

AGENDA

CALL TO ORDER

ROLL CALL / QUORUM ANNOUNCEMENT

OLD BUSINESS

1. Approval of Minutes, April 20, 2022, Regular Meeting

NEW BUSINESS

2. **Site Plan Case SP-2022-1**

The Applicant proposes to construct one building that contains two units and four buildings which contain three units for a new townhome development on the site. The buildings are all two-story and range from 1,152 sq. ft. footprint for the two unit building to 1,728 sq. ft. footprint for the three-unit building. Total square footage of each unit will be approximately 1,152 sq. ft.

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 APRIL REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, April 20, 2022 at 7:00 PM

MINUTES

CALL TO ORDER- The regular April meeting of the Lansing Planning Commission was called to order by Chairman Jake Kowalewski at 7:00 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT- In attendance were Chairman Jake Kowalewski, Commissioners Amy Baker, Mike Suozzo, Richard Hannon, Janette Labbee-Holdeman and Jerry Gies. Chairman Kowalewski noted there was a quorum present.

OLD BUSINESS-

1. Approval of Minutes, March 16, 2022, Regular Meeting

Motion was made by Commissioner Labbee-Holdeman to approve the meeting minutes as written. It was seconded by Commissioner Baker. Motion passed 5-0. Richard Hannon abstained.

NEW BUSINESS-

2. Subdivision Case SDPP-2022-2

Leon D. Osbourn, KS PE/RLS, Randall C. Purdue, KS PE, and Jason R. Loader, KS RLS, authorized agents for Robert E. Eberth, Bev Rench, and Ed Eberth, owners of property at 00000 Gilman Rd., have applied for approval of a preliminary plat for the Gilman Road Business Park subdivision, which will replat an existing unplatted tract. This preliminary plat, if approved, will allow the property owners to continue the platting process and apply for a Final Plat, which will subdivide approximately 28.40 acres into fifteen lots and one tract allowing for the potential future construction of industrial projects. The property is currently zoned A-1, and a separate rezoning request is also on the agenda for consideration. No additional Right of Way was requested by Staff for this preliminary plat.

Commissioner Labbee- Holdeman made a motion to accept the checklist of the finding of fact for the preliminary plat, and Commissioner Geis seconded, motion passed 6-0.

Commissioner Geis wanted to confirm that the right of way was sufficient, and Mr. Schmitz stated that it was sufficient. Chairman Kowalewski then asked if there was a requirement for sidewalks, and Mr. Schmitz stated that according to code, sidewalks are required. Commissioner Labbee-Holdeman asked why there would be a desire to be zoned light industry if they do not currently have a plan. Mr. Schmitz stated that there is a site plan being worked on for 1-A.

Randy Perdue from Kaw Valley Engineering was in attendance and stated that there is a plan for 1-A and the rest is tentatively for sale. He hasn't received a final answer regarding if they are platting all of it or just 1-A. They are contemplating platting all of it at once. Commissioner Geis made a motion to accept the final plat contingent on the items in the staff report and was seconded by Commissioner Baker. Motion passed 6-0.

3. Rezone Case RZ-2022-1

Leon D. Osbourn, KS PE/RLS, Randall C. Purdue, KS PE, and Jason R. Loader, KS RLS, authorized agents for Robert E. Eberth, Bev Rench, and Ed Eberth, owners of property at 00000 Gilman Rd., have applied to rezone the subject property from A-1 Agricultural District to I-1 Light Industrial District. This rezoning, if approved, will allow the property owners to develop a business park in this area. A preliminary plat is also on the agenda for this subject property.

The public hearing was opened at 7:09 pm. With no input from the public, the public hearing was closed at 7:10 pm. There was no further discussion.

Commissioner Geis made a motion to accept the findings of facts, seconded by Commissioner Suozzo. Motion passed 6-0.

Commissioner Geis made a motion to recommend the approval of the rezoning request to the city council, seconded by Commissioner Baker. Motion passed 6-0.

4. Subdivision Case # SDFP-2022-1

Brian & Lisa Rees, owners of property at 1217 S De Soto Road, and John & Donna Scanlon, owners of property at 1227 S De Soto Road, have applied for approval of a final plat for the Reeslon Addition subdivision, which will replat an existing unplatted tract (1217 S. De Soto Road) and Lot 1 (1227 S. De Soto Road) of Southern Hills Subdivision Plat 2. This final plat, if approved, will allow the property owners to subdivide approximately 10.48 acres from the existing two lots into three allowing for the potential future construction of a single-family home between the two existing homes along De Soto Road. No modification of zoning is being requested in association with this preliminary plat, however City Staff did request additional right-of-way in front of 1217 S De Soto Road to extend the right of way in this area so that it is uniform between the properties on the east side of De Soto Road.

Commissioner Labbee-Holdeman expressed her concern when it comes to shared driveways, in regard to future occupants, and asked about the ordinance for shared driveways. Mr. Schmitz stated that as part of the UDO, shared driveways are allowed. Mr. Schmitz then stated that there is a fifteen-foot shared access easement on the North, and a Twenty-foot access on the South of the property. Commissioner Labbee-Holdeman stated that there are nine 'no's' on the checklist. Mr. Schmitz explained that it's based on the version that was submitted, and it hasn't been signed or executed by the property owner, planning commission or city council, therefore we must mark 'no' on all of those. Ideally, we would like to see it signed by property owner, surveyor, etc., when it comes into the planning commission. But that rarely happens.

Commissioner Kowalewski asked with the construction, if there is no additional impact with the storm runoff. Mr. Spickelmier stated that its required to have that certification and that all concerns were addressed. When asked if it would be sewer or septic, Mr. Schmitz stated that this home will be sewer, and that there is sewer on site, within 100 feet.

With no further discussion or comments, Commissioner Geis made a motion to recommend this plat to the city council with conditions and Commissioner Labbee-Holdeman seconded it. Motion passed 6-0.

Mr. Schmitz stated that the rezoning request and the final plat that were just approved by the planning commission will both go to the May City Council Meeting.

NOTICES AND COMMUNICATIONS- Mr. Schmitz stated that we will have discussion of maximum lot sizes on the agenda next month. Our code has minimum lot sizes but not maximum.

REPORTS: Commission and Staff Members- None

ADJOURNMENT- Commissioner Labbee-Holdeman made a motion to adjourn and was seconded by Commissioner Suozzo. The meeting was adjourned at 7:28 pm.

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.

Respectfully submitted,

Melissa Baker, Secretary

Reviewed by,

Matthew R. Schmitz, Community and Economic Development Director



Planning Commission Staff Report

May 18, 2022

Site Plan Case SP-2022-1

Santa Fe Townhomes

00000 Fairlane (Intersection of Fairlane and Santa Fe Drive)

Project Facts

Applicant

Jeremy Greenamyre

Address

00000 Fairlane
(Intersection of Fairlane and
Santa Fe Drive)

Property ID

094-19-0-20-03-021.00-0

Zoning

R-4 Multi-Family Residential
District

Future Land Use

Commercial

Land

56,099.34 SF (1.29 acres)

Building

Existing: 0 SF

Proposed: 8,064 SF Total

Requested Approvals

Site Plan



Project Summary

The Applicant proposes to construct one building that contains two units and four buildings which contain three units for a new townhome development on the site. The buildings are all two-story and range from 1,152 sq. ft. footprint for the two unit building to 1,728 sq. ft. footprint for the three-unit building. Total square footage of each unit will be approximately 1,152 sq. ft.

This is an existing green field site, and no buildings currently exist on the property. The plan includes the site work, landscaping, parking lot improvements, building construction and other appurtenances to the project. Approval of this Site Plan would authorize staff to issue a building permit for the project upon completion of review for compliance with building codes, subject to any conditions added during the approval process at the Planning Commission meeting.

Building elevations are included below, and an overall site plan is attached to this report.

The timeline of the project, should this application be approved, is to proceed to construction as quickly as possible.

Summary of Open Items

Staff identified the following open items that require further discussion at the Planning Commission meeting. Please see the remainder of this report for more information on each open item.

Community & Economic Development Department

1. Outstanding items from the Site Plan Review are noted in the body of the report below.

Public Works Department & City Engineer

1. Stormwater items as noted in body of report below.

Wastewater Department

1. Wastewater items as noted in body of report below.

Open Items – Community & Economic Development Department

Site Plan Application items

The Community & Economic Development Director has reviewed the site plan for conformance with the site plan requirements as outlined in the Unified Development Ordinance (UDO), as well as the Site Plan Application, and found the following items of concern:

The Director reviewed this site plan application for the following:

1. In general, any site plan in compliance with all requirements of this code shall be approved.
 - *The site plan is in compliance with standards outlined in Table 4-1 General Development Standards.*
 - *The Landscape Plan is in compliance with Article 6 – Site & Landscape Requirements, and the planting requirements in Table 6-1. It also demonstrates compliance with Article 7, including required sidewalk connections per Section 7.02-C – Sidewalks.*
 - *The Access and Parking Plan is in compliance with required counts and shared parking arrangement standards per Article 7.04.*
2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
 - The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the code and will not negatively impact the function and design of rights-of-way or adjacent property.
 - *The site appears to be capable of accommodating the proposed development based on the Unified Development Code. An official review of building feasibility regarding drainage and grading plans will be conducted by the Public Works Department during the review of construction documents.*
 - The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.
 - *Proposed site arrangement and landscape design is appropriate for the site and context.*
 - The architecture and building design use quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.
 - *The proposed architectural style and building materials appear to be appropriate for the site.*
 - The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features, or site design elements.
 - *The proposed design appears to be appropriate for the context, which is in R-4 – Multi-Family Residential District.*
 - Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.
 - *Not applicable.*

3. The application meets the criteria for all other reviews needed to build the project as proposed.
 - *Official review is underway by other appropriate City Departments, including Public Works and Wastewater. Fulfillment of all criteria as outlined in the UDO will be required before a building permit can be issued for this project.*
4. The recommendations of professional staff.
 - *Staff recommends approval of this site development plan.*

Open Items – Public Works Department

Site Plan Application items

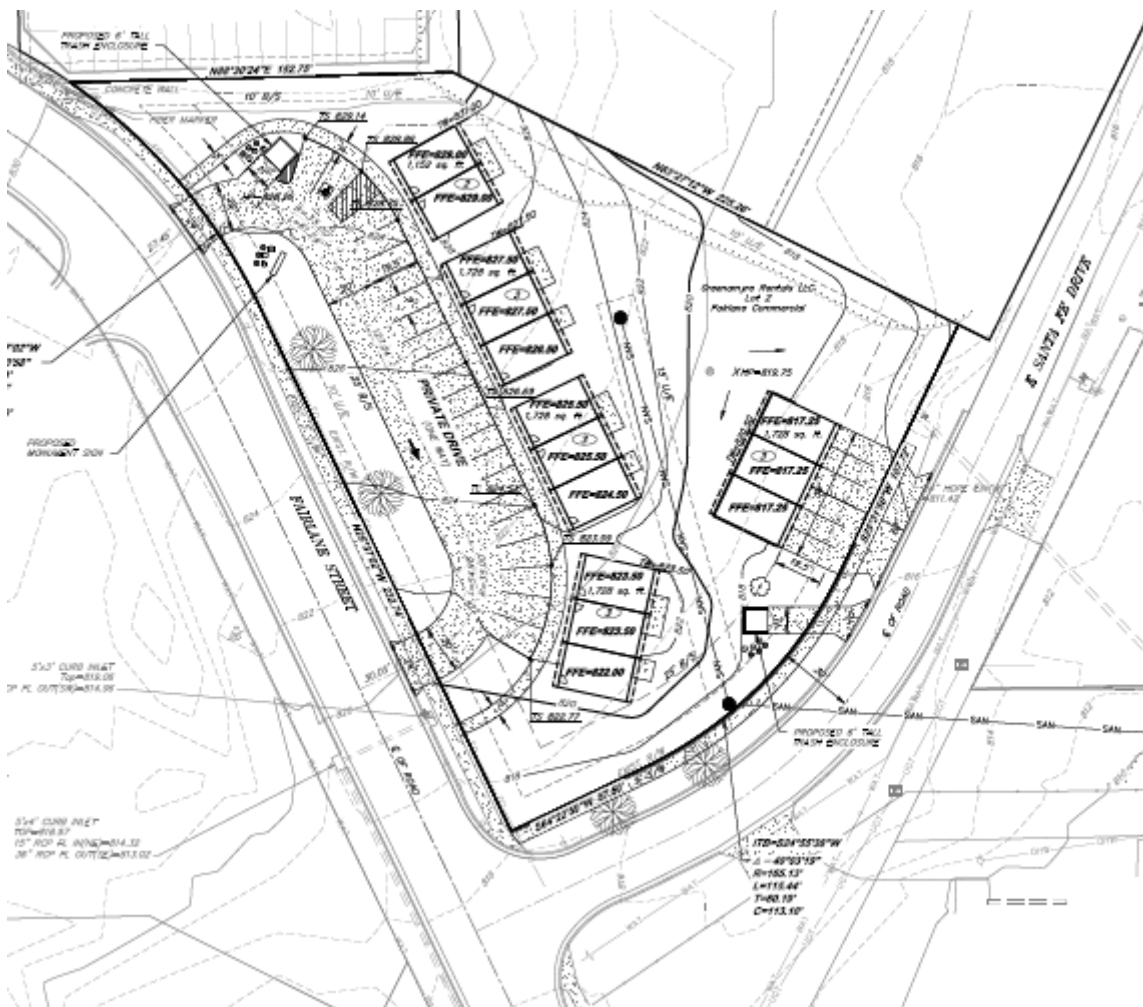
The Public Works Director / City Engineer has reviewed the site plan for conformance with City requirements and found items of discussion as shown on the attached marked up Site Plan. Compliance with the City's no net increase policy is not applicable to this project due to a regional detention basin that exists to the south, behind the existing Dairy Queen property, which was constructed to provide drainage for the entirety of the Fairlane Commercial Development Plat.

Open Items – Wastewater Department

Site Plan Application items

The Wastewater Director has reviewed the site plan for conformance with City requirements and found no items of concern. There is a small public sewer extension that will be constructed with this project, and those plans have been reviewed and approved by both the City Wastewater Director, as well as KDHE.

Below is the building Site Plan that shows the location of the buildings on the lot:



Building Elevations

Below are the building elevations:







Acknowledgments

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

- Matthew R. Schmitz, MPA – Director, Community & Economic Development
- Michael Spickelmier, P.E – Director, Public Works / City Engineer
- Anthony Zell, Jr., MBA – Director, Wastewater

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.

Recommendation

Staff recommends approval of Project # SP-2022-01, Site Plan for Santa Fe Townhomes, subject to the following conditions:

1. Outstanding items listed in this Staff Report from Department Heads must be addressed; and
2. All plans must be resubmitted with corrections as shown in this staff report and accompanying markups.

List of Reviewed Plans

Sheet #	Title	Submitted By	Date on Document
	Site Plan	MHS	04-14-2022
	Building Elevations	JG	n/a

MHS McAfee Henderson Solutions, Inc.
JG Jeremy Greenamyre



Site Plan Application

Date: 04/15/2022

Applicant / Owner

Applicant Name: Jeremy Greenamyre
 Address: 2500 S. 2nd Street
 City, State, Zip: Leavenworth, KS, 66048
 Phone: 913-651-9717
 Email: jeremy@greenamyre.com

Owner Name: GREENAMYRE RENTALS
 INC
 Address: 2500 S 2ND ST
 LEAVENWORTH, KS 66048-4542
 City, State, Zip: ,
 Phone:
 Email:

Architect

Name: McAfee Henderson Solutions
 Inc.
 Address: 15700 College Blvd. Suite 202
 City, State, Zip: Lenexa, KS 66219

Contact: Matt Henderson
 Phone: 913-888-4647
 Email: matt.henderson@mhs-eng.com

Project

Site Address: 00000 FAIRLANE
 City, State, Zip: LANSING, KS 66043
 Parcel: 052-094-19-0-20-03-021.00-0
 Current Zoning: R-4 Multi-Family Residential
 District

Project Name: Santa Fe Townhomes
 Proposed Use:
 Property Size: 1.30
 Proposed Zoning:

Legal: FAIRLANE COMMERCIAL DEV, Lot 2 Plat Book/Page 09P /10 Lot Width: 333.4 Lot Depth: 280.6

Project Description:

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

Jeremy Greenamyre

Name

4-14-2022

Date

SANTA FE TOWNHOMES

Fairlane Commercial Development
Northwest 1/4 of Section 19, Township 9 South, Range 23 East
City of Lansing, Leavenworth County, Kansas

LEGAL DESCRIPTION: LOT 2, FAIRLAINE COMMERCIAL DEVELOPMENT

NOTES:

1. DATE OF SURVEY: FIELD SURVEY WAS PERFORMED MAY 5, 2020.
2. BASIS OF BEARINGS: NORTH LINE OF MIDTOWN COURT, 2ND PLAT, BEING N 88°45'25" E. NAD83 KANSAS STATE PLANE COORDINATE SYSTEM – NORTH ZONE – GRID NORTH.
3. ALL VALUES ARE AS DEEDED & MEASURED UNLESS OTHERWISE NOTED.
4. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED ON FLOOD INSURANCE RATE MAP NUMBER 20103C0144G, EFFECTIVE DATE: JULY 16, 2015, PANEL 144 OF 425 IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). FLOOD INFORMATION IS SUBJECT TO CHANGE.
5. PROJECT BENCHMARK: CHISELED SQUARE ON TOP OF CONCRETE CURB AT SOUTHWEST CORNER OF PARKING LOT OF 504 N MAIN ST. ELEVATION: 833.78 – NAVD 88 VERTICAL DATUM.
6. SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF LANSING
7. PUBLIC WATER SERVICE PROVIDED BY LANDEL WATER.
8. SEDIMENT WILL BE CONTROLLED DURING ALL GRADING AND CONSTRUCTION PHASES OF DEVELOPMENT.
9. ALL TOWNHOMES ARE 2 STORY UNITS.
10. PARKING, LOADING, AND WALKWAYS SHALL BE CONCRETE PAVEMENT.

REFERENCES:

1. PLAT OF MIDTOWN COURT SUBDIVISION, 2ND PLAT, DOC. NO. 2020P00013
2. PLAT OF MIDTOWN COURT SUBDIVISION, BOOK 11, PAGE 36.
3. PLAT OF FAIRLAINE COMMERCIAL DEVELOPMENT, DOC. NO. 2009P00010, BOOK 2B, PAGE 79
4. PLAT OF SANTA FE SUBDIVISION
5. TITLE COMMITMENT PROVIDED BY:

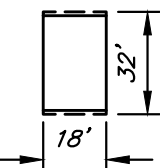
FILE NUMBERS: TX0014487
EFFECTIVE THROUGH: FEBRUARY 5, 2020 @ 8:00 A.M
KANSAS SECURED TITLE, INC. – LEAVENWORTH
360 SANTA FE STREET
LEAVENWORTH, KANSAS 66048

PARKING DATA:

REQUIRED PARKING RATIO : 2 Per Unit
DETERMINED BY THE CITY OF
LANSING, UNIFIED DEVELOPMENT
ORDINANCE VERSION 1.0

PARKING STALLS 28

Building Footprint



No. Units

14

GENERAL SITE DATA:

GROSS AREA: 56,099 SQ. FT. – 1.3 ACRES
EXISTING ZONING:
R-4 – MULTI-FAMILY RESIDENTIAL DISTRICT
MINIMUM LOT SIZE = 10,000 S.F
MINIMUM LOT WIDTH = 60 FEET
MINIMUM SETBACKS:
FRONT: 25 FEET
SIDE: 10 FEET
REAR: 30 FEET

PLANTING SCHEDULE

Symbol	Total	Common Name	Botanical Name	Size
	4	Commemoration Sugar Maple	Acer saccharum	3"Cal Min.
	9	Magic Carpet Spirea	Spiraea japonica	2 gal Min.
	9	Lodense Privet	Ligustrum vulgare	2 gal Min.
	1	Goldfinger Potentilla	Potentilla fruticosa	2 gal Min.

Reviewed By WW Dept
No Comments

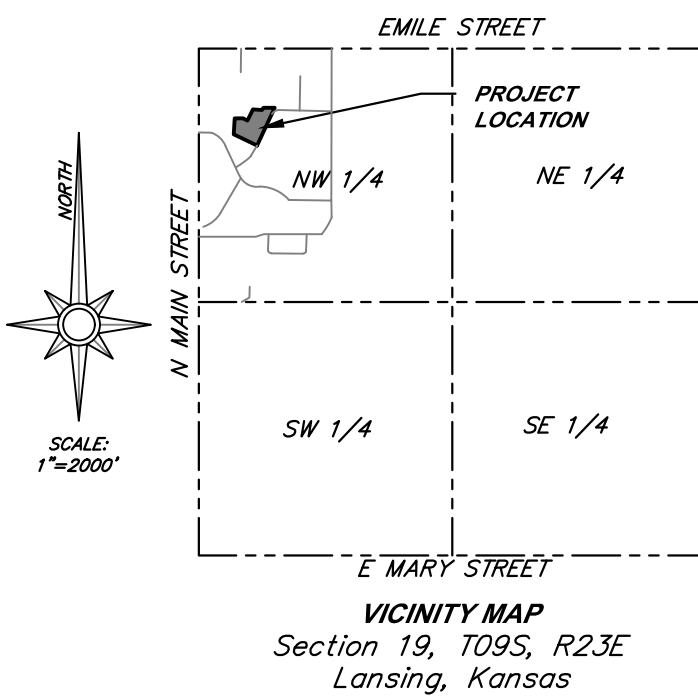
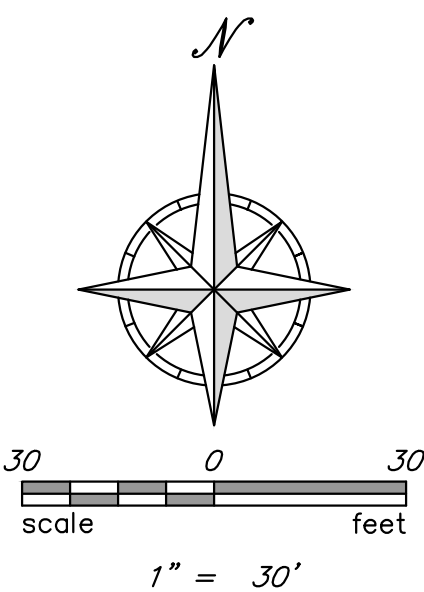
05/05/2022 7:08:16 AM
By T Zell

Reviewed By PW

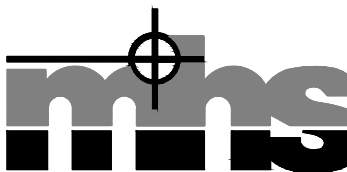
05/05/2022 9:00:00 AM
By mspickelmier

Reviewed By CED
No Comments

05/16/2022 9:33:04 AM
By mschmitz



OWNER / DEVELOPER:
GREENAMYRE RENTALS, INC.
2500 S 2ND STREET
LEAVENWORTH, KS 66048



McAFEE HENDERSON SOLUTIONS, INC.
Civil Engineering + Land Surveying
15700 College Blvd, Suite 202 Lenexa, KS 66219
Ph: (913) 888-4847 Fax: (913) 390-9885
www.mhs-eng.com