

PLANNING COMMISSION APRIL REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, April 23, 2025 at 7:00 PM

AGENDA

CALL TO ORDER

ROLL CALL / QUORUM ANNOUNCEMENT

OLD BUSINESS

1. Approval of Minutes, March 19th, 2025, Regular Meeting

NEW BUSINESS

2. **2025-UDO-001 Text Amendment- Utility Use & Accessory Structure**

The proposed text amendment updates and clarifies regulations governing two key areas of the Unified Development Ordinance (UDO):

1. Public Utility Facilities, distinguishing "Minor" vs. "Major" facilities and detailing performance and operational standards (setbacks, height, buffering, fencing, etc.).
2. Location and number of Accessory Structures.

3. **2025-DEV-003 & 004 Towne Centre Plats**

The applicant is requesting the approval of a Preliminary and Final Plats for the Lansing Towne Centre 2nd Replat subdivision, which will replat a 3-lot subdivision. The purpose of this plat is to enable future development on this property.

NOTICES AND COMMUNICATIONS

REPORTS - Commission and Staff Members

- Commission Members
- Director, Community & Economic Development
- Director, Public Works / City Engineer
- Director, Wastewater Utility
- Building Inspector, Community & Economic Development

ADJOURNMENT

For information on how to view prior meetings, please visit our website at <https://www.lansingks.org>. If you require any special assistance, please notify the Community and Economic Development Director prior to the meeting.



PLANNING COMMISSION MARCH REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, March 19, 2025, at 7:00 PM

MINUTES

CALL TO ORDER

The March regular meeting of the Lansing Planning Commission was called to order by Chairman Jerry Gies at 7:00 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT-

In attendance were Chairman Jerry Gies, Commissioners Ginger Riddle, Richard Hannon, Janette Labbee-Holdeman and Nancy McDougal. Vice-Chairman Brian Payne, and Commissioner Mike Suozzo were not present. Chairman Gies noted that there was a quorum present.

OLD BUSINESS-

1. Approval of Minutes, February 19th, 2025, Regular Meeting

A motion was made by Commissioner Hannon to approve the minutes as written, and it was seconded by Commissioner McDougal. Motion passed 4-0, with Commissioner Labbee-Holdeman abstaining.

NEW BUSINESS-

2. Cases 2024-DEV-008 & 009- LCHS Hayslett Replat

The applicant is requesting the approval of a Preliminary and Final plat for the LCHS Hayslett Replat subdivision, which will replat a Lot 1 of LCHS Hayslett Subdivision. These plat, if approved, will create two lots: • Lot 1 – 7.49 acres • Lot 2 – 0.59 acres and enable the current owner to sell Lot 2 to the property owner immediately north of Lot 2 at 1024 S Main Street. The City Council approved an amendment to the Zoning Map to enable this division at the March 6th, 2025 meeting.

Discussion began with Commissioner Hannon confirming who the current owner is and Mr. Gentzler stated that Mr. Hayslett is in partnership with Mr. Delgado, who is the property owner to the North of this property. And that he will be selling to Mr. Delgado. Commissioner Labbee-Holdeman had concerns that this property is in the floodplain. It was mentioned that steps were made in preparation by digging out the hillside to build it into the hill. And she has concerns that the water has nowhere to go on this property. She then requested that there be a three-foot barrier, or a French drain, to prevent the building and property from washing out. Mr. Spickelmier confirmed that the majority of this property is in the floodplain as mentioned, according to the FEMA flood maps, and any work being done would require a floodplain permit through the Lansing Public Works department. Mr. Delgado was made aware of this via letter, which explained the rules and regulations of the floodplain.

Commissioner Hannon moved to approve both Cases 2024-DEV-008 & 009. Commissioner Riddle seconded the motion. Motion carried 5-0.

3. Case 2025-DEV-002- Epic Estates Rezone

The Applicant proposes to rezone a 145.5-acre tract of land from A-1 to R-4, B-3, and I-1. The property owner is asking for a rezoning in order to entitle the property for future development of this property. No development is currently under consideration for the property, but the owner seeks the rezoning in order to market the property. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property's usage as Office. 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 business owners and developers.

The Public Hearing was opened at 7:08 pm.

Speakers include:

- Alicia VanScholandt- 208 S. Main St.
- Rebecca Mahan- 13883 McIntyre Rd.
- Mary Moppin- 13885 McIntyre Rd.
- Tony Lauhan- did not give address
- April Cromer- 23916 131st St.
- Chuck Eberth- 15186 Briarwood, Basehor KS
- Scott Tener- 13697 McIntyre Rd.
- Paul Cromer- 23916 131st St.
- Pat Melvin- 13438 McIntyre Rd.

There were concerns expressed during the public hearing about affordable housing, the RHID program and development. Safety was also a concern with transfer stations/controlled burns, farm equipment, high density housing and crime that the rezone may bring. Traffic was also a concern with several residents, and there was discussion regarding what kind of businesses industrial zoning can potentially bring in. It was stated that the proposed zoning for the area does not follow the comprehensive plan, and it was suggested that the comprehensive plan be changed prior to a rezone. Chairman Gies stated in response that the comprehensive plan has been modified in the past and that it is more of a wish list than a requirement list. Residents also stated that they would like more communication from City staff for future projects, developments and rezones.

The Public Hearing was closed at 7:31 pm.

Commissioner Labbe-Holdeman stated that she understands the purpose of the re-zoning is to bring in businesses to offset the tax issue, and that we need to do something about the current property tax issues. She also stated that she understands another purpose of this re-zoning is to find potential buyers. Commissioner Labbe-Holdeman also suggested that a small portion of the property should be zoned industrial, and that the City of Lansing should try to bring in small businesses, etc. Mr. Gentzler was asked to show the maps and sewer lines and the zoning around the area being discussed. Commissioner Gies then stated that we are not looking at a site plan, we are just focusing on the zoning of the area. He added that all plans or concepts are subject to change as the demand changes. Commissioner McDougal was concerned about the traffic and stated that a traffic study still needs to be done. Mr. Gentzler then mentioned that by rezoning this area, it will be preparing the land for marketability, and that all major site plans and plats will have to come to the Planning Commission for approval in the future.

With no further discussion, Commissioner Hannon moved to recommend approval of Case 2025-DEV-002 to the City Council based on staff's recommendation and the analysis of the Golden Factors. Commissioner Labbee- Holdeman seconded the motion. Motion carried 4-1.

NOTICES AND COMMUNICATIONS-

B-3 2025- RHID resolution was passed on 3/6/25 and is required to go to county commission. There will be a public hearing on 4/17/25. The school board and county would all have to be in agreement. There was discussion among the commissioners about the specifics of the RHID program. It was stated that it will reduce the overall spending by \$5 million dollars.

REPORTS- Commission and Staff Members-

Chairman Gies stated that there is a scheduling conflict for the April Planning Commission meeting and suggested that we move it to the following week. Commissioner Labbee-Holdeman made a motion to move the meeting to April 23, 2025. Commissioner McDougal seconded the motion. Motion passed 4-1.

ADJOURNMENT-

Commissioner Hannon moved to adjourn, and the motion was seconded by Commissioner McDougal. The meeting was adjourned by acclamation at 7:49 pm.

Respectfully submitted,
Melissa Baker, Secretary

Reviewed by,
Joshua Gentzler, Community and Economic Development Director



Planning Commission Staff Report
April 23, 2025

Case 2025-UDO-001 Accessory Structures and Utility Uses

Summary

The proposed text amendment updates and clarifies regulations governing two key areas of the Unified Development Ordinance (UDO):

1. Public Utility Facilities, distinguishing “Minor” vs. “Major” facilities and detailing performance and operational standards (setbacks, height, buffering, fencing, etc.).
2. Location and number of Accessory Structures.

Community & Economic Development Comments

Introduction

- The current code provides no guidance for modern utility infrastructure, resulting in the inability to utilize property within Lansing for these needed facilities.
- Accessory structure regulations allow multiple sheds and outbuildings due to a 2024 ordinance revision. Staff’s proposal is to restore the limitation on the number of accessory structures on the majority of residential lots within the City and restrict access points a property owner can request.

Summary of Changes

Accessory Structure

4.05 Specific Use Standards. D Accessory Buildings is amended to refine the section on accessory buildings by clarifying the number of allowed buildings and the restricted nature of access allowed to the building.

Utilities

Table 4-2. Permitted Uses is amended to add Public Utility Facility – Minor and Public Utility Facility – Major to introduce two new categories—Public Utility Facility (Minor) and Public Utility Facility (Major)—with permitted or conditional use distinctions across zoning districts. Additional standards are introduced in **4.05 Specific Use Standards** to address setbacks, height allowances, fencing, buffering, screening, noise limits, and backup power systems.

Article 4.03 Permitted Uses, Paragraph B. Description of Uses is introduced to provide for further explanation of Table 4-2 and to introduce the definition section of **4.03**.

Analysis

These proposed amendments better regulate utility infrastructure uses by adding options for these uses within Lansing and promote well-designed accessory buildings. By clarifying scale and location for accessory structures, the amendments align with the Comprehensive Plan’s goal of ensuring harmonious neighborhood character. Regarding utility facilities, the amendments include standards that limit noise, protect nearby residential areas with greater buffering, and maintain the design quality of the community.

Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Joshua Gentzler, AICP – Director, Community & Economic Development
- Michael Spickelmier, PE – Director, Public Works
- Tim Vandall, MPA – City Administrator
- Tony Zell, MPA – Director, Wastewater

Recommendation

Staff recommends approval of Case 2025-UDO-001 Accessory Structures and Utility Uses.

Action Options

Motion verbiage:

"I move that we... *(add below statement to finish motion)*"

1. Approve the text amendments as proposed and recommend adoption of Case 2025-UDO-001 to the City Council"; or
2. Amend Staff's proposed text amendments by _____ *(state the amendment)* and recommend adoption of Case 2025-UDO-001, as amended, to the City Council"; or
3. Deny Case 2025-UDO-001 for specified reasons"; or
4. Table the case to another date, time and place.

Attachments

1. Redline of **UDO Article 4**
2. Proposed amendment of **UDO Article 4**

4.02 General Development Standards

- D. Accessory Buildings.** Accessory buildings shall be permitted in association with and on the same lot as a principal building and are subject to the following additional limitations:
1. **Generally.** All accessory structures shall meet the following:
 - a. No lot shall contain more than one (1) accessory building, in addition to any permitted Accessory Dwelling Unit, with the following exception
 - i. In the A-1 district, a greater number of accessory buildings may be permitted to support legitimate agricultural uses and/or on parcels larger than 2 acres.
 - b. Not erected in any required front or side yard.
 - c. Not erected closer than 5 feet to any other building.
 - d. The total amount of all accessory building(s) shall not cover more than 30% of the rear yard.
 - e. No additional street access will be provided on a residentially zoned lot unless located on a corner.
 2. **Small Sheds.** Accessory buildings 120 square feet or less and less than 10 feet tall shall be limited to one per lot, located behind the rear building line of the principal building, and be no closer than 5 feet from the rear or side property line.
 3. **Detached Building.** Accessory buildings over 120 square feet shall meet the following:
 - a. Located behind the front building line.
 - b. Be at least five feet from the rear or side lot line, except that any accessory building providing garage access off a rear alley may be located within three feet of the rear lot line.
 - c. Be no more than one and one-half stories, or no higher than the principal building, whichever is less.
 - d. Be limited to no more than 30% of the required rear yard.
 - e. Be constructed with materials, architectural details and style, and roof forms that are compatible with the principal structure. Any accessory building larger than 120 square feet not meeting this criteria shall meet the setback requirements for the principal structure

Table 4-2: Permitted Uses	A1	R1	R2	R3	R4	R5	B1	B2	B3	I1	I2
COMMUNICATIONS AND UTILITIES											
Public Utility Facility – Minor*	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>■</u>	<u>■</u>	<u>■</u>	<u>■</u>	<u>■</u>
Public Utility Facility – Major*	<u>C</u>						<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

B. Description of Uses. This subsection contains general descriptions associated with the use of land and buildings organized by categories and types and enabled by zoning districts in Table 4-2. Where a proposed use is not generally listed or appears to meet the description of more than one use type, the Director shall make an interpretation on the most relatively equivalent described use considering:

- (1) the similarity of the use in terms of scale, impact and operations to other described uses;
- (2) the typical building formats and site designs associated with the use from existing examples;
- (3) the potential contribution of the use and typical formats to the intent of the zoning district.

Any use that may not be interpreted as relatively equivalent to a use described in this section or the use table is not anticipated by these regulations and may only be allowed by a text amendment.

Communications and Utilities

The Communications and Utilities category is for buildings, structures, or other physical improvements that provide essential public services or support the communication/distribution of information.

Public Utility Facility – Minor. Utility services of a local nature, including, but not limited to, electrical, telecommunication outside plant cabinets or vaults, switching facilities and substations, regional pumping station, sewage lift station, water tanks, and similar facilities to provide the local area with electricity, water, and other utility services. May include Office – Limited in districts where that use is permitted as indicated in Table 4-2.

Public Utility Facility – Major. Utility services of a regional nature, including generating plants, telecommunication regeneration or building sized facilities, electrical switching facilities and primary substations, water and wastewater treatment plants, and similar facilities to provide the general public with electricity, natural gas, steam, water, sewage collection, or other similar service. May include General Office or Large Office where those uses are permitted as indicated in Table 4-2.

4.05 Specific Use Standards

1. **Public Utility Facilities.** Where Public Utility Facilities are noted as a permitted or conditional use subject to additional standards (as indicated in Table 4-2), all of the following standards shall be met:
 - a. **Setback.** All buildings and structures shall have a minimum setback of 50 feet from residentially zoned property.
 - b. **Height.** Public Utility Facilities may exceed the required height limit subject to the following conditions:
 - i. Building is set back one additional foot for each additional foot the building exceeds the height limit for the applicable zoning district.
 - ii. Building is set back three additional feet for each additional foot the building exceeds the height limit for the applicable zoning district when adjacent to property residentially zoned parcels.
 - iii. The maximum building height shall not exceed 20 feet over the maximum building height for the applicable zoning district.
 - c. **Buffering.** Buffering shall adhere to the following requirements, as provided in Article 6:
 - i. Public Utility Facilities – Minor shall be subject to Level 2 buffering requirements.
 - ii. Public Utility Facilities – Major shall be subject to Level 3 buffering requirements.
 - d. **Fencing.** Fencing may be permitted provided all the following standards shall be met:
 - i. Fencing may be permitted around the perimeter of the facility as indicated on a site plan and required by Article 6 of these regulations.
 - ii. Perimeter fencing shall be a minimum of six feet in height.
 - iii. **Materials.**
 1. Fencing adjacent to the public right-of-way shall be wrought iron or aluminum simulating wrought iron.
 2. All other fencing shall be per approved materials established in Article 5.03 and shall be designed to match the architecture of surrounding structures.
 3. Razor wire and barbed wire shall be permitted on perimeter fencing at the discretion of the Director.

- e. Equipment and Accessory Regulations. Where Public Utility Facilities (Minor or Major) require or include auxiliary power systems (such as backup generators, battery arrays, or fuel cells) or storage tanks (such as diesel, gasoline, propane, or chemical tanks), the following additional standards apply:
 - i. Location and Siting
 - 1. Setbacks
 - a. All auxiliary power equipment, fuel tanks, or chemical storage units shall meet the same setback requirements as the principal utility structure unless otherwise specified.
 - b. Generators, batteries, or other mechanical equipment shall not project into any required setback or buffer unless specifically approved in the site plan.
 - 2. Placement
 - a. Equipment and tanks shall be located behind the principal building or facility to the maximum extent feasible.
 - b. If located in a side yard, the applicant must demonstrate that other layout alternatives are not practicable and that all screening standards in subsection (2) are met.
 - ii. Screening and Aesthetics
 - 1. Screening Requirements
 - a. All auxiliary power units and storage tanks shall be fully screened from view at the property line where abutting public streets or residential districts, through a combination of solid fencing or walls, landscaping, or berms.
 - b. Fencing or walls shall be designed to be architecturally compatible with the principal facility (using similar materials, textures, or colors).
 - 2. Landscape Buffers
 - a. If mechanical equipment or tanks exceed six (6) feet in height, additional landscaping and/or screening may be required around the enclosure, in addition to the requirements of Article 6, to soften the visual impact.
 - 3. Site surface
 - a. Site shall be grades with material that is consistent with the adjoining neighborhood guidelines and uses.
 - iii. Noise, Vibration, and Emissions
 - 1. Generator Operation
 - a. Routine testing of standby generators shall occur only during weekday daytime hours (e.g., 7 AM to 7 PM) unless an emergency dictates otherwise.
 - b. Noise levels at the property line shall not exceed local decibel limits for mechanical equipment.
 - 2. Vibration and Exhaust
 - a. Engines shall be installed with vibration-dampening technology and mufflers. Exhaust shall be directed away from neighboring properties to limit impacts.
 - iv. Safety and Compliance
 - 1. Spill Control/Containment

- a. Tanks shall have secondary containment structures sized to hold discharge as required by other municipal, state, and federal regulations.
 - b. No fueling or chemical transfer areas shall discharge onto unpaved surfaces or into storm drains without an approved spill protection plan.
- v. Access, Maintenance, and Signage
 - 1. Equipment Access
 - a. The design shall ensure safe access for maintenance and fueling, without encroaching into parking areas, required internal drives, or public ROW.
 - 2. Maintenance
 - a. All auxiliary equipment and tanks shall be maintained in good working order, free from leaks, rust, and peeling paint, with all required hazard labels visible.
 - 3. Operational Plan
 - a. The City may require the applicant to submit an operational or emergency response plan describing fueling procedures, emergency shutoffs, and protocols for spill response, plus contact information for responsible parties.
 - 4. Additional Conditions
 - a. As part of site plan approval or conditional use permit review, the Planning Commission or Governing Body may impose other conditions or performance requirements based on the scale of the facility and potential impacts on surrounding areas (e.g., noise abatement walls, daylight-only fueling, or more stringent landscaping if near residential).

4.02 General Development Standards

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Public Utility Facility – Major*	C						C	C	C	C	C

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- (1) the similarity of the use in terms of scale, impact and operations to other described uses;
- (2) the typical building formats and site designs associated with the use from existing examples;
- (3) the potential contribution of the use and typical formats to the intent of the zoning district.

Any use that may not be interpreted as relatively equivalent to a use described in this section or the use table is not anticipated by these regulations and may only be allowed by a text amendment.

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 - a. Building is set back one additional foot for each additional foot the building exceeds the height limit for the applicable zoning district.
 - b. Building is set back three additional feet for each additional foot the building exceeds the height limit for the applicable zoning district when adjacent to property residentially zoned parcels.
 - c. The maximum building height shall not exceed 20 feet over the maximum building height for the applicable zoning district.
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 - a. Public Utility Facilities – Minor shall be subject to Level 2 buffering requirements.
 - b. Public Utility Facilities – Major shall be subject to Level 3 buffering requirements.
 4. **Fencing.** Fencing may be permitted provided all the following standards shall be met:
 - a. Fencing may be permitted around the perimeter of the facility as indicated on a site plan and required by Article 6 of these regulations.
 - b. Perimeter fencing shall be a minimum of six feet in height.
 - c. **Materials.**
 - i. Fencing adjacent to the public right-of-way shall be wrought iron or aluminum simulating wrought iron.
 - ii. All other fencing shall be per approved materials established in Article 5.03 and shall be designed to match the architecture of surrounding structures.
 - iii. Razor wire and barbed wire shall be permitted on perimeter fencing at the discretion of the Director.
 5. **Equipment and Accessory Regulations.** Where Public Utility Facilities (Minor or Major) require or include auxiliary power systems (such as backup generators, battery arrays, or fuel cells)

or storage tanks (such as diesel, gasoline, propane, or chemical tanks), the following additional standards apply:

a. Location and Siting

i. Setbacks

- a. All auxiliary power equipment, fuel tanks, or chemical storage units shall meet the same setback requirements as the principal utility structure unless otherwise specified.
- b. Generators, batteries, or other mechanical equipment shall not project into any required setback or buffer unless specifically approved in the site plan.

ii. Placement

- a. Equipment and tanks shall be located behind the principal building or facility to the maximum extent feasible.
- b. If located in a side yard, the applicant must demonstrate that other layout alternatives are not practicable and that all screening standards in subsection (2) are met.

b. Screening and Aesthetics

i. Screening Requirements

- a. All auxiliary power units and storage tanks shall be fully screened from view at the property line where abutting public streets or residential districts, through a combination of solid fencing or walls, landscaping, or berms.
- b. Fencing or walls shall be designed to be architecturally compatible with the principal facility (using similar materials, textures, or colors).

ii. Landscape Buffers

- a. If mechanical equipment or tanks exceed six (6) feet in height, additional landscaping and/or screening may be required around the enclosure, in addition to the requirements of Article 6, to soften the visual impact.

iii. Site surface

- a. Site shall be graded with material that is consistent with the adjoining neighborhood guidelines and uses.

c. Noise, Vibration, and Emissions

i. Generator Operation

- a. Routine testing of standby generators shall occur only during weekday daytime hours (e.g., 7 AM to 7 PM) unless an emergency dictates otherwise.
- b. Noise levels at the property line shall not exceed local decibel limits for mechanical equipment.

ii. Vibration and Exhaust

- a. Engines shall be installed with vibration-dampening technology and mufflers. Exhaust shall be directed away from neighboring properties to limit impacts.

d. Safety and Compliance

i. Spill Control/Containment

- a. Tanks shall have secondary containment structures sized to hold discharge as required by other municipal, state, and federal regulations.
 - b. No fueling or chemical transfer areas shall discharge onto unpaved surfaces or into storm drains without an approved spill protection plan.
- e. *Access, Maintenance, and Signage*
 - i. Equipment Access
 - a. The design shall ensure safe access for maintenance and fueling, without encroaching into parking areas, required internal drives, or public ROW.
 - ii. Maintenance
 - a. All auxiliary equipment and tanks shall be maintained in good working order, free from leaks, rust, and peeling paint, with all required hazard labels visible.
 - iii. Operational Plan
 - a. The City may require the applicant to submit an operational or emergency response plan describing fueling procedures, emergency shutoffs, and protocols for spill response, plus contact information for responsible parties.
 - iv. Additional Conditions
 - a. As part of site plan approval or conditional use permit review, the Planning Commission or Governing Body may impose other conditions or performance requirements based on the scale of the facility and potential impacts on surrounding areas (e.g., noise abatement walls, daylight-only fueling, or more stringent landscaping if near residential).



Planning Commission Staff Report

April 23, 2025

Cases 2025-DEV-003 & 004

00000 Centre Drive

Project Facts

Applicant

City of Lansing

Owner

City of Lansing

Address

00000 Centre Drive

Property ID

107-25-0-10-02-001.14

107-25-0-10-02-001.20

Zoning

B-3 Regional Business District

Future Land Use

Mixed Use

Land

9.63 acres

Building

Existing: None

Proposed: None

Requested Approvals

Preliminary & Final Plat



Summary

The applicant is requesting the approval of a Preliminary and Final Plats for the Lansing Towne Centre 2nd Replat subdivision, which will replat a 3-lot subdivision. The purpose of this plat is to enable future development on this property.

Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. Items marked no are discussed below:

Preliminary Plat

- 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-DeI did not respond to the request for review.

Final Plat

- Item 1 – Approval granted with passage of plat with this case.
- Item 2 & 4 - Hard copies not yet provided
- Item 9D – Statement of paid taxes not provided. Register of Deeds will not record document until completed.

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 City's 2030 Comprehensive Plan Future Land Use Map has defined this area as commercial use. This adds an additional commercially zoned property to the City.
- 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 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 and Final 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, AICP – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer
- Anthony Zell, MBA – Director, Wastewater
- Kirk Mackey – Captain, Fire Department

Recommendation

Staff recommends approval of Cases 2025-DEV-003 & 004, Lansing Towne Centre 2nd Replat Preliminary & Final Plat.

Action Options

“I move to _____.”

1. Approve Cases No. 2025-DEV-003 & 004; or
2. Conditionally approve Cases No. 2025-DEV-003 & 004 for specified reason[s]; or
3. Deny Case No. 2025-DEV-003 & 004 for specified reason[s]; 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.

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

**Lansing Towne Centre 2nd Replat
(Name of Subdivision)**

**Joshua Gentzler
Person Completing Checklist**

**4/11/2025
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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Preliminary grading and drainage plan containing the following is present:		
A. Location and size of storm sewers.	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
J.	The general plan of sewage disposal, water supply and drainage.	<input checked="" type="checkbox"/>	<input checked="" 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"/>

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

**Lansing Towne Centre 2nd Replat
(Name of Subdivision)**

Joshua Gentzler
Person Completing Checklist

4/11/2025
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Checklist

Page 2

		<u>YES</u>	<u>NO</u>
K.	Building setback lines along all streets, with dimensions	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
G.	Public use acceptance by Governing Body in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

From: [K Mackey](#)
To: [Joshua Gentzler](#)
Cc: [Joe Gates](#)
Subject: RE: [Internal] - Prelim & Final Plat review request - Lansing Towne Centre - 2025-DEV-003 & 2025-DEV-004
Date: Tuesday, March 25, 2025 11:46:29 AM

I don't see anything wrong with the plans.

**Kirk Mackey, Inspector, Kansas CFI, IAAI F.I.T.
Captain
Lansing City Fire
111 East Kansas St
Lansing, KS 66043
(913)727-5844
kmackey@lansingks.org**

From: Joshua Gentzler <jgentzler@lansingks.org>
Sent: Thursday, March 20, 2025 2:28 PM
To: Michael W. Spickelmier <mspickelmier@lansingks.org>; Anthony Zell Jr. <azell@lansingks.org>; Ron Patterson <rpatterson@lan-del.com>; Design Group Leavenworth <designgroupleavenworth@evergy.com>; Powell, Cris J. <Cris.Powell@onegas.com>; K Mackey <kmackey@lansingks.org>; Joe Gates <jgates@lansingks.org>
Subject: [Internal] - Prelim & Final Plat review request - Lansing Towne Centre - 2025-DEV-003 & 2025-DEV-004

All,

The City has received an application for a Preliminary and Final Plat request for the following:

Current Zoning: B-3
Property Address: 00000 Centre Drive, Lansing, KS 66043
PID (Quick Ref): 107-25-0-10-02-001.14 & 107-25-0-10-02-001.20 (R16571 & R16572)
Owner: City of Lansing
Applicant: City of Lansing

These will be cases:

- 2025-DEV-003 Preliminary Plat
- 2025-DEV-004 Final Plat

I've attached the Preliminary and Final Plat to this email.

Please review the request and return any comments by Thursday, March 27th, 2025.

Regards,

Joshua Gentzler, AICP
Director, Community and Economic Development

City of Lansing | 730 First Terrace Ste. 2, Lansing, KS 66043

Phone: 913.364.6920

www.lansings.org

Joshua Gentzler

From: Powell, Cris J. <Cris.Powell@onegas.com>
Sent: Thursday, March 27, 2025 9:14 AM
To: Joshua Gentzler
Subject: [External] - FW: Prelim & Final Plat review request - Lansing Towne Centre - 2025-DEV-003 & 2025-DEV-004
Attachments: 2025.03.20 2025-DEV-003 Preliminary Plat.pdf; 2025.03.20 2025-DEV-004 Final Plat.pdf; Kansas Gas Service_ONE Gas Map for Lansing Towne Centre Prelim & Final Plat Review_03.27.25.pdf
Categories: Planning

Good morning Joshua,

Kansas Gas Service (a ONE Gas Company) has a 4" CS main line east of and adjacent to 00000 Centre Drive, Lansing, KS 66043 (R16571 & R16572).

I have several questions so that a KGS engineer can evaluate the design and cost to serve for natural gas service:

1. What is the need-by date for gas service?
2. What is the total connected load and pressure requested?
3. Do you need a will-serve letter at this time?

I've attached our map showing our assets. Please let me know if you have any questions.

Thank you!

Cris Powell, MBA

Senior Market Development Representative
P: 913-344-8806, C: 913-594-2527, F: 913-344-8811
cris.powell@onegas.com
[Click here](#) to schedule a meeting with me.



A Division of ONE Gas

7421 W. 129th Street Overland Park, KS 66213 | kansasgasservice.com



From: Joshua Gentzler <jgentzler@lansingks.org>
Sent: Thursday, March 20, 2025 2:28 PM
To: Michael W. Spickelmier <mspickelmier@lansingks.org>; Anthony Zell Jr. <azell@lansingks.org>; Ron Patterson <rpatterson@lan-del.com>; Design Group Leavenworth <designgroupleavenworth@evergy.com>; Powell, Cris J. <Cris.Powell@onegas.com>; K Mackey <kmackey@lansingks.org>; Joe Gates <jgates@lansingks.org>
Subject: [External] Prelim & Final Plat review request - Lansing Towne Centre - 2025-DEV-003 & 2025-DEV-004

WARNING: This email was sent from an EXTERNAL source. Use extreme caution when clicking links or opening attachments. Please forward suspicious email to phishingreport@onegas.com.

All,

The City has received an application for a Preliminary and Final Plat request for the following:

Current Zoning: B-3

Property Address: 00000 Centre Drive, Lansing, KS 66043

PID (Quick Ref): 107-25-0-10-02-001.14 & 107-25-0-10-02-001.20 (R16571 & R16572)

Owner: City of Lansing

Applicant: City of Lansing

These will be cases:

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- 2025-DEV-004 Final Plat

I've attached the Preliminary and Final Plat to this email.

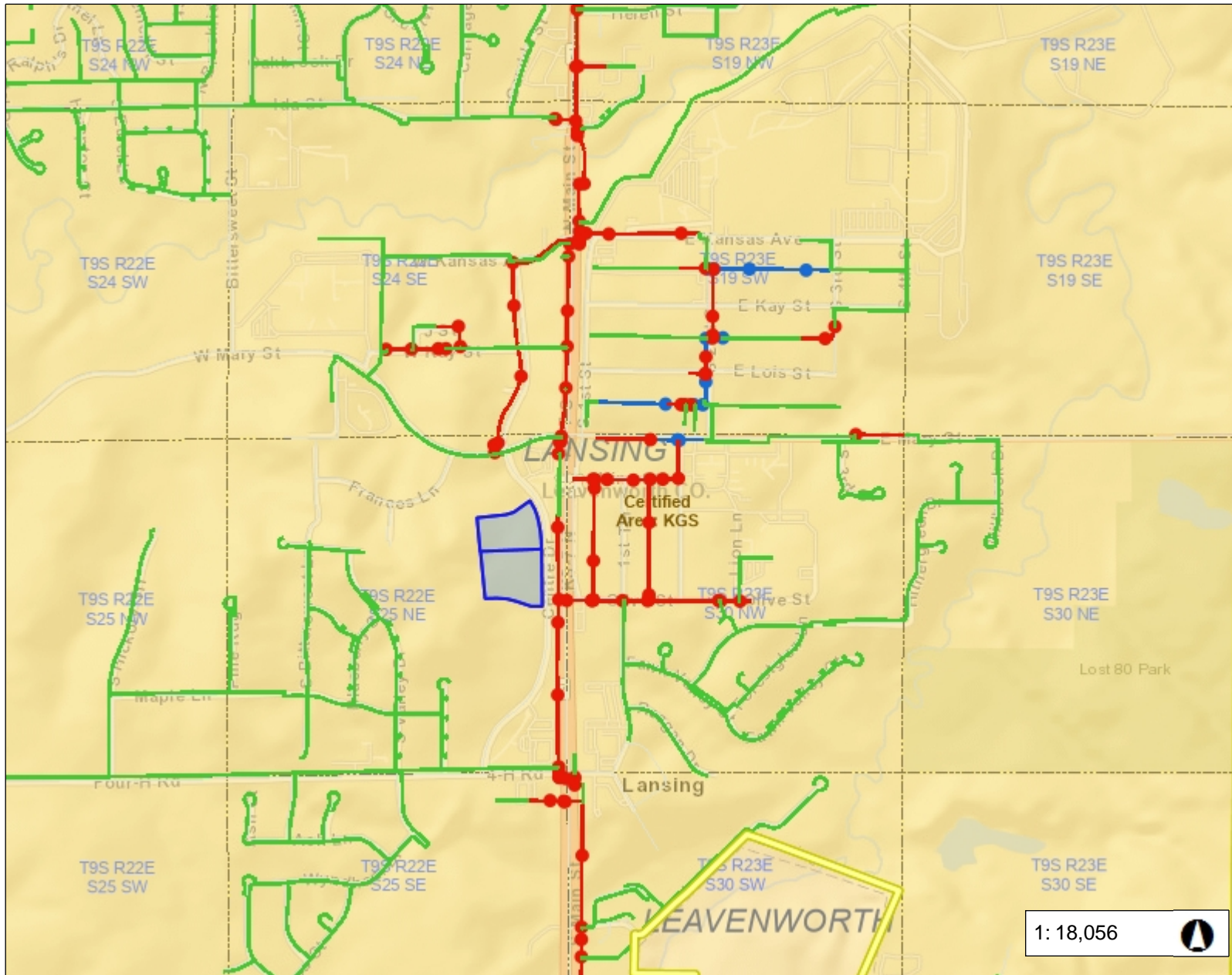
Please review the request and return any comments by Thursday, March 27th, 2025.

Regards,

Joshua Gentzler, AICP
Director, Community and Economic Development
City of Lansing | 730 First Terrace Ste. 2, Lansing, KS 66043
Phone: 913.364.6920
www.lansingks.org



ONE Gas Map



Legend

- Hazard Point**
 - Verified
 - <all other values>
- Threat Point**
 - Verified
 - <all other values>
- Hazard Area**
 - Verified
 - <all other values>
- Designer Utility Easement**
- Designer Abandon Mains**
 - to be Removed (Contains Gas)
 - to be Abandoned (Contains Gas)
 - Removed (No Longer Contains Gas)
 - Abandoned (No Longer Contains Gas)
- Designer Mains**
 - Proposed
 - Approved
 - Under Construction
 - Operating
 - New Design - Status Pending
 - Status Not Available
- Designer Work Order Polygon**
 - New Design - Status Pending
 - Proposed
 - Approved
 - Under Construction
 - Operating
 - Status Not Available
- Designer Work Order Polygon Project**
 - Government Relocation
 - System Capacity
 - System Enhancement
 - DIMP
 - 5 Year Plan
- Town Border Station**
- Distribution Main by Material**
 - Bare Steel, Unprotected
 - Bare Steel, Anode Protected
 - Bare Steel, Rectifier Protected
 - Bare Steel, Undefined Protected
 - Coated Steel, Unprotected
 - Coated Steel, Anode Protected
 - Coated Steel, Rectifier Protected
 - Coated Steel, Undefined Protected
 - PE
 - ABS
 - Cast Iron
 - Copper
 - PVC
 - Wrought Iron
- Transmission Main - Main Line**
 - Transmission
 - HPD
 - Production
- City Limit**
- Street Centerlines**
- KGS**
- Black Hills**

3,009.3 0 1,504.66 3,009.3

Feet

DISCLAIMER: This document and information herein is a visual representation and approximation of ONE Gas facilities and is subject to revision at any time without notice. It is an informational tool and is not guaranteed, warranted, or represented to be to scale, complete, accurate, or depicting depth. ONE Gas disclaims any and all liability for same. Call 811 by dialing 811 prior to and excavation.

Notes
City of Lansing
00000 Centre Drive
R16571 & R16572
Lansing, KS 66043



SECTION CORNER
BENCHMARK AS NOTED
FOUND PROPERTY CORNER AS NOTED
SET 1/2" X 24" REBAR CAP ALC KS CLS 363

- Reviewed By WW Dept**
No Comments
04/11/2025 7:19:35 AM
By azell

CED - No Comments

Reviewed by Public Works
No Exceptions
04/11/2025 2:02:40 PM
By mspickelmier

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0232G, EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
4. ERROR IN CLOSURE: 1 PART IN 4356261.667
5. CURRENT ZONING: B-3
6. NO TITLE WORK WAS PROVIDED ON THIS SURVEY.
7. REFERENCED SURVEYS:
 - FINAL PLAT OF LANSING TOWNE CENTRE DCD. #2008P00022
 - LANSING TOWN CENTRE REPLAT DCD. #2022000043
8. RECORDED DEEDS:
 - DOC #: 2020R03412
 - DOC #: 2020R10150
9. OPEN SPACE REQUIREMENTS OF UD0 3.02 MET YAL EXISTING TRAIL ALONG CENTRE DRIVE AND SOUTH MAIN STREET KANSAS HIGHWAY 7.
10. ACCESS POINTS ARE LIMITED TO ONE PER LOT.

PLAT DETAILS	
GROSS ACREAGE	9.63 ACRES
PUBLIC DEDICATION	0.00 ACRES
TOTAL BUILDABLE LOTS	3
MAXIMUM LOT SIZE	4.00 ACRES
AVERAGE LOT SIZE	3.21 ACRES

JOB NO:25-030S

SCALE

PREPARED FOR

SEC-TWN-RNG

CITY OF LANSING

25-9S-22E

ADDRESS:
800 1ST TERRACE
LANSING, KS 66043

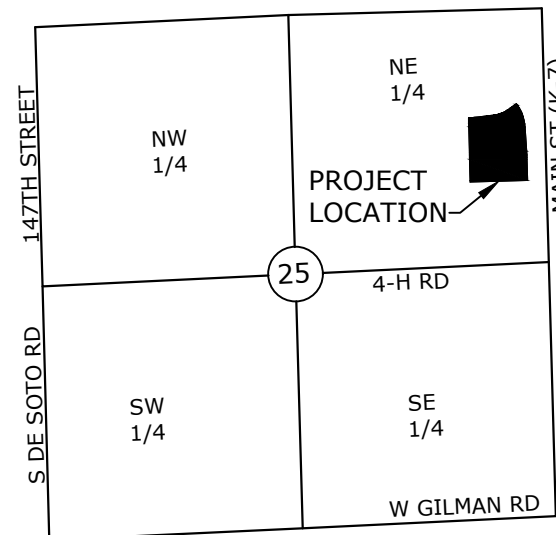
DATE _____

MARCH 19, 2025

VICINITY MAP

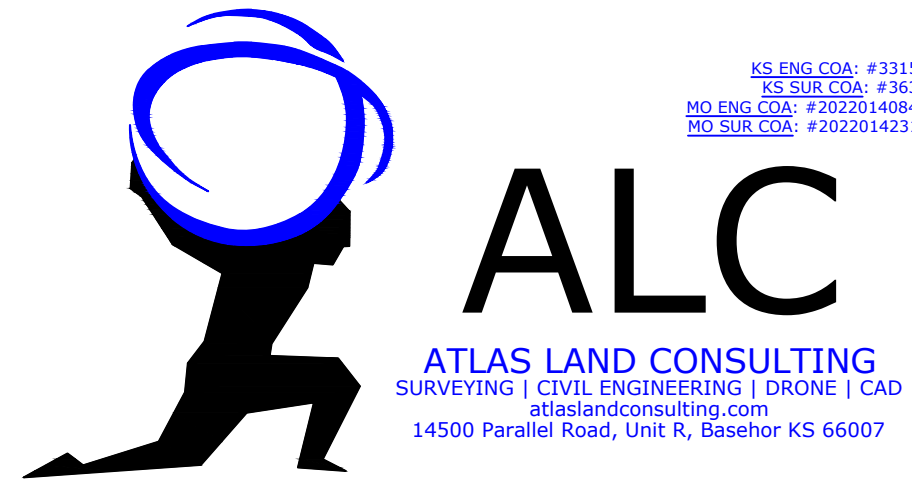
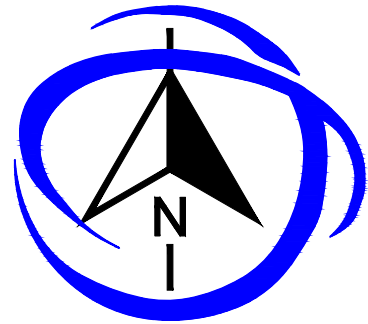


SCALE 1"=2000'
SEC. 25-T9S-R22E



LANSING TOWNE CENTRE 2ND REPLAT

A REPLAT OF LOT 2 AND TRACT B, LANSING TOWNE CENTRE REPLAT, AND LOT 6, LANSING TOWNE CENTRE A SUBDIVISION OF LAND IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS



FINAL PLAT

LEGEND

SECTION CORNER
BENCHMARK AS NOTED
FOUND PROPERTY CORNER AS NOTED
SET 1/2" X 24" REBAR CAP ALC KS CLS 363

Reviewed By WW Dept
No Comments
04/11/2025 7:19:47 AM
By azell

CED - No Comments
04/11/2025 11:46:33 AM
By jgenzler

Reviewed by Public Works
No Exceptions
04/11/2025 2:02:24 PM
By mspickelmier

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0232G, EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
4. ERROR IN CLOSURE: 1 PART IN 4356261.667
5. CURRENT ZONING: B-3
6. NO TITLE WORK WAS PROVIDED ON THIS SURVEY.
7. REFERENCED SURVEYS:
 - FINAL PLAT OF LANSING TOWNE CENTRE DOC. #2008P00022
 - LANSING TOWN CENTRE REPLAT DOC. #2022P00043
8. RECORDED DEEDS:
 - DOC #: 2020R03412
 - DOC #: 2020R10150
9. OPEN SPACE REQUIREMENTS OF UDO 3.02 MET VIA EXISTING TRAIL ALONG CENTRE DRIVE AND SOUTH MAIN STREET/ KANSAS HIGHWAY 7.
10. ACCESS POINTS ARE LIMITED TO ONE PER LOT.

PLAT DETAILS

GROSS ACREAGE	9.63 ACRES
PUBLIC DEDICATION	0.00 ACRES
TOTAL BUILDABLE LOTS	3
MAXIMUM LOT SIZE	4.00 ACRES
AVERAGE LOT SIZE	3.21 ACRES

This is to certify on this 19TH day of MARCH, 2025 this field survey was completed on the ground by me or my firm under my direct supervision and that said survey meets or exceeds the Kansas Minimum Standards for boundary surveys.



ANDREA N. WEISHAUBT PLS 1730

JOB NO:25-030S

SCALE

50 25 0 50
SCALE IN FEET

SEC-TWN-RNG

25-9S-22E

PREPARED FOR

CITY OF LANSING

ADDRESS:
800 1ST TERRACE
LANSING, KS 66043

DATE

MARCH 19, 2025

DEED PER DESCRIPTION DOC # 2020R03412:

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.

AND, LOT 2, LANSING TOWNE CENTRE, 2ND PLAT, A REPLAT OF LOTS 2, 3, AND 4 OF LANSING TOWNE CENTRE IN THE SE 1/4 OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 22 EAST & NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS.

SURVEYORS SUGGESTED DESCRIPTION:

A REPLAT OF LOT 2 AND TRACT B, LANSING TOWNE CENTRE REPLAT, AND LOT 6 LANSING TOWNE CENTRE FINAL PLAT, A SUBDIVISION OF LAND IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, BEING PREPARED BY ROGER B DILL PLS 1408 DATED MARCH 19, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, LANSING TOWNE CENTRE REPLAT, A SUBDIVISION OF LAND IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS; THENCE SOUTH 88°27'42" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 600.54 FEET; TO A POINT ON THE WEST LINE OF SAID LANSING TOWNE CENTRE; THENCE NORTH 01°24'31" WEST, ALONG SAID WEST LINE, A DISTANCE OF 664.10 FEET; TO A POINT ON THE NORTH LINE OF TRACT B OF SAID LANSING TOWNE CENTRE REPLAT; THENCE NORTH 82°41'42" EAST ALONG THE NORTH LINE OF SAID TRACT B, AND THE NORTH LINE OF LOT 6 OF LANSING TOWNE CENTRE, A SUBDIVISION OF LAND IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, A DISTANCE OF 278.86 FEET; THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF SAID LOT 6, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 152.39 FEET, HAVING A CHORD BEARING OF NORTH 68°07'44" EAST, AND A CHORD LENGTH OF 150.76 FEET; THENCE NORTH 53°34'35" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 102.42 FEET, TO THE NORTHEAST CORNER OF SAID LOT 6, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF CENTRE DRIVE, THE NEXT FOUR (4) CALLS BEING ALONG THE WEST RIGHT OF WAY LINE OF SAID CENTRE DRIVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 263.11 FEET, HAVING A CHORD BEARING OF SOUTH 20°15'40" EAST, AND A CHORD LENGTH OF 259.61 FEET; THENCE SOUTH 04°03'06" EAST, A DISTANCE OF 250.55 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1965.00 FEET, AN ARC LENGTH OF 86.21 FEET, HAVING A CHORD BEARING OF SOUTH 02°47'43" EAST, AND A CHORD LENGTH OF 86.20 FEET; THENCE SOUTH 01°32'18" EAST, A DISTANCE OF 220.71 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND. CONTAINING 419,385.09 SQFT OR 9.63 ACRES MORE OR LESS

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 2ND REPLAT"

EASEMENT SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR "U/E".

STREETS SHOWN ON THE ACCOMPANYING PLAT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE ARE HEREBY SO DEDICATED.

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IN TESTIMONY WHEREOF,

I, undersigned owner of **LANSING TOWNE CENTRE 2ND REPLAT** have set our hands this ____ day of ____, 20__.

LANSING CITY, MAYOR, TONY MCNEILL

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF ____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

PRINT NAME: _____

My Commission Expires: _____

APPROVALS

THIS PLAT OF LANSING TOWNRE CENTRE 2ND REPLAT HAS BEEN SUBMITTED AND APPROVED BY THE LANSING PLANNING COMMISSION THIS ____ DAY OF ____, 20__.

CHAIRMAN - JERRY GIES

SECRETARY - MELISSA BAKER

THIS PLAT APPROVED BY THE CITY COUNCIL OF LANSING, KANSAS, THIS ____ DAY OF ____, 20__.

MAYOR - TONY MCNEILL

ATTEST: CITY CLERK - TISH SIMS

DIRECTOR OF PUBLIC WORKS - MICHAEL SPICKELMIER

DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT - JOSHUA GENTZLER, AICP

CITY ATTORNEY - GREORGY ROBINSON

I HEREBY CERTIFY, AS THE COUNTY TREASURER OF LEAVENWORTH COUNTY, KANSAS THAT ALL TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE ON THE FOREGOING SUBDIVISION HAVE BEEN PAID ON THIS ____ DAY OF ____, 20__.

LEAVENWORTH COUNTY TREASURER _____

This is to certify that this instrument was filed for record in the Register of Deeds office on the ____ day of ____, 2025, in Book ____, Page ____.

REGISTER OF DEEDS, TERRILOIS G. MASHBURN

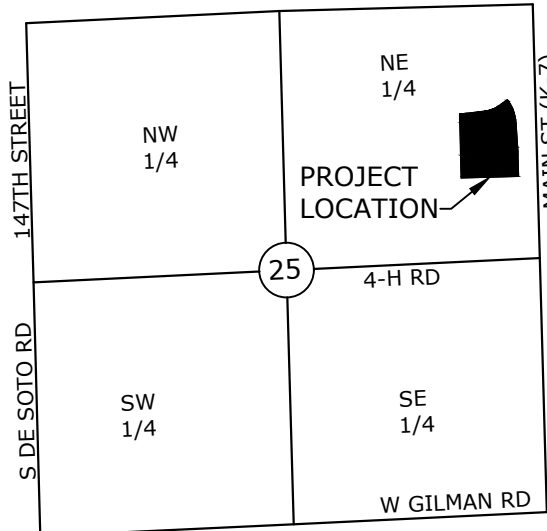
I hereby certify this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary surveys. No field verification is implied. This review is for survey information only.

LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

VICINITY MAP

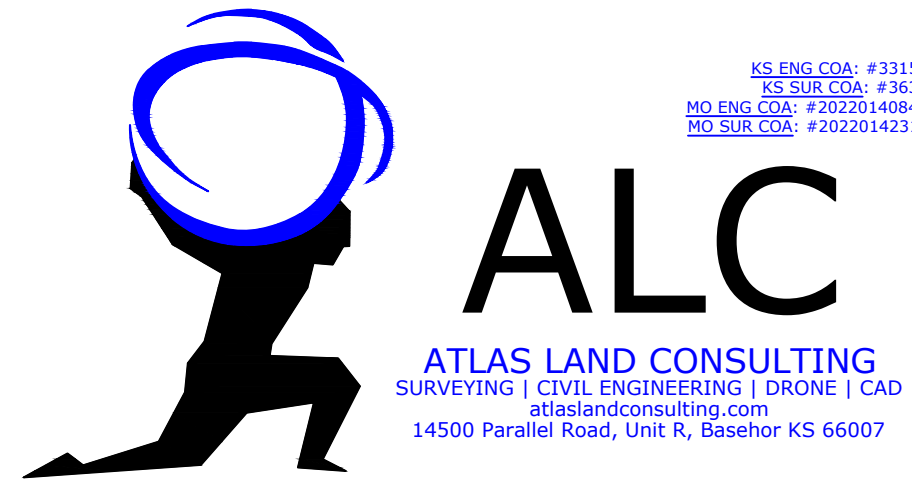
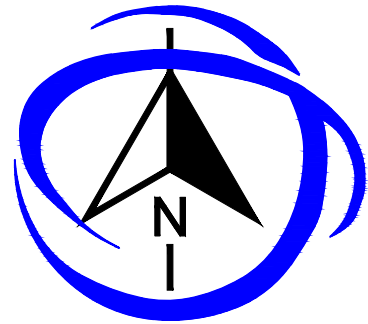


SCALE 1"=2000'
SEC. 25-T9S-R22E



LANSING TOWNE CENTRE 2ND REPLAT

A REPLAT OF LOT 2 AND TRACT B, LANSING TOWNE CENTRE REPLAT, AND LOT 6, LANSING TOWNE CENTRE A SUBDIVISION OF LAND IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS



FINAL PLAT

LEGEND

- SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363

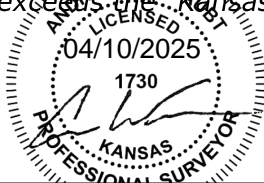
GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0232G, EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
4. ERROR IN CLOSURE: 1 PART IN 4356261.667
5. CURRENT ZONING: B-3
6. NO TITLE WORK WAS PROVIDED ON THIS SURVEY.
7. REFERENCED SURVEYS:
 - FINAL PLAT OF LANSING TOWNE CENTRE DOC. #2008P00022
 - LANSING TOWN CENTRE REPLAT DOC. #2022P00043
8. RECORDED DEEDS:
 - DOC #: 2020R03412
 - DOC #: 2020R10150
9. OPEN SPACE REQUIREMENTS OF UDO 3.02 MET VIA EXISTING TRAIL ALONG CENTRE DRIVE AND SOUTH MAIN STREET/ KANSAS HIGHWAY 7.
10. ACCESS POINTS ARE LIMITED TO ONE PER LOT.

PLAT DETAILS

GROSS ACREAGE	9.63 ACRES
PUBLIC DEDICATION	0.00 ACRES
TOTAL BUILDABLE LOTS	3
MAXIMUM LOT SIZE	4.00 ACRES
AVERAGE LOT SIZE	3.21 ACRES

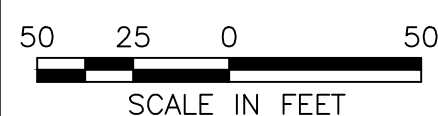
This is to certify on this 19TH day of MARCH, 2025 this field survey was completed on the ground by me or my firm under my direct supervision and that said survey meets or exceeds the Kansas Minimum Standards for boundary surveys.



ANDREA N. WEISHAUBT PLS 1730

JOB NO:25-030S

SCALE



SCALE IN FEET

SEC-TWN-RNG

25-9S-22E

PREPARED FOR

CITY OF LANSING

ADDRESS:
800 1ST TERRACE
LANSING, KS 66043

DATE

MARCH 19, 2025

DEED PER DESCRIPTION DOC # 2020R03412:

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.

AND, LOT 2, LANSING TOWNE CENTRE, 2ND PLAT, A REPLAT OF LOTS 2, 3, AND 4 OF LANSING TOWNE CENTRE IN THE SE 1/4 OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 22 EAST & NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS.

SURVEYORS SUGGESTED DESCRIPTION:

A REPLAT OF LOT 2 AND TRACT B, LANSING TOWNE CENTRE REPLAT, AND LOT 6 LANSING TOWNE CENTRE FINAL PLAT, A SUBDIVISION OF LAND IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, BEING PREPARED BY ROGER B DILL PLS 1408 DATED MARCH 19, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, LANSING TOWNE CENTRE REPLAT, A SUBDIVISION OF LAND IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS; THENCE SOUTH 88°27'42" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 600.54 FEET; TO A POINT ON THE WEST LINE OF SAID LANSING TOWNE CENTRE; THENCE NORTH 01°24'31" WEST, ALONG SAID WEST LINE, A DISTANCE OF 664.10 FEET; TO A POINT ON THE NORTH LINE OF TRACT B OF SAID LANSING TOWNE CENTRE REPLAT; THENCE NORTH 82°41'42" EAST ALONG THE NORTH LINE OF SAID TRACT B, AND THE NORTH LINE OF LOT 6 OF LANSING TOWNE CENTRE, A SUBDIVISION OF LAND IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, A DISTANCE OF 278.86 FEET; THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF SAID LOT 6, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 152.39 FEET, HAVING A CHORD BEARING OF NORTH 68°07'44" EAST, AND A CHORD LENGTH OF 150.76 FEET; THENCE NORTH 53°34'35" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 102.42 FEET, TO THE NORTHEAST CORNER OF SAID LOT 6, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF CENTRE DRIVE, THE NEXT FOUR (4) CALLS BEING ALONG THE WEST RIGHT OF WAY LINE OF SAID CENTRE DRIVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 263.11 FEET, HAVING A CHORD BEARING OF SOUTH 20°15'40" EAST, AND A CHORD LENGTH OF 259.61 FEET; THENCE SOUTH 04°03'06" EAST, A DISTANCE OF 250.55 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1965.00 FEET, AN ARC LENGTH OF 86.21 FEET, HAVING A CHORD BEARING OF SOUTH 02°47'43" EAST, AND A CHORD LENGTH OF 86.20 FEET; THENCE SOUTH 01°32'18" EAST, A DISTANCE OF 220.71 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND. CONTAINING 419,385.09 SQFT OR 9.63 ACRES MORE OR LESS

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 2ND REPLAT"

EASEMENT SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR "U/E".

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LANSING CITY, MAYOR, TONY MCNEILL

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COUNTY OF

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NOTARY PUBLIC _____

PRINT NAME: _____

My Commission Expires: _____

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LEAVENWORTH COUNTY TREASURER

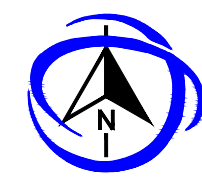
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LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

VICINITY MAP



SCALE 1"=2000'
SEC. 25-T9S-R22E

