

Project Facts

Applicant

Back 9 Development

Owner

Back 9 Development

Address

00000 Eisenhower Road

Property ID

105-15-0-00-00-013.00

Zoning

"A-1" Agricultural District

Future Land Use

Commercial

Land

32.6 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 Sunningdale Estates subdivision. This preliminary plat, if approved, will allow the applicant to continue the platting process and apply for a Final Plat, which will subdivide approximately 32.6 acres into eight (8) lots allowing for the potential future construction of a single-family subdivision development. 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 single family dwellings 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 A-1 Agricultural 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
 - Restrictions on access to public roads has been noted on the face of the plat.

- Stormwater
 - Staff requests a statement or letter from a licensed engineer that affirms compliance with the City’s no net increase in stormwater runoff from the property.
- Traffic
 - A Traffic Impact Analysis is requested to determine the impact of the additional lots on the existing network. The TIA will need to include a sight distance analysis for the proposed entrance onto Eisenhower Road. 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, AICP Candidate – 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-012, Sunningdale Estates Preliminary Plat.

Action Options

1. Approve Case No. 2023-DEV-012; or
2. Deny Case No. 2023-DEV-012 for specified reasons; or
3. Table the case to another date, time and place.

Notice of City Codes

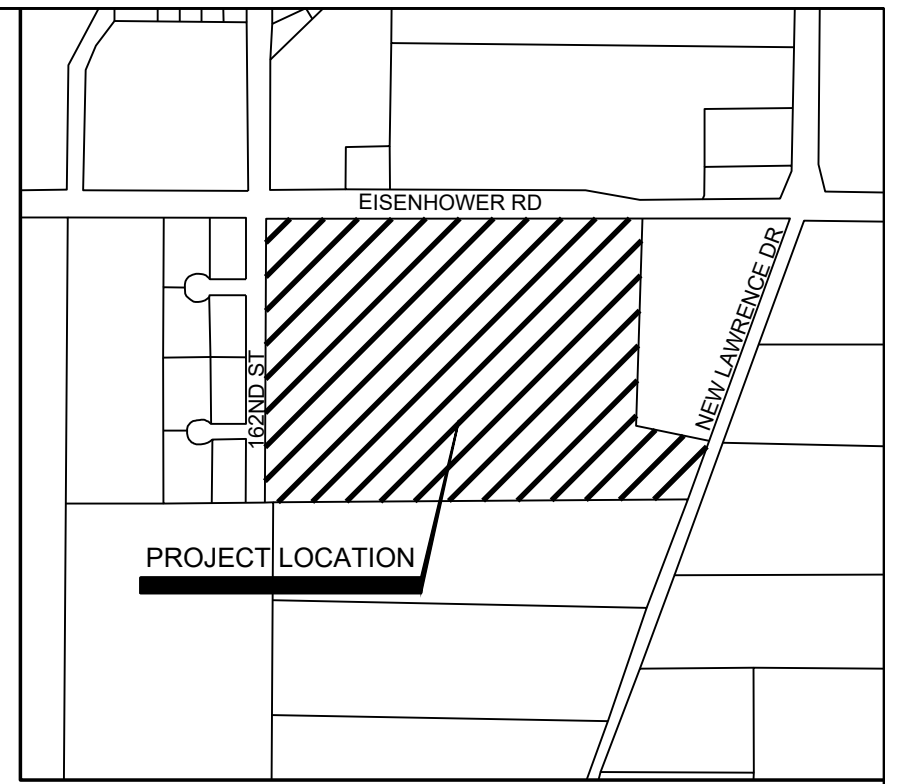
The Applicant is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable Federal, State, and local laws.

Attachments

1. Preliminary Plat
2. Preliminary Plat Checklist
3. Plat with Comments from City
4. Zoning Map
5. Aerial
6. Application

Preliminary Plat Sunningdale Estates

A PART OF THE SW 1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 22
EAST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LEAVENWORTH,
STATE OF KANSAS



VICINITY MAP
(NOT TO SCALE)

Notes:

No easements, restrictions, reservations, setbacks, or other matter of record, if any, affecting the title of this property are shown, except as plated, as per agreement with the landowner.

No gaps or overlaps exist.

There are no lines of possession that affect this survey.

No existing buildings are shown, as per agreement with the owners.

All building setback requirements shall be determined by the zoning district, unless otherwise noted.

Basis of bearing is the west line of Section 15, T09S, R22E.

Lot #4 to utilize existing curb cut access point to Eisenhower Road.

Lots 2 & 3 will share one access point to Eisenhower Road.

Lots 1, 8, 7, & 6 will have one access point each to 162nd Street.

Lot 5 will have one access point to New Lawrence Drive.

Floodplain Note:

Flood Plain: Flood Zone X, an area determined to be outside the 0.2% annual chance floodplain, FEMA FIRM (Flood Insurance Rate Map) Community Panel Number 2010SC0199G, effective date, July 16, 2015.

Utility Notes:

Any utility company that locates facilities in any easement shall have the right to prune, remove, eradicate, cut and clear away any trees, limbs, vines and brush on the utility easement now or at any future time and prune and clear away any tree limbs, vines, and brush on lands adjacent to the utility easement whenever, in the utility companies judgment, such may interfere with or endanger the construction, operation, or maintenance of its facilities, together with the right of ingress to and egress from the utility easement and contiguous land subject to this plat for the purpose of surveying, erecting, constructing, maintaining, inspecting, rebuilding, replacing, and with or endangering the construction, operation or maintenance of said facilities.

Zoning Note:

Existing Zoning: A-1, Agricultural District
Existing Use: Farming / Ranch Land
Proposed Zoning: A-1, Agricultural District
Proposed Use: Single-Family Residential

Project Data:

Gross Parcel Size: 32.40 Ac
ROW Area: 0.65 Ac
No. of Lots: 8
Average Lot Size: 4.05 Ac
Maximum Lot Size: 5.62 Ac

Legal Description:

A tract of land in the Southwest 1/4 of Section 15, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, described as follows: Commencing at the Northwest corner of the Southwest 1/4 of Section 15, thence, South 89°26'41" East, (assumed), 716.65 feet (measured), 716.20 feet (deed) along the North line of said Southwest 1/4 to the Point of Beginning of this tract, thence, South 89°26'41" East, 745.46 feet along said North line, thence, South 00°50'19" West, 645.48 feet; thence, South 89°30'21" East, 622.38 feet; thence, South 00°53'51" West, 120.75 feet; thence, South 73°26'35" East, 289.33 feet to the centerline of New Lawrence Road; thence, South 20°33'17" West, 213.36 feet along said centerline; thence, North 89°43'34" West 1560.24 feet; thence, North 00°14'44" East, (measured), North 00°05'06" West, (plat), 1053.51 feet to the Point of Beginning, EXCEPT that part in roads

AND

A tract of land in the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, described as follows: Commencing at the Northwest corner of the Southwest 1/4; thence, South 89°26'41" East, (assumed), 1462.11 feet along the North line of said Southwest 1/4 to the Point of Beginning of this tract; thence, South 89°26'41" East, 623.04 feet along said North line; thence, South 00°53'51" West, 664.82 feet; thence, North 89°30'21" West, 622.38 feet; thence, North 00°50'19" East, 665.48 feet to the Point of Beginning, EXCEPT that part in roads.

SURVEYOR:

TIM SLOAN, VICE-PRESIDENT
SMH CONSULTANTS, P.A.
2017 VANESTA PLACE, SUITE 110
MANHATTAN, KS 66502
(785) 776-0541

OWNER/DEVELOPER:

BACK 9 DEVELOPMENT
TJ VILKANSKAS
1213 HYLTON HEIGHTS ROAD, SUITE 129
MANHATTAN, KS 66502
(785) 236-0161

ENGINEER:

BEN GASPER
SMH CONSULTANTS, P.A.
5201 JOHNSON DRIVE, SUITE 405
KANSAS CITY, KS 66205
(913) 444-9615

Preliminary Plat
**SUNNINGDALE
ESTATES**
An Addition to Lansing
Leavenworth County, Kansas

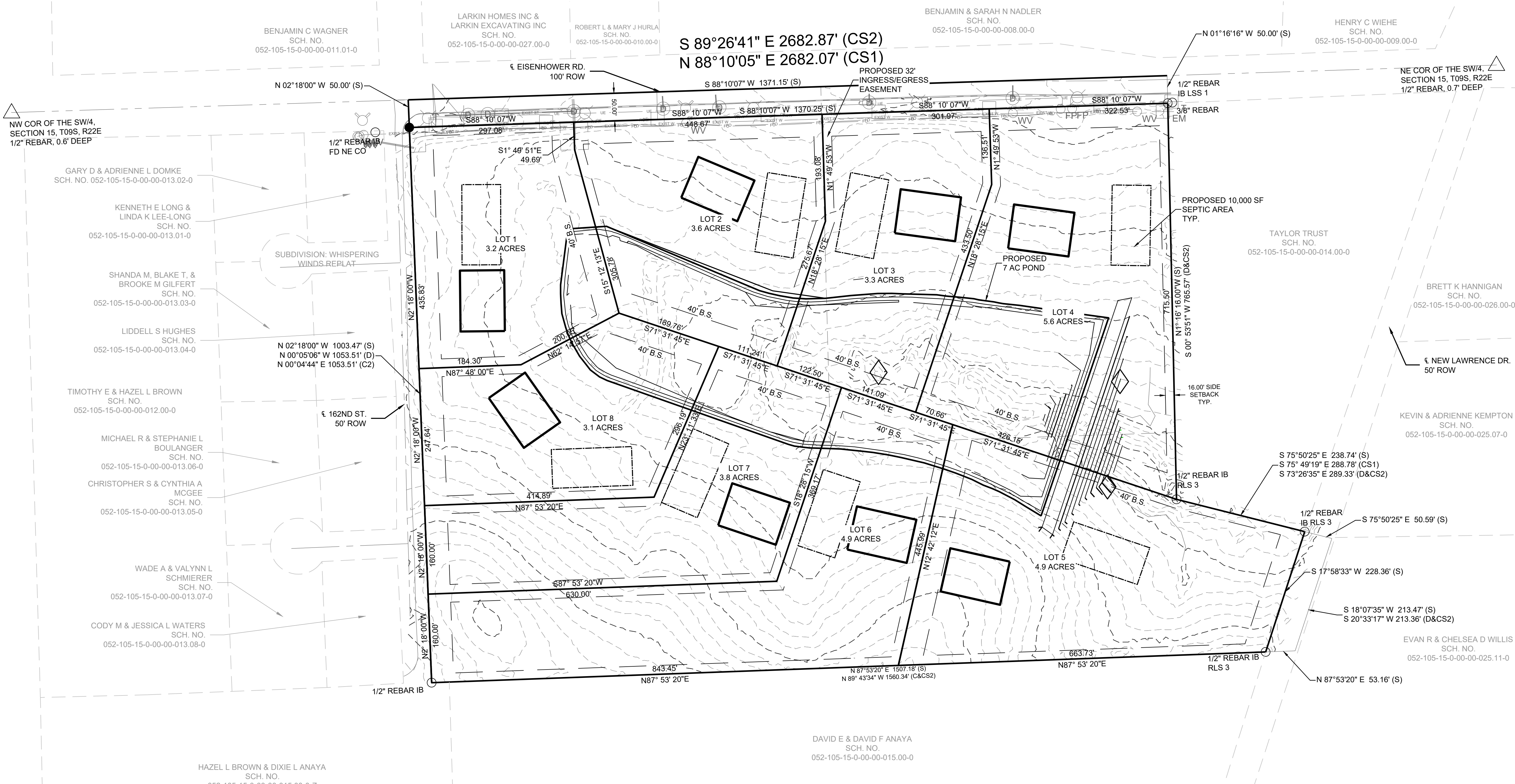


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Drawn By: EDM Project 2308-0284 DD #

DECEMBER 2023



LOT TABLE	
LOT #	AREA (ACRES)
1	3.15
2	3.62
3	3.29
4	5.62
5	4.94
6	4.87
7	3.80
8	3.09

- | SYMBOL LEGEND | LINETYPE LEGEND |
|---|-------------------------------|
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| △ SECTION CORNER, NOTE: ALL SECTION CORNER MONUMENT ORIGINS ARE UNKNOWN UNLESS OTHERWISE NOTED. | — OE — OVERHEAD ELECTRIC |
| ○ FOUND REBAR, ORIGIN: UNKNOWN UNLESS OTHERWISE NOTED | — FO — FIBER OPTIC LINE |
| ● 2" X 24" REBAR W/ CL566 CAP | — EXIST W — WATER LINE |
| * ASSUMED BEARING | — EXIST ST — STORM SEWER LINE |
| (D) DEED DIMENSION | — W — WIRE FENCE |
| (S) SURVEYED DIMENSION | — — ADJACENT PROPERTY LINE |
| (CS) CERTIFICATE OF SURVEY DIMENSION | — — PROPERTY LINE |
| ⊥ ROAD SIGN | — — SECTION LINE |
| ⊕ FENCE POST | — — PROPOSED ACCESS EASEMENT |
| ⊖ POWER POLE | — — PROPOSED RIGHT-OF-WAY |
| ⊙ DEAD MAN ANCHOR | — — PROPOSED SEPTIC AREA |
| ⊗ LIGHT POLE | — — BUILDING SETBACK |
| ⊙ STORM SEWER MANHOLE | — — UTILITY EASEMENT |
| ⊙ WATER VALVE | |
| ⊙ FIRE HYDRANT | |

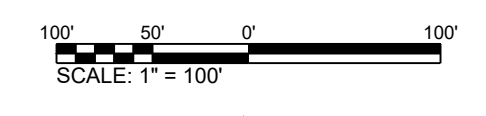
811 Know what's below
Call before you dig

KANSAS: MISSOURI:
P: 800-344-7233 P: 800-344-7483

COLORADO:
P: 800-922-1987

The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients/contractors responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

WILLIAM R & SABRINA B DARLEY
SCH. NO.
052-105-15-0-00-00-025-09-0



CHECKLIST FOR COMPLETENESS
OF
APPLICATION FOR PLANNING COMMISSION
REVIEW AND APPROVAL
OF
PRELIMINARY PLAT
FOR

Sunningdale Estates
(Name of Subdivision)

Joshua Gentzler
Person Completing Checklist

12/12/2023
Date

COMPLETION OF THIS CHECKLIST IN NO WAY CONSTITUTES AN EVALUATION OF THE MERITS OR ACCURACY OF THE PLANS, DESIGN OR ENGINEERING OF THE PRELIMINARY 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.

PRELIMINARY PLAT CHECKLIST

	<u>YES</u>	<u>NO</u>
1. Filing fee present in proper form and amount.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Plat received at least 30 days prior to meeting at which it is to be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. One (1) hard copy of plat has been provided, along with an electronic copy provided to the Community and Economic Development Department.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Plat shows vicinity map or one (1) hard copies of vicinity map received.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Certificate of ownership of entire tract to be platted is submitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Letter of review from each utility company affected is present (Lan-Del Water District, Kansas Gas Service, Westar Energy).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Preliminary grading and drainage plan containing the following is present:		
A. Location and size of storm sewers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Existing and proposed land elevations and contours.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Necessary widths of all open drainage ways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. PRELIMINARY PLAT CONTAINS:		
A. Proposed name of subdivision (Which does not duplicate or closely resemble existing one.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Location of boundary lines of the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Reference to section of quarter section lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Names and addresses of the developer, the owner and the engineer or land surveyor who prepared the plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Legal description of subdivision, including section, township, range, principal meridian, county and acreage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Scale (1" = 100' or larger)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. EXISTING CONDITIONS:		
1. Location, width and name of platted streets or other public ways, railroads and utility rights-of-way, parks and other public open spaces and permanent buildings within or adjacent to the proposed subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. All existing sewers, water mains, gas mains, culverts, or other underground installations, within or adjacent to the proposed subdivision, with pipe size and man-holes, grades and location.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Preliminary Plat Checklist
Page 2

		<u>YES</u>	<u>NO</u>
3.	Names of adjacent subdivisions together with arrangements of streets and lots and owners of adjacent parcels of unsubdivided land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	Topography (unless specifically waived) with contour intervals of not more than two feet, referred to City or U.S.G.S. datum; where the ground is too flat for contours, spot elevations shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	Location of water courses, bridges, wooded areas, lakes, ravines and such other features as may be pertinent to the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Current zoning classification and proposed use of the area being platted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H.	The general arrangements of lots and their approximate size.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I.	Location and width of proposed streets, alleys, and pedestrian ways and easements to accommodate drainage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J.	The general plan of sewage disposal, water supply and drainage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
K.	Location and size of proposed parks, playgrounds, churches, school sites or other special uses of land to be considered for reservation or dedication for public use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
L.	Gross acreage of the subdivision; acreage dedicated to streets and other public uses; total number of buildable lots; maximum and average lot sizes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

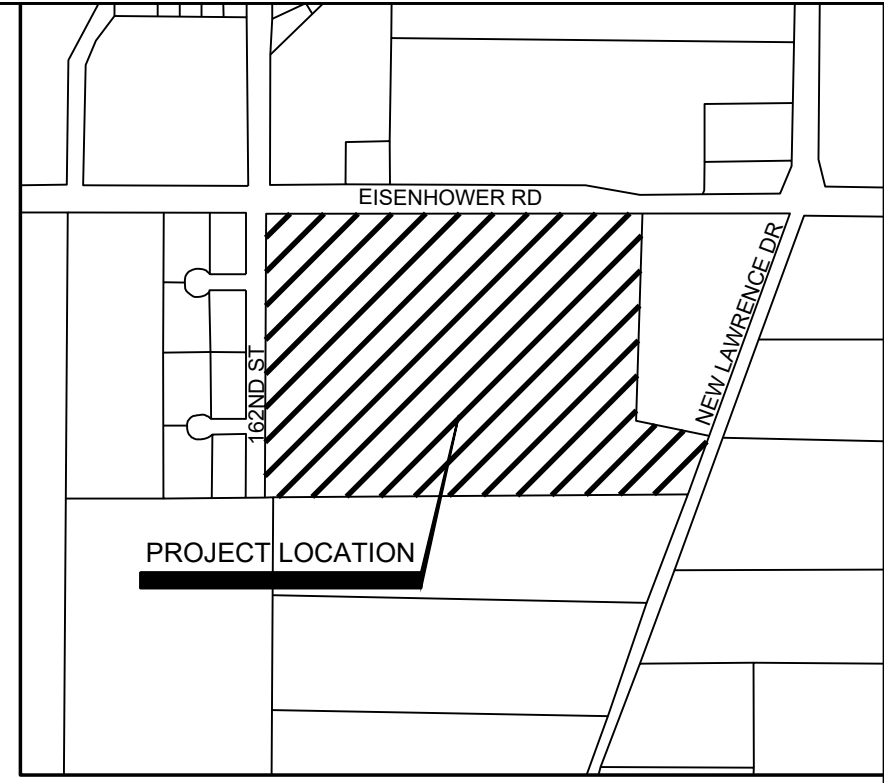
Preliminary Plat Sunningdale Estates

A PART OF THE SW 1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LEAVENWORTH, STATE OF KANSAS

CED - No Comments
12/13/2023 1:29:53 PM
By jgentzler

Reviewed by Public Works
12/13/2023 11:09:17 AM
By mspickelmier
See Review Comments

- Need Stormwater Letter
- Need TIS/ Sight distance on Eisenhower entrance



VICINITY MAP
(NOT TO SCALE)

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SMH CONSULTANTS, P.A.
2017 VANESTA PLACE, SUITE 110
MANHATTAN, KS 66502
(785) 776-0541

OWNER/DEVELOPER:
BACK 9 DEVELOPMENT
TJ VILKANSKAS
1215 HYLTON HEIGHTS ROAD, SUITE 129
MANHATTAN, KS 66502
(785) 236-0161

ENGINEER:
BEN GASPER
SMH CONSULTANTS, P.A.
5201 JOHNSON DRIVE, SUITE 405
KANSAS CITY, KS 66205
(913) 444-9615

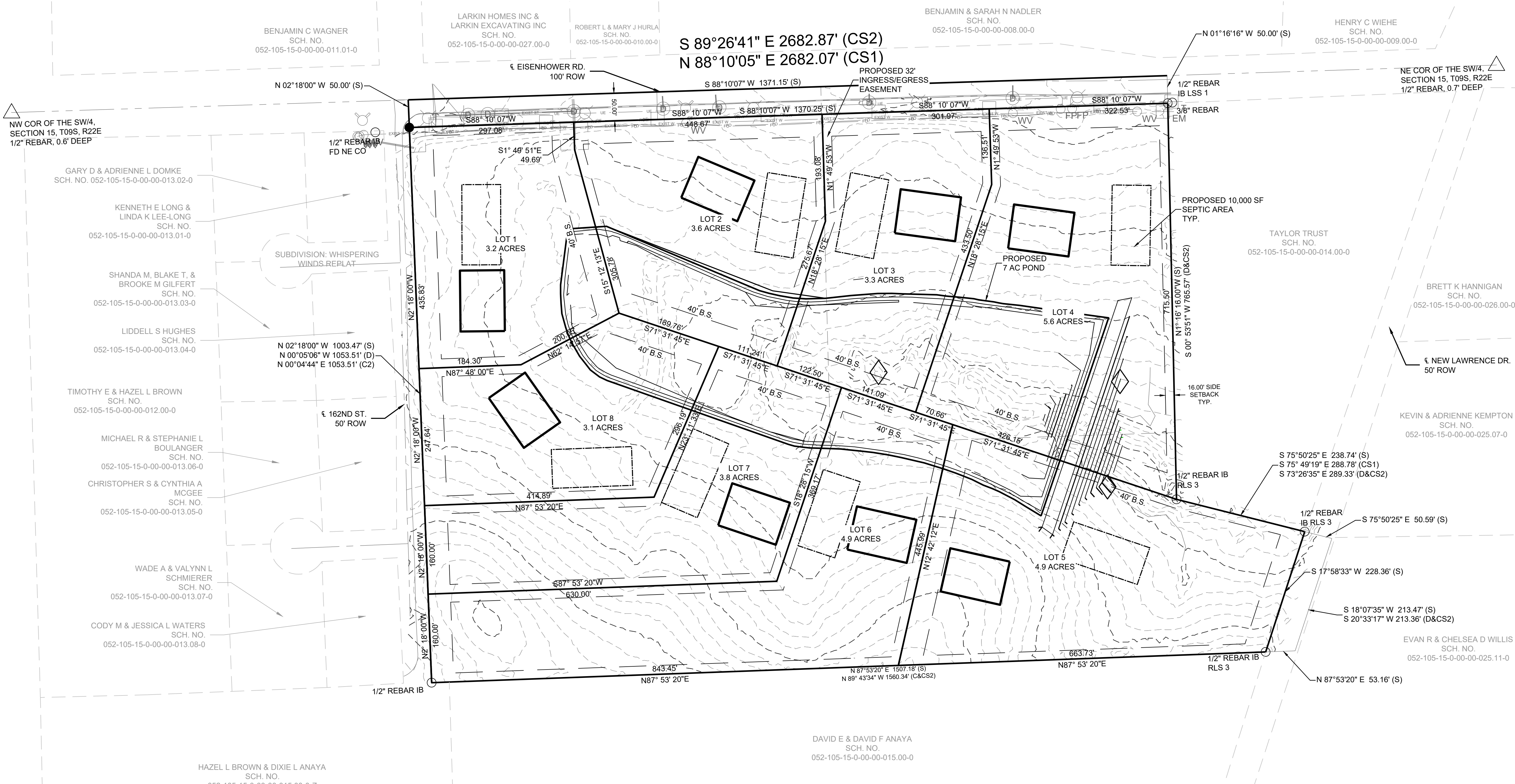
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Drawn By: EDM Project 2308-0284 DD #

DECEMBER 2023



SYMBOL LEGEND

- BENCHMARK
- △ SECTION CORNER, NOTE: ALL SECTION CORNER MONUMENT ORIGINS ARE UNKNOWN UNLESS OTHERWISE NOTED.
- FOUND REBAR, ORIGIN: UNKNOWN UNLESS OTHERWISE NOTED
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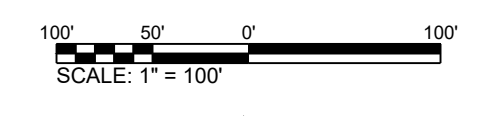
LINETYPE LEGEND

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- EXIST W — WATER LINE
- EXIST ST — STORM SEWER LINE
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- PROPERTY LINE
- SECTION LINE
- PROPOSED ACCESS EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED SEPTIC AREA
- BUILDING SETBACK
- UTILITY EASEMENT

LOT TABLE

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WILLIAM R & SABRINA B DARLEY
SCH. NO. 052-105-15-0-00-00-025-09-0



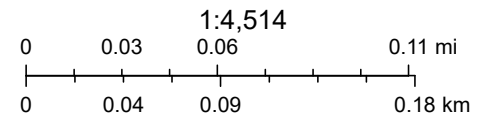
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Sunningdale Estates Zoning



December 13, 2023



Map data © OpenStreetMap contributors, CC-BY-SA

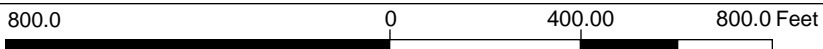
2023-DEV-012 Sunningdale Estates



Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- ⋮ City Limit Line
- Major Road
- <all other values>
- 70
- Road
- <all other values>
- PRIVATE
- +
- Railroad
- Section
- Section Boundaries
- County Boundary

1 in. = 400ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes