South 06 degrees 10'04" West for a distance of 347.18 feet to the South line of said Southwest Quarter; thence South 87 degrees 50'51" West for a distance of 1214.73 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 1000.00 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates; thence North 88 degrees 13'06" East for a distance of 578.61 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 44.47 acres, more or less. Error of Closure - 1 : 529335

### PARCEL 3:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 04'00" East for a distance of 1320.97 feet along said East line to the Southeast corner of said Northwest Quarter; thence South 87 degrees 50'51" West for a distance of 1158.52 feet along the South line of said Northwest Quarter; thence North 06 degrees 10'04 East for a distance of 347.18 feet; thence North 07 degrees 14'09" West for a distance of 338.12 feet; thence North 21 degrees 24'10" West for a distance of 326.80 feet; thence North 16 degrees 04'33" East for a distance of 356.30 feet; thence North 88 degrees 10'12" East for a distance of 1159.58 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 35.61 acres, more or less. Error of Closure - 1 : 1004540

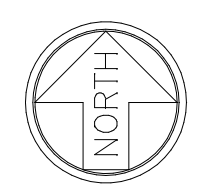
NW COR NW 1/4  
Sec. 6-10-23



NE COR NW 1/4  
Sec. 6-10-23

SW COR NW 1/4  
Sec. 6-10-23

SE COR NW 1/4  
Sec. 6-10-23



**J. HERRING, Inc. (dba)**  
**HERRING SURVEYING COMPANY**

315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email: survey@herringinc.com



DESIGN MEMORANDUM

To: Mr. Chad Schimke  
 From: Chris Novosel, P.E., ENV SP; Trey Bebee, I.E.  
 Date: January 15, 2025  
 Subject: Lansing Storage Facility (Lansing, KS)

Project Background

As requested by the City of Lansing, this narrative provides traffic details related to the proposed Lansing Storage Facility. The site is located at 24132 139<sup>th</sup> Street, in the southeast quadrant of the McIntyre Road and K-7 (US-73) intersection. Currently, the 113-acre property is undeveloped and has a single entrance approximately 1,465 feet east of the K-7 centerline. Based on current City of Lansing zoning, the property is zoned “A-1: Agricultural District”. The proposed self-storage facility utilizes approximately 9.5 acres of the property and will require rezoning of the site to “B-3: Regional Business District”.

Proposed Conditions

The proposed development includes a self-storage facility to be built in multiple phases. The initial build is proposed to include 49,814 Sq. Ft. of storage space spread across six buildings. Similarly, a future build is proposed to include an additional 36,250 Sq. Ft. of storage space across five buildings. Ultimately, the site is proposed to include 86,064 Sq. Ft. of storage space across eleven buildings. The site plan for the proposed development is provided in **Exhibit A**. The proposed development does not require any new access points and will instead utilize the existing access point on McIntyre Road. Importantly, a new two-lane roadway is proposed to connect the existing access point to the site.

Proposed Trip Generation

Estimates of expected trip generation for the proposed development were based on data provided in the 11<sup>th</sup> Edition of The Institute of Transportation Engineers’ (ITE) “**Trip Generation Manual.**” ITE Land Use Code 151 “Mini-Warehouse” was used to model trip generation for the proposed self-storage facility. **Table 1** displays the proposed trip generation for the site.

**Table 1. Proposed Trip Generation**

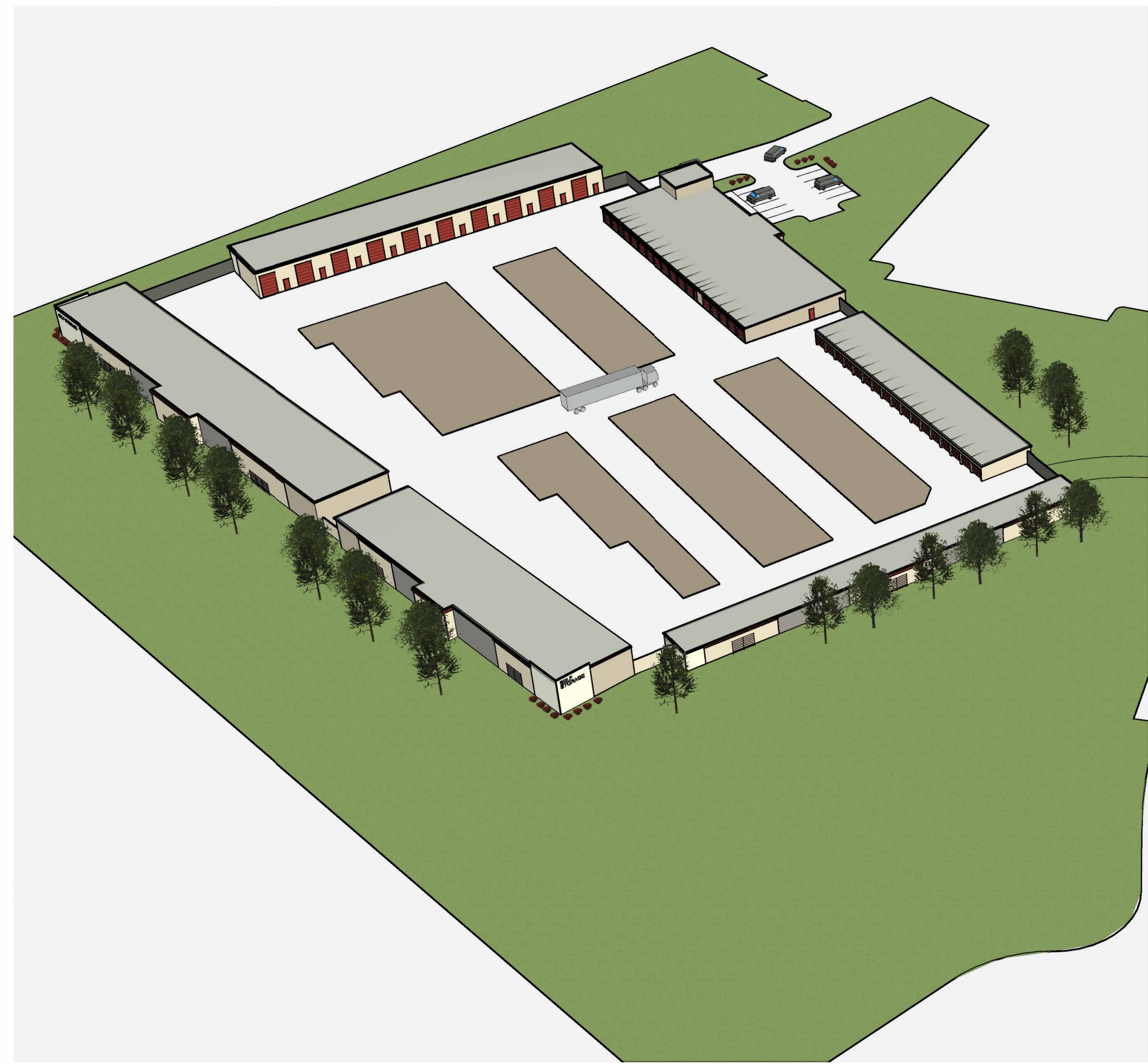
ITE Land Use Code	ITE Land Use Code	Quantity	Units	A.M. Peak Hour			P.M. Peak Hour			Weekday ADT (VPD)
				In	Out	Total	In	Out	Total	
151	Mini-Warehouse	49,814	Sq. Ft. (GFA)	3	1	4	4	3	7	72
<b>Initial Build Subtotal</b>				<b>3</b>	<b>1</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>7</b>	<b>72</b>
151	Mini-Warehouse	36,250	Sq. Ft. (GFA)	2	1	3	3	2	5	53
<b>Future Build Subtotal</b>				<b>2</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>53</b>
<b>Full Build Total</b>				<b>5</b>	<b>2</b>	<b>7</b>	<b>7</b>	<b>5</b>	<b>12</b>	<b>125</b>

As shown in **Table 1**, the full build-out of the proposed self-storage facility is expected to generate 7 A.M. Peak Hour, 12 P.M. Peak Hour, and 125 Daily vehicle-trips.

### Conclusion

As requested by the Lansing, this narrative was completed to provide details related to the proposed Lansing Self Storage Facility. Based on the conducted trip generation analysis, the proposed facility is expected to generate a relatively low number of trips across the A.M. Peak Hour, P.M. Peak Hour, and Daily periods. Due to such trip generation estimates, it is expected that the proposed self-storage facility will have minimal impacts on the surrounding roadway networks. Therefore, no traffic improvements to the surrounding roadway network are proposed as a result of the proposed self-storage facility.





**2** Aerial Perspective from SW



**3** Perspective from West (K-7)



**1** ARCHITECTURAL SITE PLAN - 49,814 S.F. PHASE 1  
1" = 30'-0"

SELF STORAGE - DELAWARE RIDGE  
LANSING, KS

**Hernly**  
ASSOCIATES, INC.  
ARCHITECTS  
PRESENTATION CONSULTANTS  
GRANT ADMINISTRATORS

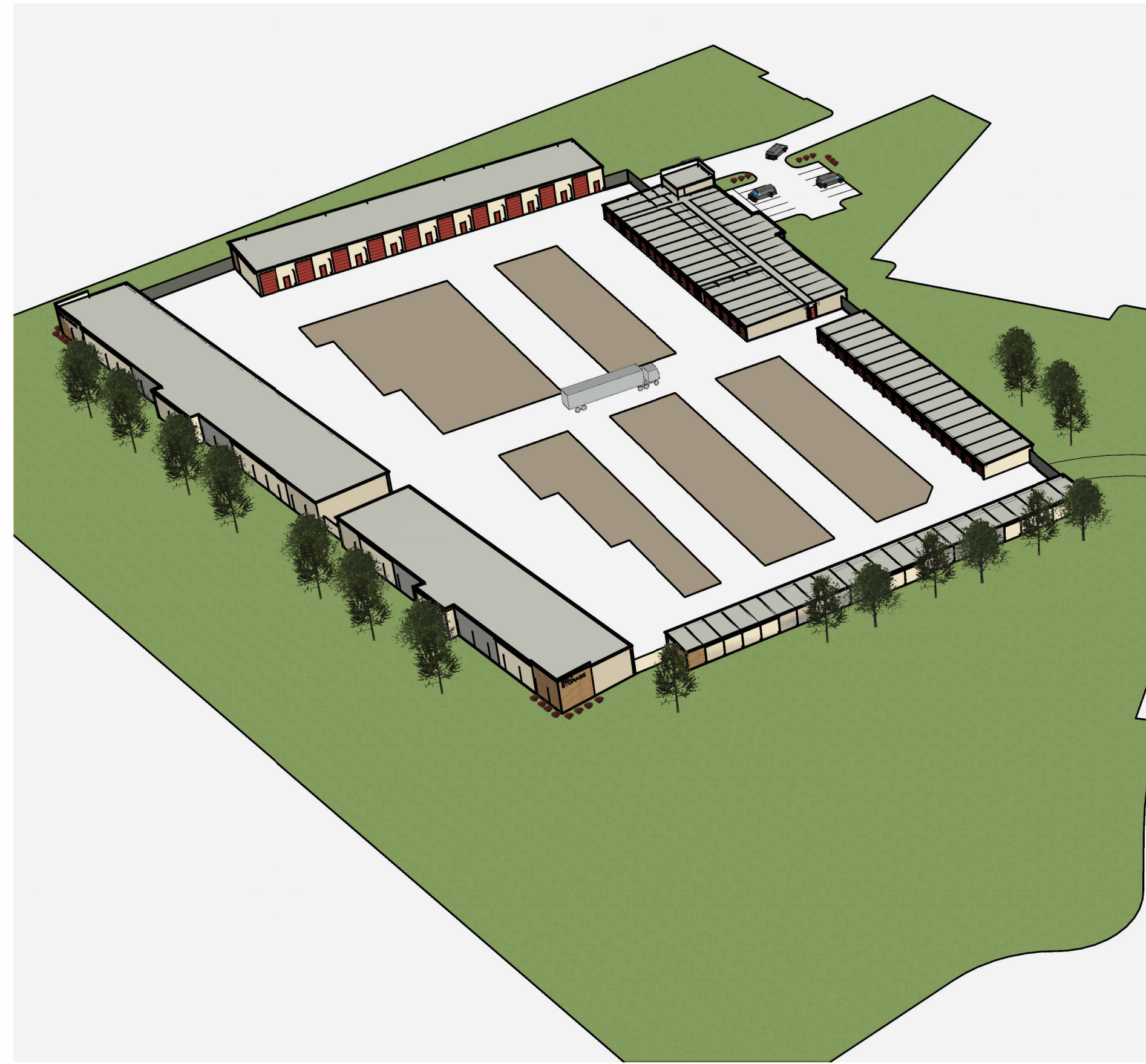
1100 Rhode Island St.  
Lawrence, Kansas 66044  
785 - 749 - 5806

ARCHITECTURAL SITE  
PLAN

Date: 2025/01/08  
Drawn by: SJB  
Checked by: SCH  
Revisions:

AS1.0





2 Aerial Perspective from SW



3 Perspective from West (K-7)



1 ARCHITECTURAL SITE PLAN - 49,814 S.F. PHASE 1  
1" = 30'-0"

SELF STORAGE - DELAWARE RIDGE  
LANSING, KS

Hernly  
ASSOCIATES, Inc.  
ARCHITECTS  
PRESENTATION CONSULTANTS  
GRANT ADMINISTRATORS

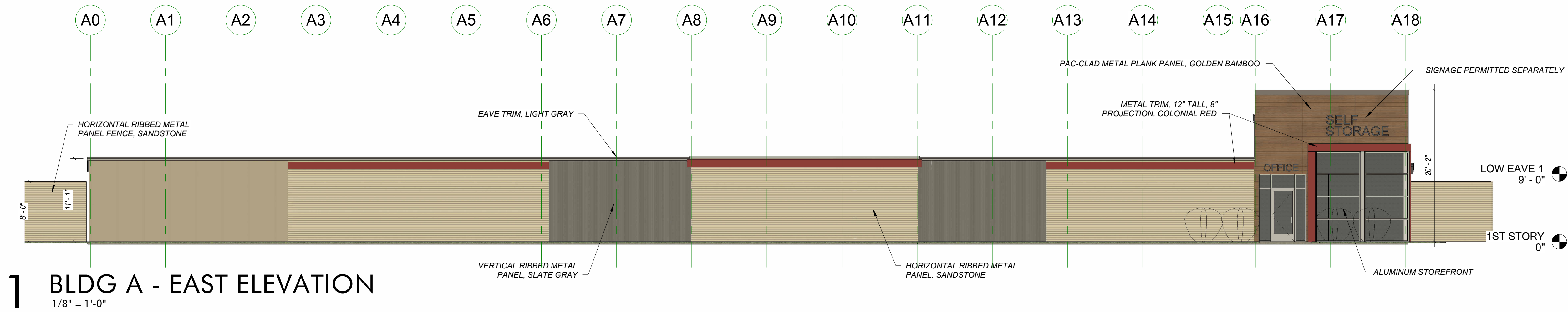
1100 Rhode Island St.  
Lawrence, Kansas 66044  
785 - 749 - 5806

ARCHITECTURAL SITE  
PLAN

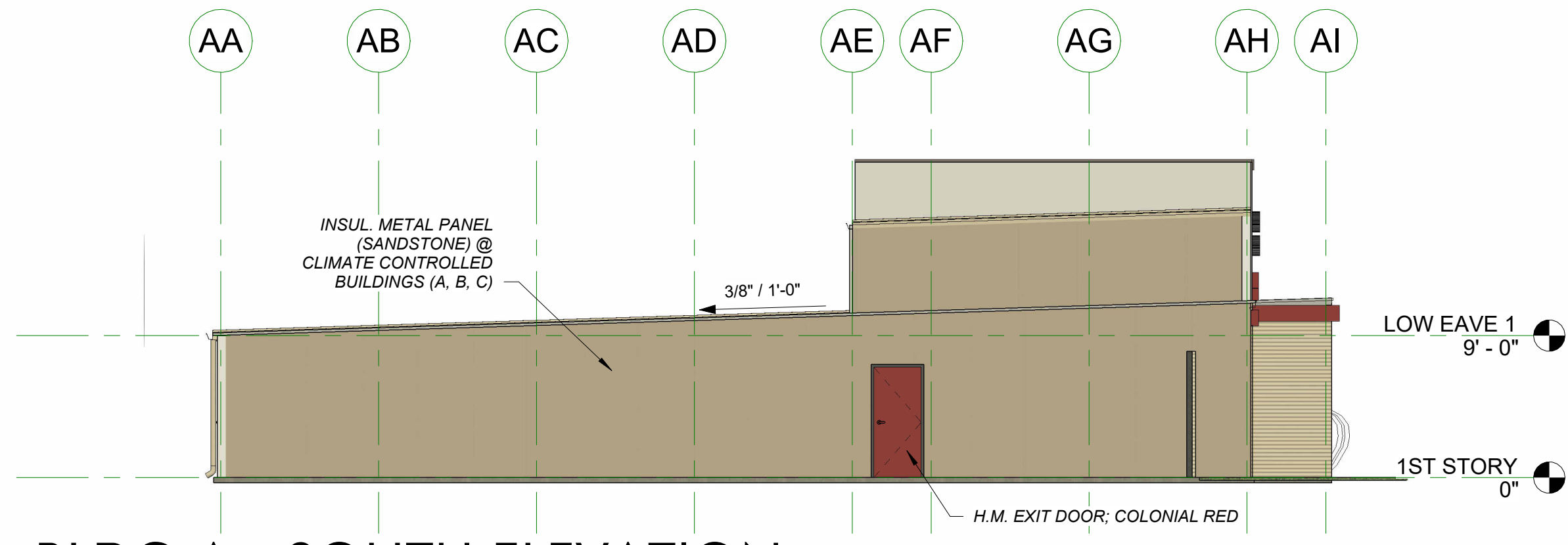
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Checked by: SCH  
Revisions:

AS1.0

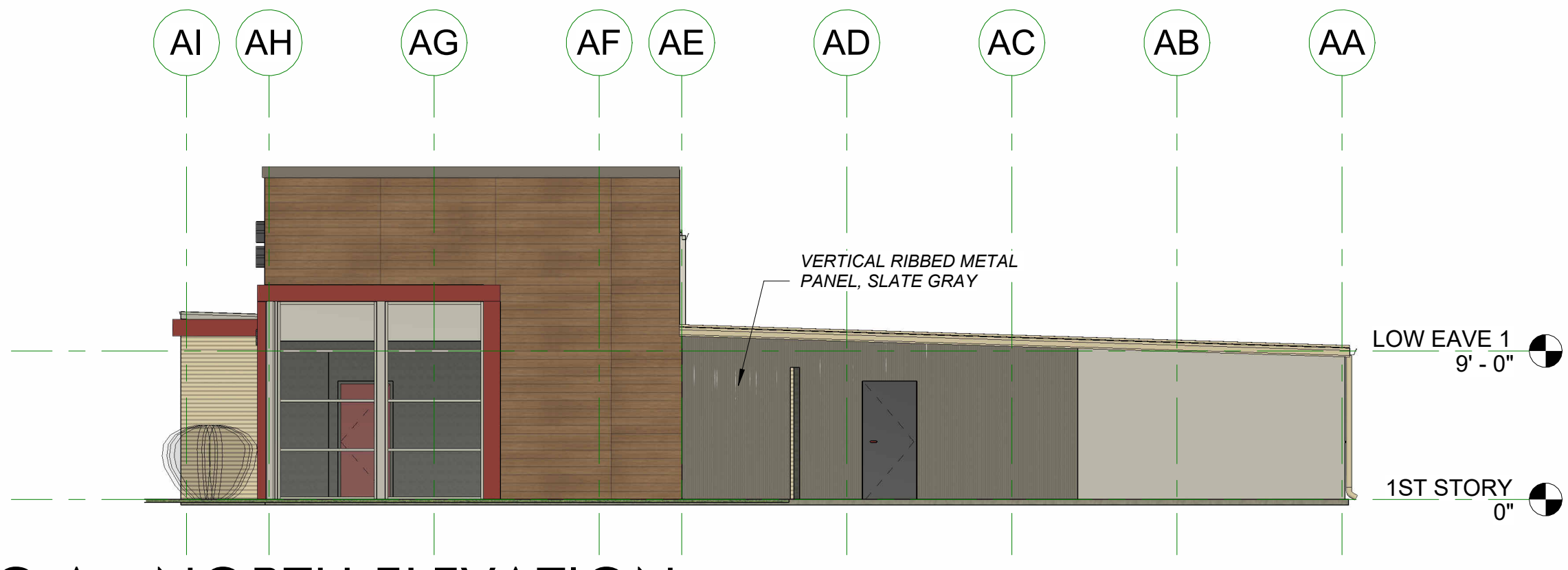




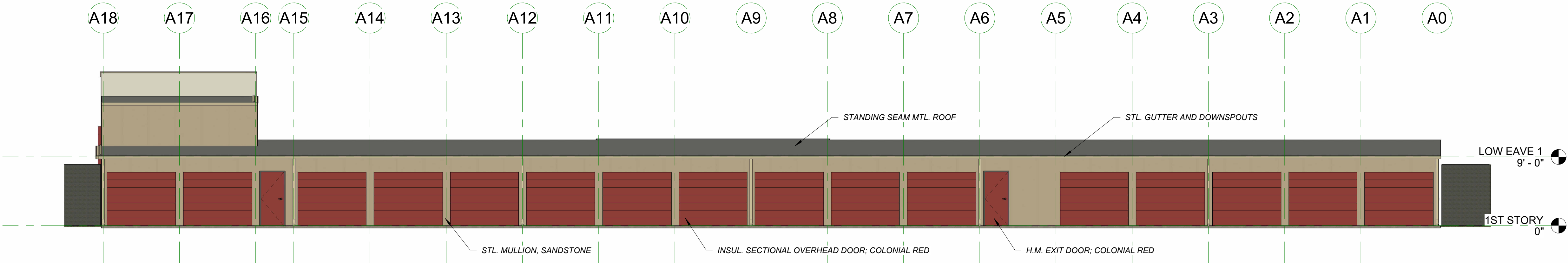
**1 BLDG A - EAST ELEVATION**  
1/8" = 1'-0"



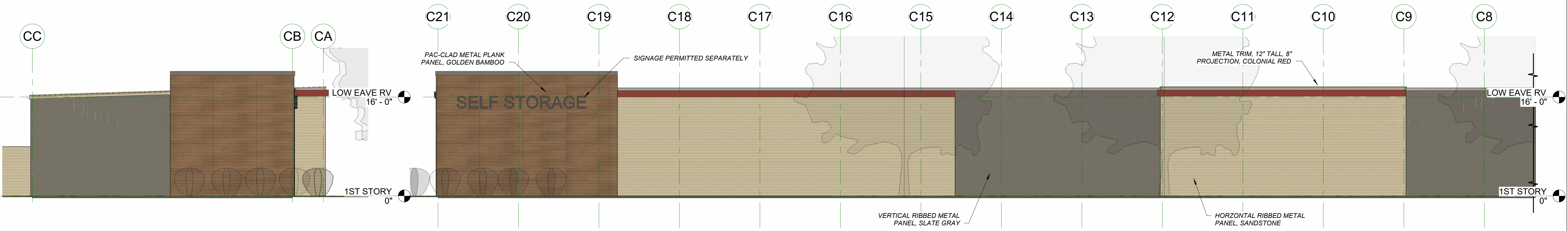
**2 BLDG A - SOUTH ELEVATION**  
1/8" = 1'-0"



**3 BLDG A - NORTH ELEVATION**  
1/8" = 1'-0"



**4 BLDG A - WEST ELEVATION**  
1/8" = 1'-0"



**5 BLDG C - NORTH ELEVATION**  
1/8" = 1'-0"

**6 BLDG C - WEST ELEVATION - NORTH PORTION**  
1/8" = 1'-0"

**SELF STORAGE - DELAWARE RIDGE**  
 LANSING, KS

**Hernly** ASSOCIATES, INC.  
 ARCHITECTS  
 PRESERVATION CONSULTANTS  
 GRANT ADMINISTRATORS

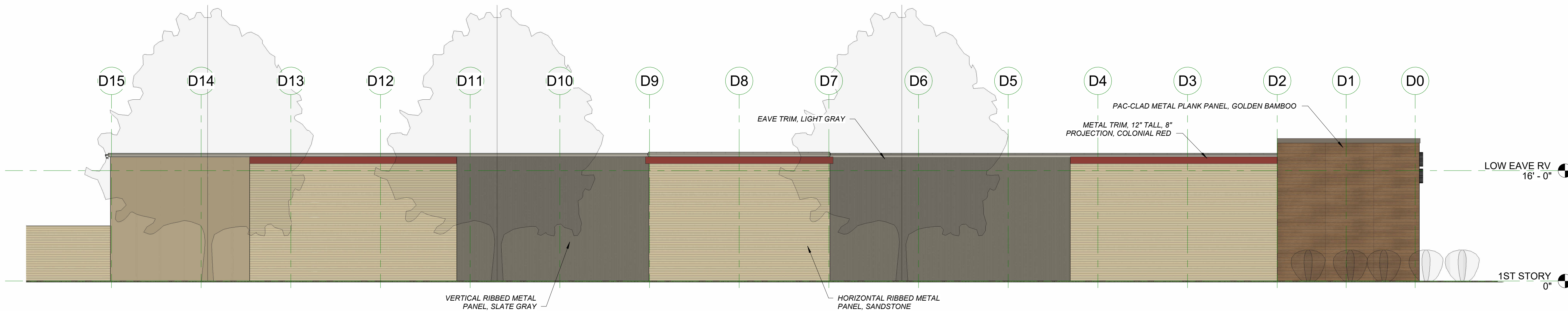
1100 Rhode Island St.  
 Lawrence, Kansas 66044  
 785 - 749 - 5806

ELEVATIONS

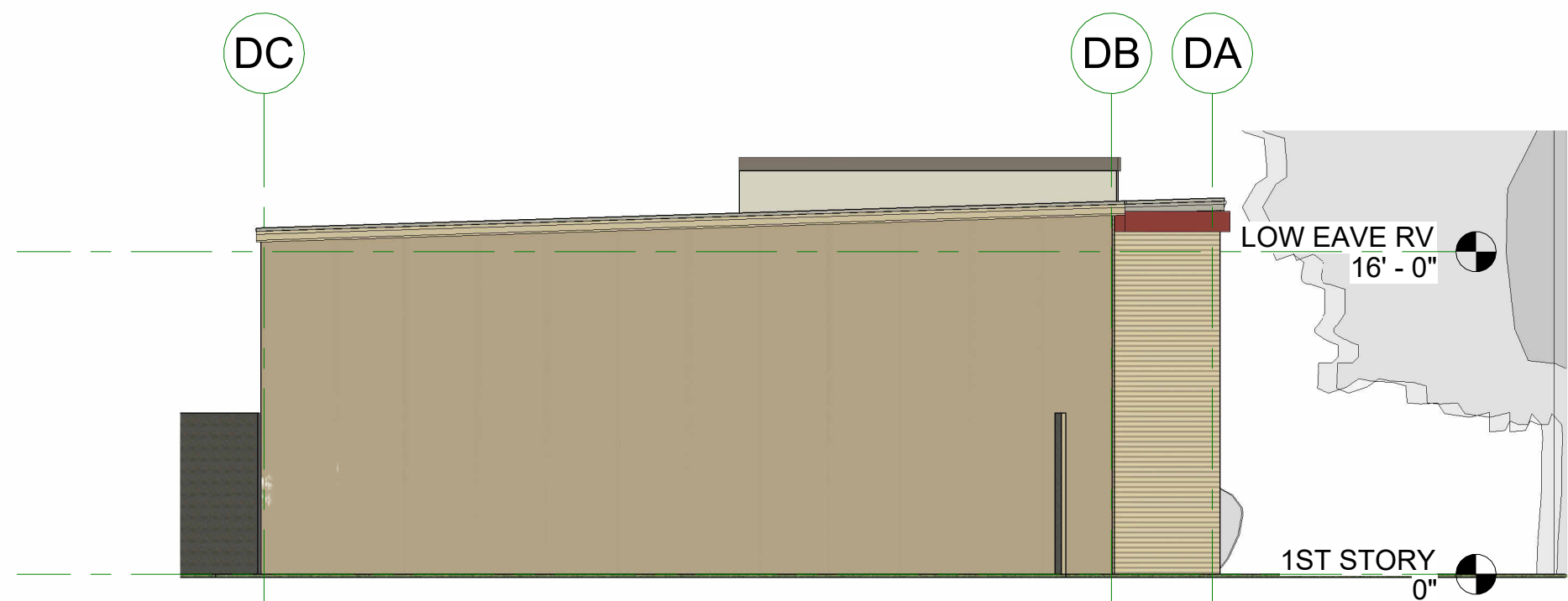
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 Revisions:

**A2.0**

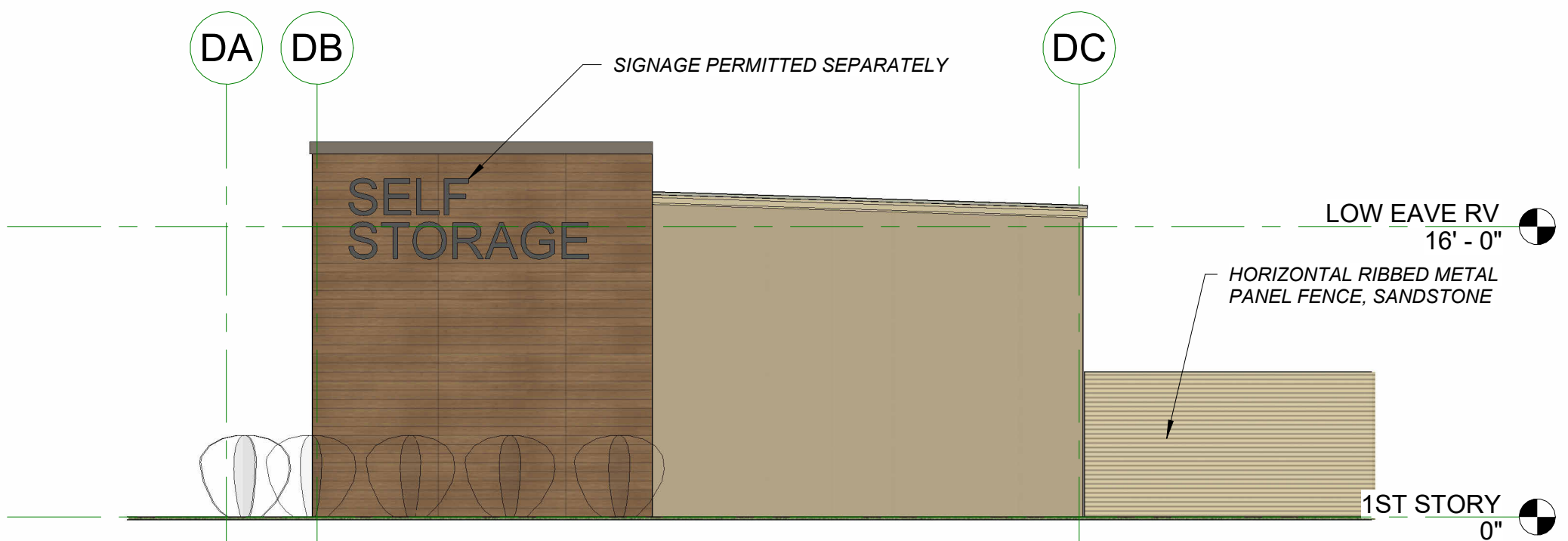




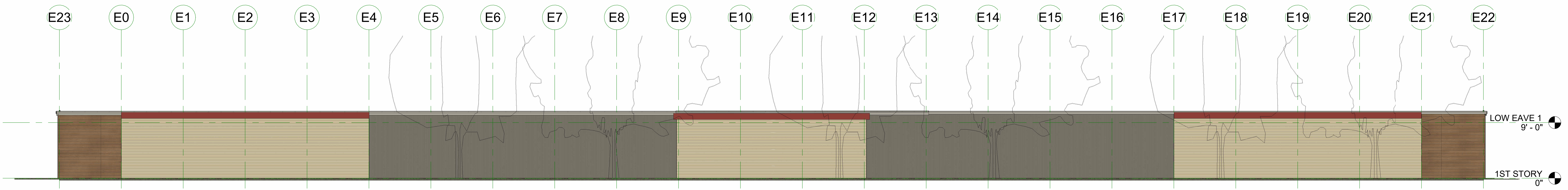
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1/8" = 1'-0"



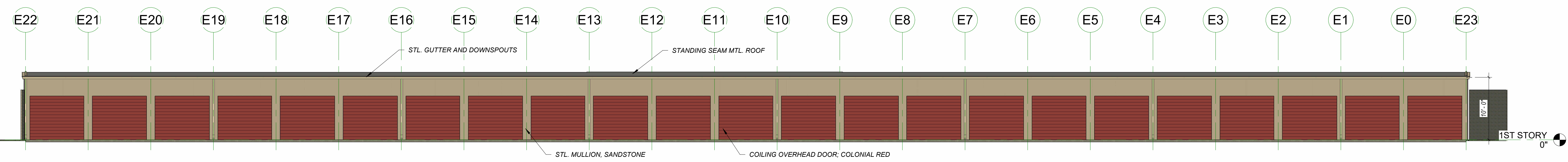
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1/8" = 1'-0"



**3 BLDG D - SOUTH ELEVATION**  
1/8" = 1'-0"

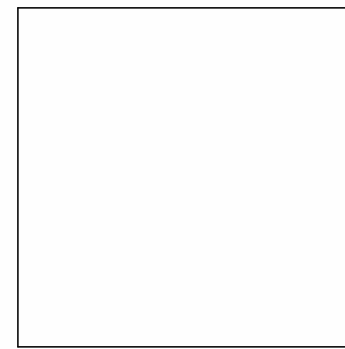


**4 BLDG E - SOUTH ELEVATION**  
1/8" = 1'-0"



**5 BLDG E - NORTH ELEVATION**  
1/8" = 1'-0"

**SELF STORAGE - DELAWARE RIDGE**  
 LANSING, KS



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 PRESERVATION CONSULTANTS  
 GRANT ADMINISTRATORS  
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ELEVATIONS

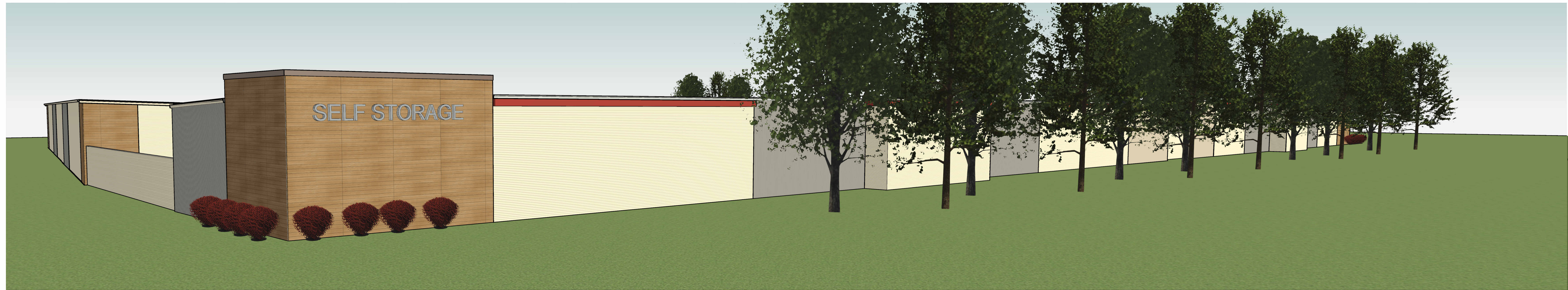
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Drawn by:	SJB
Checked by:	SCH
Revisions:	

**A2.1**





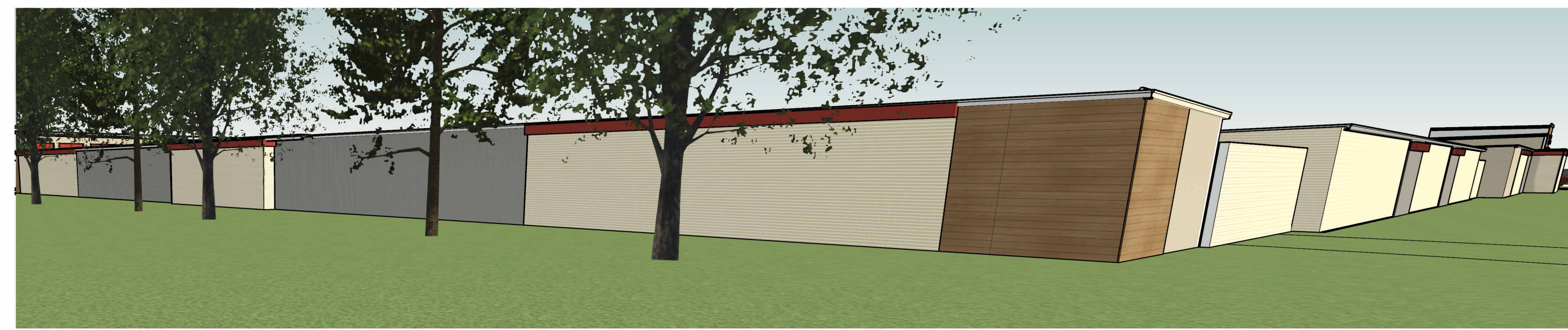
1 3D View 1



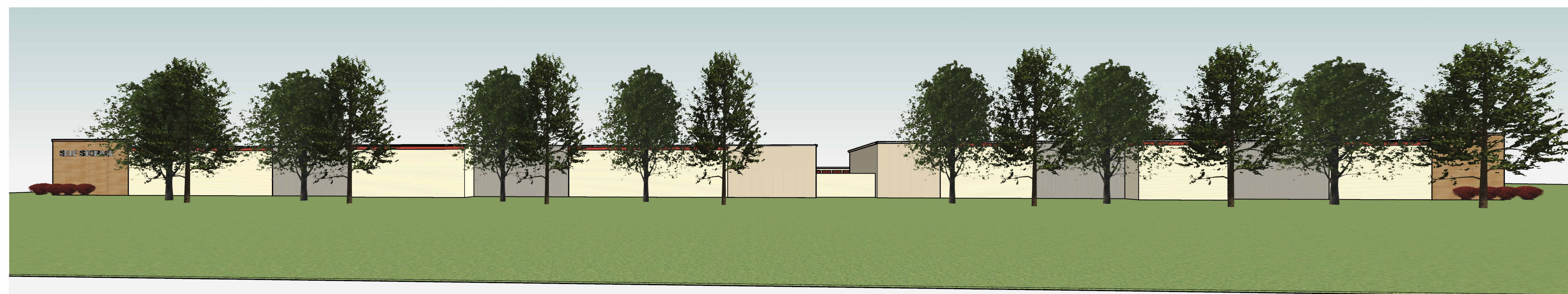
2 3D View 2



3 3D View 3



4 3D View 4



5 3D View 5

SELF STORAGE - DELAWARE RIDGE  
LANSING, KS

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GRANT ADMINISTRATORS

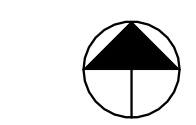
1100 Rhode Island St.  
Lawrence, Kansas 66044  
785 - 749 - 5806

PERSPECTIVES

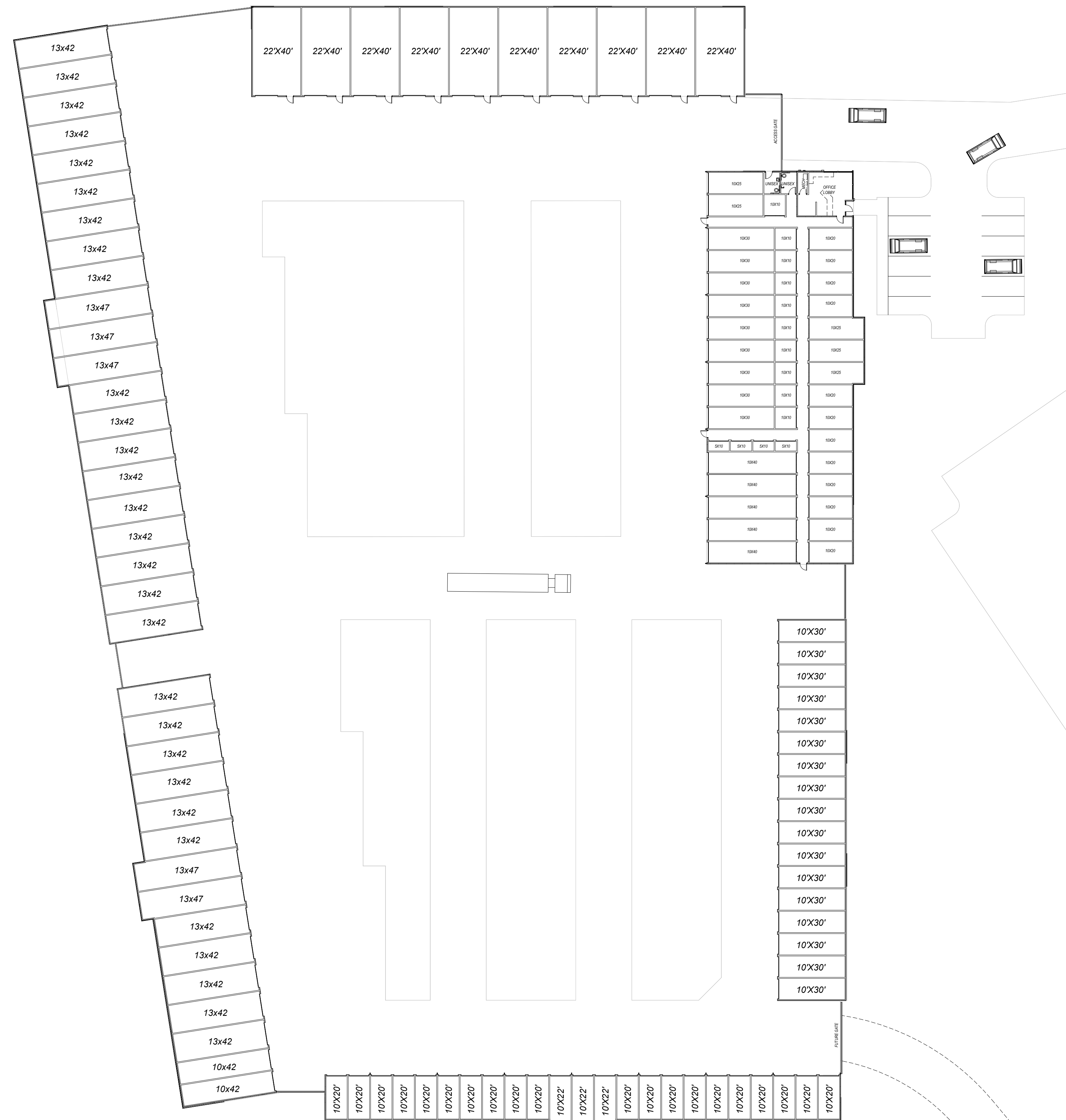
Date: 2025/01/15  
Drawn by: SJB  
Checked by: SCH  
Revisions:

A7.0





**1 UNIT PLANS**  
1" = 30'-0"



**SELF STORAGE - DELAWARE RIDGE**  
LANSING, KS

**Hernly**  
ASSOCIATES, INC.  
ARCHITECTS  
PRESENTATION CONSULTANTS  
GRANT ADMINISTRATORS

1100 Rhode Island St.  
Lawrence, Kansas 66044  
785 - 749 - 5806

UNIT PLAN

Date: 2025/01/15  
Drawn by: SJB  
Checked by: SCH  
Revisions:

**A1.0**











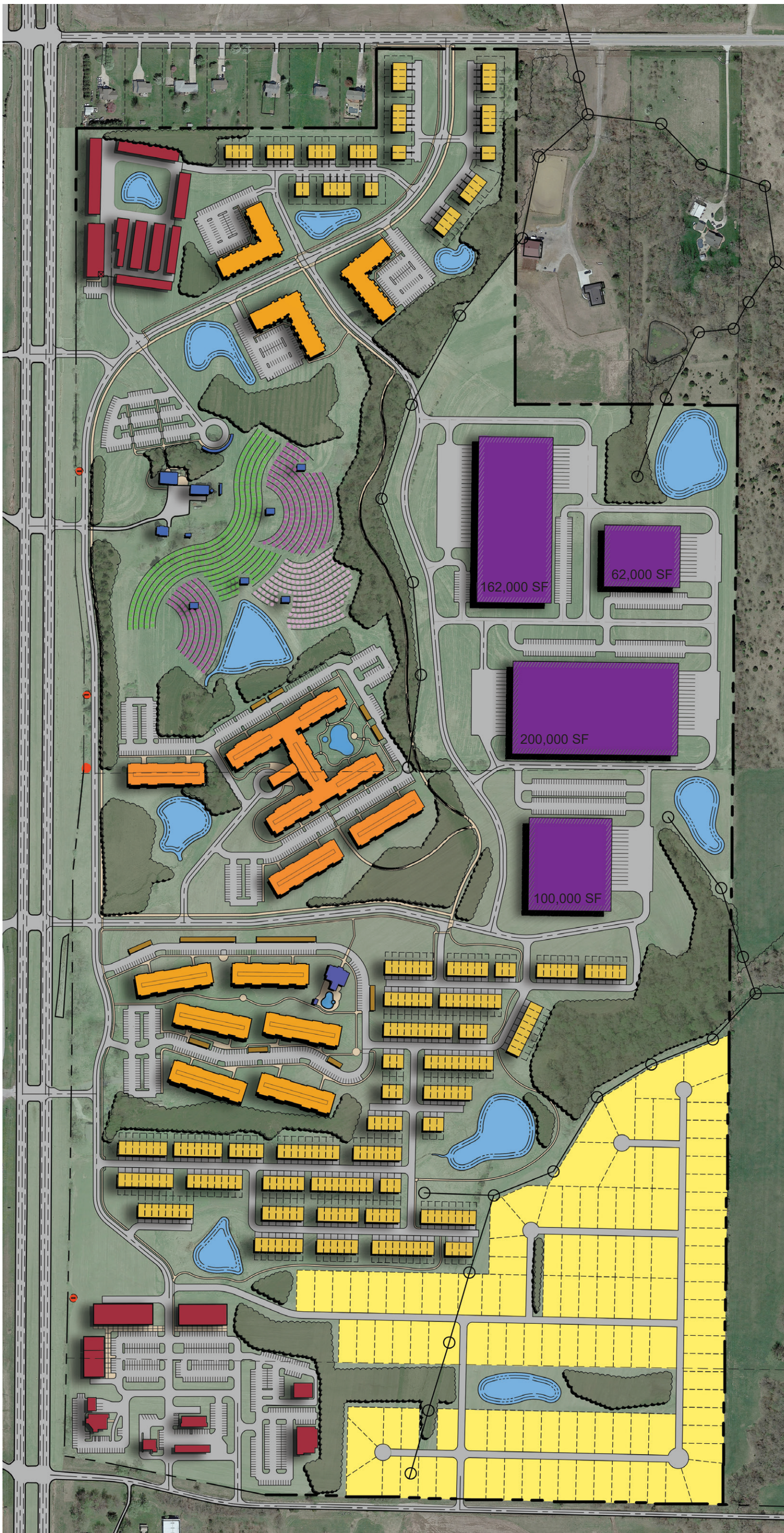
# Delaware Ridge

## 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





January 23, 2025

Joshua Gentzler, AICP  
City of Lansing  
730 First Terrace, Ste. 2  
Lansing, KS 66043

Re: Delaware Ridge

Joshua,

Below are comments for the proposed Delaware Ridge in Lansing. There may be additional comments as more information becomes available, or conditions change etc... Feel free to contact me with any questions or provide additional information.

Plan Review Comments:

1. The water district has reviewed the plans provided on January 17<sup>th</sup>, and is providing comments based on the plans provided. We reserve the right to change and/or add additional comments based on additional information.
2. Future development plans, even if conceptual, would be needed to size water mains accordingly.
3. Depending on future development plans and engineers' review, off-site improvements may be necessary.
4. Fire protection requirements/comments will be needed for water main sizing, for current, and future development.
5. Water mains and appurtenances will be constructed outside the right-of-way, in private or utility easements.
6. Any phasing or timing for the development will be needed for scheduling purposes.
7. Any domestic water service connections will follow water district policies in place at the time of connection.
8. Any on-site fire protection requirements will follow our private fire line policies/practices.
9. The facility shall comply with all federal, state, local, and water district backflow prevention and cross control requirements throughout the entire building. The water district shall be provided access to the facility upon request to conduct a backflow prevention inspection.

Respectfully,

Mike Fulkerson  
General Manager

*We are committed to providing a reliable quality domestic water supply to our customers.*