
AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Joshua Gentzler
DATE: April 3rd, 2025
SUBJECT: Epic Estates Rezone - Case 2025-DEV-002

Overview:

The applicant is requesting a rezoning of approximately 145.54 acres located adjacent to Kansas Highway 7 and McIntyre Road, from **A-1 (Agricultural District)** to the following zoning designations:

- **R-4 (Multi-Family Residential District)** – Tract 1: 38.477 acres
- **I-1 (Light Industrial District)** – Tract 2: 85.484 acres
- **B-3 (Regional Business District)** – Tract 3: 21.581 acres

The purpose of this rezoning is to entitle the property for future development opportunities and improve its marketability. No specific development plans are currently proposed.

The proposal would enable future commercial, residential, and industrial development. The Comprehensive Plan envisions “Main Street will be the heart of our community, providing enhanced shopping areas and attractive places to live and work” (page 70). The Future Land Use Map designates this land as Office.

At the March meeting, the Planning Commission voted 4-1 to recommend approval of the application. In accordance with Lansing’s UDO, the City Council may:

- Approve the application in accordance with the Planning Commission’s Recommendation;
- Override the Planning Commission’s recommendation (in whole or in part) by a two-thirds majority vote of the Council; or
- Return the application to the Planning Commission for further review of specified factors.

Policy Consideration: n/a

Financial Consideration: n/a

Action: Staff recommends a motion to adopt Ordinance No. 1130 to amend the City of Lansing Zoning Map.