

## **AGENDA**

### **CALL TO ORDER**

### **ROLL CALL / QUORUM ANNOUNCEMENT**

### **OLD BUSINESS**

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

### **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.

- 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.

### **NOTICES AND COMMUNICATIONS**

- 4. Riverbend Heights Reinvestment Housing Incentive District and Excerpt of Minutes.**

### **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 FEBRUARY  
REGULAR MEETING**  
Council Chambers, 800 1st Terrace, Lansing, KS 66043  
Wednesday, February 19, 2025, at 7:00 PM

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## MINUTES

### CALL TO ORDER

The February 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, Mike Suozzo and Nancy McDougal. Vice-Chairman Brian Payne, and Commissioner Janette Labbee-Holdeman were not present. Chairman Gies noted that there was a quorum present.

### OLD BUSINESS-

**1. Approval of Minutes, December 18<sup>th</sup>, 2024, Regular Meeting**

A motion was made by Commissioner Suozzo to approve the minutes as written, and it was seconded by Commissioner Riddle. Motion passed 3-0, with Commissioners McDougal and Suozzo abstaining.

### NEW BUSINESS-

**1. Case 2024-DEV-007- LCHS Hayslett Rezone**

The Applicant proposes to rezone a 0.59-acre portion of the lot located at 114 W Gilman/1104 S Main of land from A-1 –Agricultural District to B-2 – General Business District. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Commercial and Open Space Agriculture. The applicant is proposing to use the property as a continuation of 1024 S Main Street immediately to the north. The applicant is aware that any building activity is subject to review as most of the property is covered by FEMA floodway. The property has access to S Main Street. The rezoning would grant the property owner the ability to utilize the lot as storage for a business.

Crystal Voth representing the applicant, offered to answer any questions. Mr. Delgado would like to expand his existing business. Mr. Gentzler stated that next month we will potentially bring the plat for this property to the body.

The Public Hearing was opened at 7:04 pm, and without any discussion from the public, it was closed at 7:04 pm.

Chairman Gies requested to see the map on the screen for this property as they discussed the zoning of the properties surrounding the parcel, as well as showing the access points.

With no further discussion, a motion was made by Commissioner McDougal to recommend approval of Case 2024-DEV-007 based on staff's recommendation and analysis of the Golden Factors the staff's proposed text amendments and recommend adoption of Case 2024-DEV-007, as amended to the City Council. It was seconded by Commissioner Hannon. Motion passed 5-0.

## 2. Case 2025-DEV-001- Delaware Ridge Rezone

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

Chad Schimke, owner, stated that the growth of Lansing will dictate what will happen with this corridor in the future. Any and all phases in the future have to go through the proper process to get approved and that they meet the requirements. There was mention of the possibility of property tax relief in the future. The plan that was submitted is conceptual. There was discussion about who would develop the future plans. Mr. Gentzler explained which parcels on the map are included in the plan concept.

Commissioner McDougal expressed concerns about the residential areas being surrounded by industrial zoning, as well as the potential use for each zone. It was also discussed that it doesn't fit with the area. Mr. Gentzler reminded everyone that anything that is planned in the future to be developed on this land would still have to go through the proper channels, the planning commission and get approved prior to anything being built. Mr. Gentzler also stated that the city of Lansing lacks industrial areas.

The Public Hearing was opened at 7:36 pm.

Speakers include:

- Chad Schimke- Owner- 11710 Kelly Rd. Leavenworth KS
- Jay Healy- GBA- 9801 Renner Blvd.
- April Cromer- 23916 131<sup>st</sup> St. Leavenworth KS
- Mary Moppin- 13885 McIntyre Rd. Lansing KS
- Paul Cromer- 23916 131<sup>st</sup> St. Leavenworth KS

There were concerns expressed that the proposed zoning does not match the character of the area and does not conform to the comprehensive plan. There were also concerns about traffic and access, sewer, property values, raise in taxes, etc.

The Public Hearing was closed at 7:45 pm.

Mr. Gentzler reiterated what the vote will be for tonight's meeting, and that it is to rezone the 112.8 acres to B-3, R-4 and I-2. The body will not be voting on any future developments or conceptual plans. There was then discussion about the use of each potential zoning area. City Attorney, Greg Robinson, stated that the body does not necessarily need to consider the conceptual concept because that is not what we are voting on at this time. Mr. Gentzler mentioned that the housing survey that was conducted in the last several months stated that housing is an issue, and the City of Lansing can be proactive with this zoning change. To be able to bring businesses and people into Lansing, we have to have areas zoned for those purposes. Mr. Robinson stated that the City of Lansing spent a lot of money on extending the sewer to McIntyre for the reason to potentially develop the area.

There was a motion to recommend denial of Case 2025-DEV-001 to the city council. That motion failed 2-3. A second motion was made to accept as recommended and that motion died due to not having a second.

Commissioner Richard Hannon moved to approve the Commercial and Residential rezoning request based off of staff's recommendation and the analysis of the Golden Factors and recommended denial of the Industrial rezoning request based off the request's inconsistency with the "Character of the neighborhood" and the lack of "Conformance to the Comprehensive Plan". Commissioner Suozzo seconded the motion. Motion passed 3-2.

#### **NOTICES AND COMMUNICATIONS-**

Mr. Gentzler, Director of Community & Economic Development, mentioned there will be possible amendments at the March Planning Commission meeting, regarding utilities and fiber huts.

#### **REPORTS- Commission and Staff Members- None**

#### **ADJOURNMENT-**

There was a motion to adjourn by Commissioner McDougal and seconded by Commissioner Riddle. The meeting was adjourned by acclamation at 8:07 pm.

Respectfully submitted,  
Melissa Baker, Secretary

Reviewed by,  
Joshua Gentzler, Community and Economic Development Director





# Planning Commission Staff Report

March 19, 2025

Cases 2024-DEV-008 & 009  
114 W Gilman Road & 1104 S Main Street

## Project Facts

### Applicant

Herring Surveying

### Owner

Daniel Hayslett & J Jesus Delgado Ayala

### Address

114 W Gilman Road & 1104 S Main Street

### Property ID

107-25-0-00-00-179.00

### Zoning

A-1 Agriculture District & B-2 General Business District

### Future Land Use

Commercial & Open Space  
Agriculture

### Land

8.08 acres

### Building

Existing: 1 Residential, 3 Agricultural  
Proposed: No additional

### Requested Approvals

Preliminary & Final Plat



## Summary

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 6<sup>th</sup>, 2025 meeting.

## 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-Del and Kansas Gas 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

**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 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-2 General 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:**

- Flood Plain
  - Staff added a note to the restrictions that Lot 2 is “nearly 100% in the FEMA Flood Plain and subject to flood plain regulations.

**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

Recommendation

Staff recommends approval of Cases 2024-DEV-008 & 009, LCHS Hayslett Replat Preliminary & Final Plat.

Action Options

“I move to \_\_\_\_\_.”

1. Approve Cases No. 2024-DEV-008 & 009; or
2. Conditionally approve Cases No. 2024-DEV-008 & 009 for specified reason[s]; or
3. Deny Case No. 2023-DEV-009 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**

**LCHS Hayslett Replat  
(Name of Subdivision)**

**Joshua Gentzler  
Person Completing Checklist**

**3/12/2025  
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 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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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"/>            |

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

**LCHS Hayslett Replat  
(Name of Subdivision)**

Joshua Gentzler  
**Person Completing Checklist**

3/12/2025  
**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 checked="" type="checkbox"/> | <input type="checkbox"/>            |



Final Plat Checklist

Page 2

|    |  | <u>YES</u>                          | <u>NO</u>                           |
|----|--|-------------------------------------|-------------------------------------|
| K. | Building setback lines along all streets, with dimensions  | <input checked="" type="checkbox"/> | <input 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 checked="" 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 type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/> |
| E. | Notary acknowledgement in proper form.   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| F. | Endorsement by Planning Commission in proper form.   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| G. | Public use acceptance by Governing Body in proper form.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

# LCHS HAYSLETT REPLAT

A Replat of Lot 1, LCHS HAYSLETT SUBDIVISION, City of Lansing, Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
HAYSLETT, DANIEL P & JALISA AYALA, J JESUS DELGADO  
114 W GILMAN RD 1024 S MAIN ST  
LANSING, KS 66043 LANSING, KS 66043  
PID # 107-25-0-00-00-179

**CERTIFICATION AND DEDICATION**  
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: LCHS HAYSLETT REPLAT.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, 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" (U/E) or "Drainage Easement" (D/E).

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest not shown on this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors and assigns of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the City of Lansing, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

**IN TESTIMONY WHEREOF**  
We, the undersigned proprietor has hereunto subscribed its hand.

**OWNERS:**

Daniel P. Hayslett Jaysela Hayslett

J Jesus Delgado Ayala PID # 107-25...009

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a notary public in and for said County and State came Daniel P. Hayslett and Jaysela Hayslett, husband and wife, to me personally known to be the same persons who executed the foregoing 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**  
My Commission Expires: \_\_\_\_\_ (seal)

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a notary public in and for said County and State came J Jesus Delgado Ayala, a single person to me personally known to be the same persons who executed the foregoing 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**  
My Commission Expires: \_\_\_\_\_ (seal)

**APPROVALS**  
This Plat of LCHS HAYSLETT REPLAT has been submitted and approved by the Lansing Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Chairman - Jerry Gies Secretary - Melissa Baker

This Plat approved by the City Council of Lansing, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Mayor - Anthony R. McNeill Attest: City Clerk - Tish Sims, CMC

Director of Public Works - Michael Spickelmier, P.E. Director of Community & Economic Development Joshua Gentzler, AICP

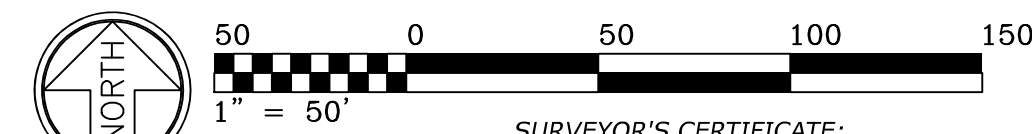
City Attorney - Gregory Robinson

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 \_\_\_\_\_, 2025.

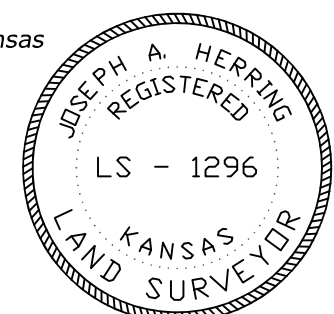
Leavenworth County Treasurer - Caleb Gordon

**REGISTER OF DEED CERTIFICATE:**  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

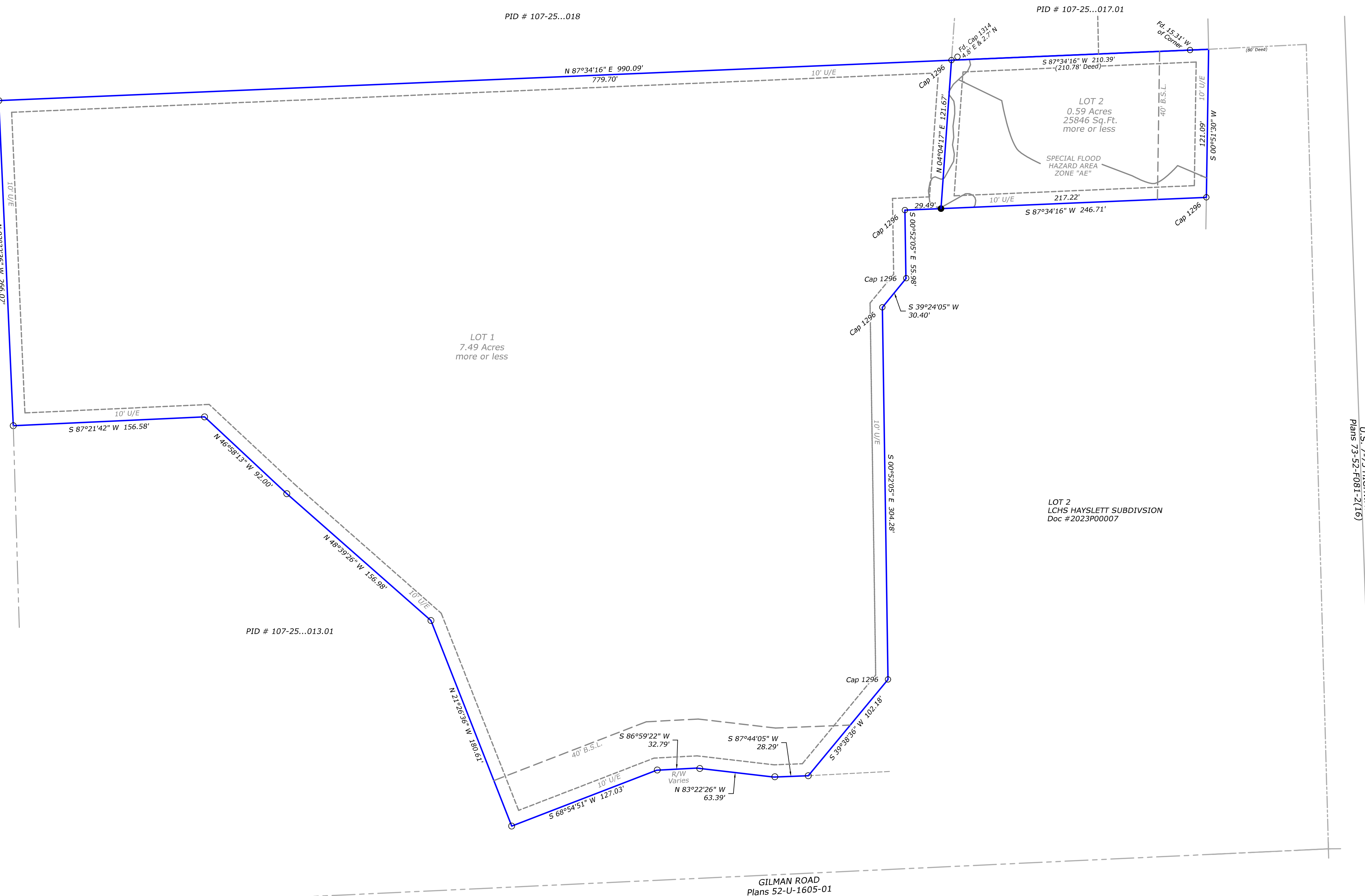
Register of Deeds - TerriLois G. Mashburn



23V  
South 1/4 Corner  
Section 25-9-22  
2" x 8" Stone marked with 2" Alum. Cap



BY: Joseph A. Herring, KS PS # 1296



**RESTRICTIONS:**  
1) Lot 1 is limited to a single entrance.  
2) Access to Kansas Highway 7-73 is controlled by KDOT.  
3) Lot 2 is nearly 100% in the FEMA Flood Plain and subject to flood plane regulations, preventing the build of any future home on this lot.

**NOTES:**  
1) This survey does not show ownership.  
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.  
3) All recorded and measured distances are the same, unless otherwise noted.  
4) Error of Closure - 1 : 258325, 8.08 Acres, more or less  
5) Basis of Bearing - KS SPC North Zone 1501  
6) Monument Origin Unknown, unless otherwise noted.  
7) Benchmark - NAVD88  
8) Project Benchmark (BM) - Top Center Manhole - 850.18'  
9) Easements listed in the title commitment are existing and not shown hereon.  
10) Property is in a Special Flood Hazard Area Zone AE per FEMA FIRM Map 20103C0232G dated July 16, 2015  
11) Survey Reference: (D/GW) - D.G.White LS-356 Survey LCCHS HAYSLETT SUBDIVISION - Doc #2023P00007

Job # K-24-1317  
October 13, 2024 Rev. 1/31/25  
J. Herring, Inc. (dba)  
**HERRING SURVEYING COMPANY**  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@jeanmash.com

**ZONING:**  
LOT 1 A-1 Agricultural District  
LOT 2 B-3 Regional Business District

I hereby certify that 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.

Daniel Baumchen, PS#1363  
County Surveyor



# LCHS HAYSLETT REPLAT

A Replat of Lot 1, LCHS HAYSLETT SUBDIVISION,  
City of Lansing, Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
 HAYSLETT, DANIEL P & JALISA  
 114 W GILMAN RD  
 LANSING, KS 66043  
 PID # 107-25-0-00-00-179

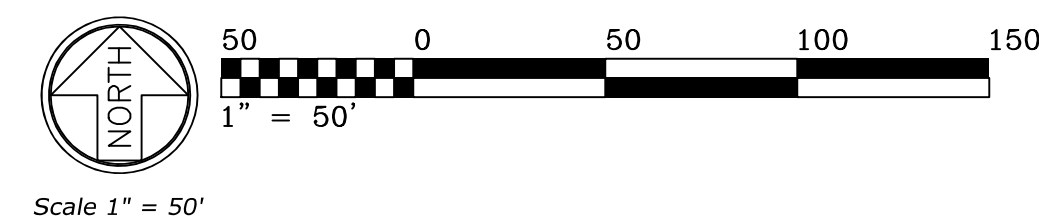
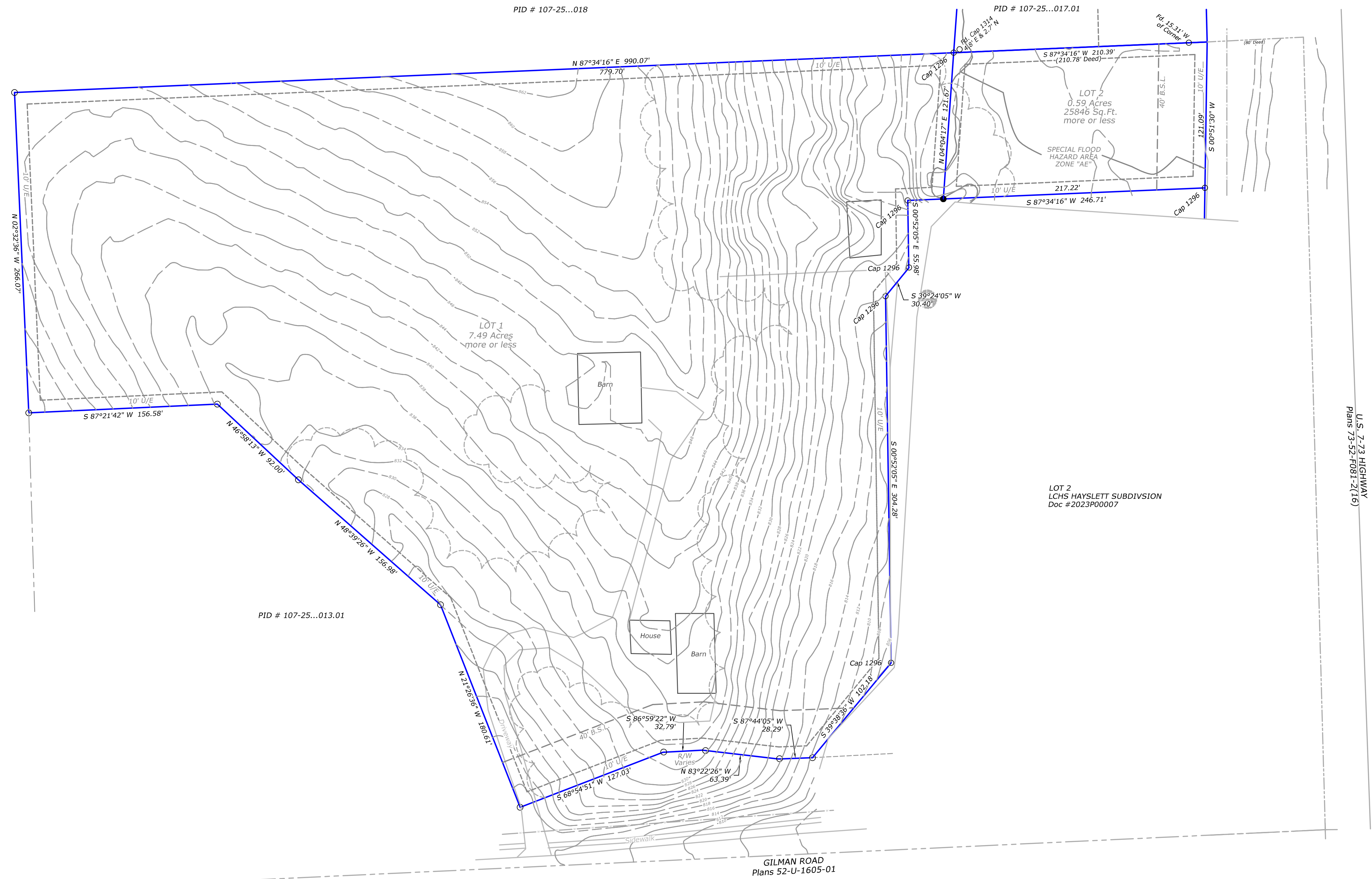
AYALA, J JESUS DELGADO  
 1024 S MAIN ST  
 LANSING, KS 66043

RECORD DESCRIPTION:  
Lot 1, LCHS HAYSLETT SUBDIVISION, City of Lansing, Leavenworth County, Kansas.



RESTRICTIONS:  
 1) Lot 1 is limited to a single entrance.  
 2) Access to Kansas Highway 7-73 is controlled by KDOT.  
 3) Lot 2 is nearly 100% in the FEMA Flood Plain and subject to flood plain regulations, preventing the build of any future home on this lot.

NOTES:  
 1) This survey does not show ownership.  
 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.  
 3) All recorded and measured distances are the same, unless otherwise noted.  
 4) Error of Closure - 1 : 258325, 8.08 Acres, more or less  
 5) Basis of Bearing - KS SPC North Zone 1501  
 6) Monument Origin Unknown, unless otherwise noted.  
 7) Benchmark - NAVD88  
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 9) Easements listed in the title commitment are existing and not shown hereon.  
 10) Property is in a Special Flood Hazard Area Zone AE per FEMA FIRM Map 20103C0232G dated July 16, 2015  
 11) Survey Reference:  
 (D.G.W.) - D.G.White LS-356 Survey  
 LCHS HAYSLETT SUBDIVISION - Doc #2023P00007  
 12) Current Use of Lots - Agriculture and Residential  
 Proposed Use of Lots - Lot 1 - Agriculture and Residential, Lot 2 - Business  
 13) Max Lot Size - 7.49 Acres, Min. Lot Size - 0.59 Acres, Average - 4.04 Acres  
 14) Proposed 2 Buildable Lots - Lot 2 see plat restriction #3.



23V  
 South 1/4 Corner  
 Section 25-9-22  
 - 2" x 8" Stone marked with 2" Alum. Cap

LEGEND:  
 ● - 1/2" Rebar Set with Cap No.1296  
 ○ - 1/2" Rebar Found Cap No. 356, unless otherwise noted.  
 R/W - Permanent Dedicated Roadway  
 NS - Not Set this survey per agreement with client  
 POB - Point of Beginning  
 POC - Point of Commencing

ZONING:  
 LOT 1  
 A-1 Agricultural District  
 LOT 2  
 B-3 Regional Business District

Job # K-24-1317  
 October 13, 2024 Rev. 1-31-25

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

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





### Project Facts

**Applicant**  
Jay Healy  
GBA

**Owner**  
Epic Estates 3 LLC

**Address**  
13788 McIntyre Road  
&  
00000 139<sup>th</sup> Street

**Property ID**  
163-06-0-00-00-002.00

**Zoning**  
A-1 (Agricultural District)

**Future Land Use**  
Office

**Land**  
145.54 Acres

**Building**  
**Existing:** None  
**Proposed:** Commercial,  
Residential, and Industrial

**Requested Approvals**  
Rezoning



### Project Summary

#### Summary

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.

Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. There are no concerns marked as outstanding, and the application is in order.

Factors to Be Considered

| The following factors are to be considered by the Planning Commission and the City Council when approving or disapproving this Rezone request:  |     |         |
|---|-----|---------|
|   | Met | Not Met |
| <b>1. Character of the neighborhood</b><br><i>Density: Surrounding parcels range in size from 1 acre to 159.8 acres in size.</i><br><i>The average size of parcel is 23 acres in size.</i><br><i>Character: The neighborhood is dominated by a state highway and parcel usage consists of Industrial parcels and combined Agricultural and Residential parcels.</i>   | ✓   |         |
| <b>2. Zoning and uses of nearby property</b><br><i>Adjacent Uses: Industrial, County Residential, Vacant &amp; Agricultural</i><br><i>Adjacent Zoning: A-1, B-3, &amp; RR-2.5</i>   | ✓   |         |
| <b>3. Suitability of the Property for the uses to which it has been restricted</b><br><i>The Property is suitable for agricultural land uses yet due to its proximity to Main Street (Kansas Highway 7) and McIntyre Road, the suitability of the property is more properly considered to be developed with commercial, residential and industrial uses.</i>  |     | ✓       |
| <b>4. Extent to which removal of the restrictions will detrimentally affect nearby property</b><br><i>Nearby properties could be detrimentally affected if the current zoning were to be amended.</i>   |     |         |
| <b>5. Length of time the property has been vacant as zoned</b><br><i>Vacant: Since 2006 <input checked="" type="checkbox"/></i><br><i>Not Vacant: <input type="checkbox"/></i>  |     |         |
| <b>6. Relative gain to economic development, public health, safety and welfare</b><br><i>The requested rezoning application does have the potential to impact economic development, public health, safety or welfare.</i><br><br><i>In the event of the approval of the rezoning, this will allow the applicant to develop the 145-acres with a commercial node, options for multiple types of residential development, and industrial-zoned land that would enable a substantial increase in the tax base and productive capability of the City.</i> | ✓   |         |
| <b>7. Conformance to the Comprehensive Plan</b><br><i>Future Land Use Map Category: Office</i><br><i>Comprehensive Implementation Strategy: The proposed use is partially compatible with the future land use designation.</i>  | ✓   | ✓       |

Acknowledgments

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

- Joshua Gentzler – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer

- Anthony Zell, MBA – Director, Wastewater

Staff Comments

**Community & Economic Development**

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

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

Tract 1: 38.477 acres - R-4 – Multi-Family Residential District

Parcel 2: 85.484 acres - I-1 – Light Industrial District

Parcel 3: 21.581 acres - B-3 – Regional Business District

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

Notice of City Codes

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

Staff Recommendation

Staff recommends **approval** of Case No. 2025-DEV-002, Epic Estates 3 Rezone.

Action Options

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

**“I move to recommend approval of Case No. 2025-DEV-002 based on staff’s recommendation and the analysis of the Golden Factors.”**

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

**“I move to recommend denial of Case No. 2025-DEV-002 based on Factor(s) \_\_\_\_\_ [can be multiple] of the Golden Factors [or name the reason].”**

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

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

## Attachments

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



# Rezoning Application

Date: 02/12/2025

### Applicant / Owner

Applicant Name: Jay Healy  
 Address: 9801 Renner Blvd  
 City, State, Zip: Lenexa, KS 66219  
 Phone: 913-577-8440  
 Agent: Jay Healy  
 Address: To enable further development not currently allowed by the current zoning.  
 City, State, Zip: Jay Healy  
 Phone:

Owner Name: EPIC ESTATES 3 LLC  
 Address: 708 HORIZON ST FLOWER MOUND, TX 75028  
 City, State, Zip: ,  
 Phone:  
 Agent:  
 Address:  
 City, State, Zip:  
 Phone:

### Request

Address: 13788 MC INTYRE RD, Leavenworth, KS 66048  
 City, State, Zip: LANSING, KS 66048  
 Parcel: 052-099-31-0-00-00-003.00-0  
 Legal:

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

### Property Details

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

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

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date



**AFFIDAVIT**

STATE OF TEXAS )  
 )  
COUNTY OF DENTON ) §

Comes now VENKATESH YERRAMETTY, of lawful age and having been first duly sworn on my oath state that:

1. That I am (the) (a) lawful and/or equitable owner of the real estate described in the attached application.

2. We, VENKATESH YERRAMETTY and \_\_\_\_\_ being duly sworn, depose and say that we are the owners of said property involved in this petition and that the foregoing signatures, statements, and answers herein contained in the information herewith submitted, are in all respects true and correct to the best of our knowledge and belief.

3. To the best of my knowledge and belief, the following individuals are the only other individuals other than the affiant which have a legal or equitable ownership interest in the property described in the attached application.

4. List of property owners and addresses:
- EPIC ESTATES 3 LLC  
708 HORIZON ST  
FLOWER MOUND, TX - 75028
- \_\_\_\_\_
- \_\_\_\_\_

5. I certify and affirm that on the date of the application only the above individuals or entities have a legal or equitable ownership interest in the property involved in this application.

FURTHER AFFIANT SAYETH NOT.

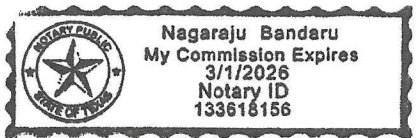
STATE OF TEXAS /s/  
 )  
 ) §  
COUNTY OF DENTON )

BE IT REMEMBERED that on this 10<sup>th</sup> day of February, 2025, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came Venkatesh Yerrametty who is personally known to me to be the person who executed the foregoing instrument of writing and such person duly acknowledged execution of same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date last above mentioned.

Nagaraju Bandaru  
Notary Public

My Appointment Expires: 03/01/2026



AGENT AUTHORIZATION

STATE OF TEXAS

COUNTY OF DENTON

We, Venkatash Yerramsetty and \_\_\_\_\_, being duly sworn, do hereby depose and say that we are the owners of said property involved in this petition and that the following agent is authorized to represent us as it relates to this petition.

Authorized Agent: Jay Healy  
GBA  
9801 Renner Blvd  
Lenexa, KS 66219

Signed and entered into this 10<sup>th</sup> day of February, 2025.

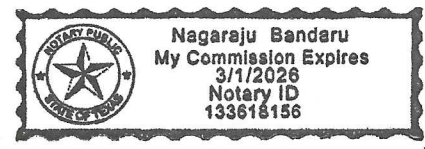
[Signature]  
Signed

\_\_\_\_\_  
Signed

Subscribed and sworn to before me on this 10<sup>th</sup> day of February, 2025.

[Signature]  
Notary Public

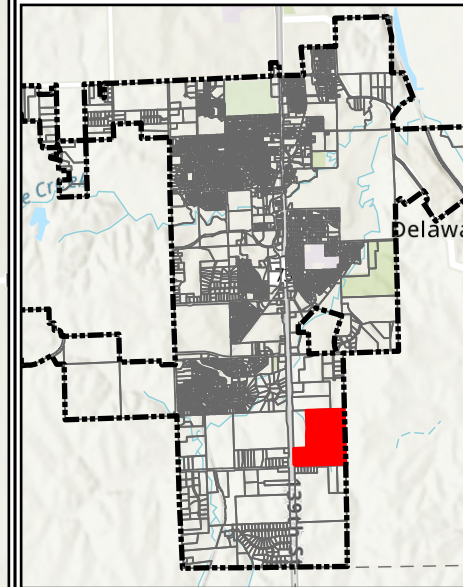
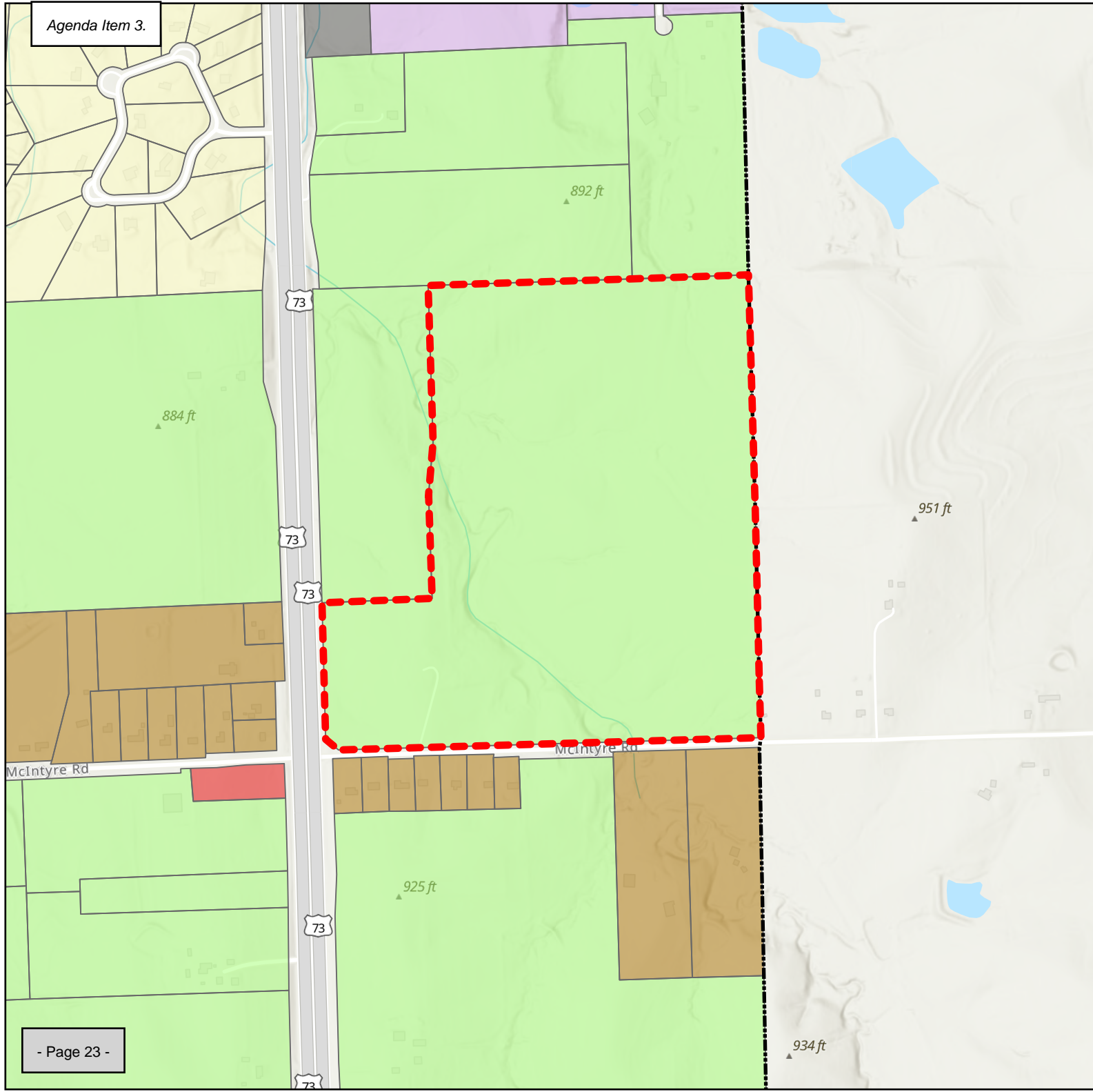
My Commission Expires 03/01/2026.



## Legend

### Zoning Districts

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

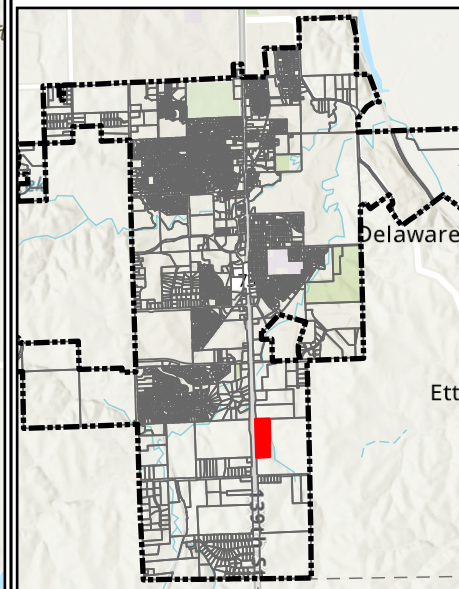
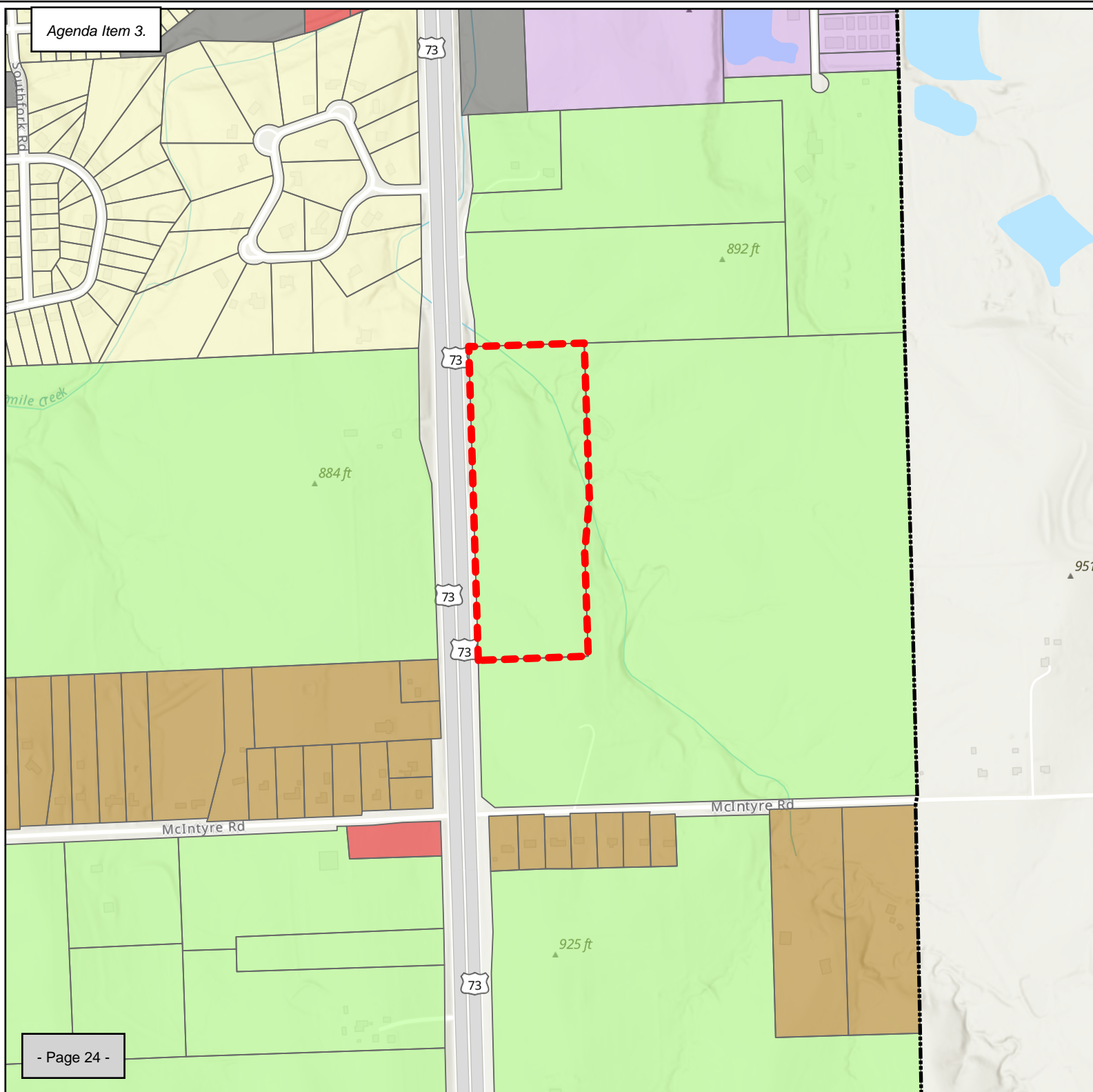




## Legend

### Zoning Districts

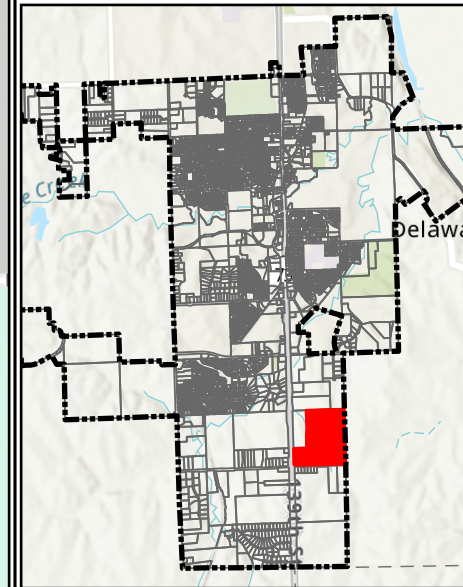
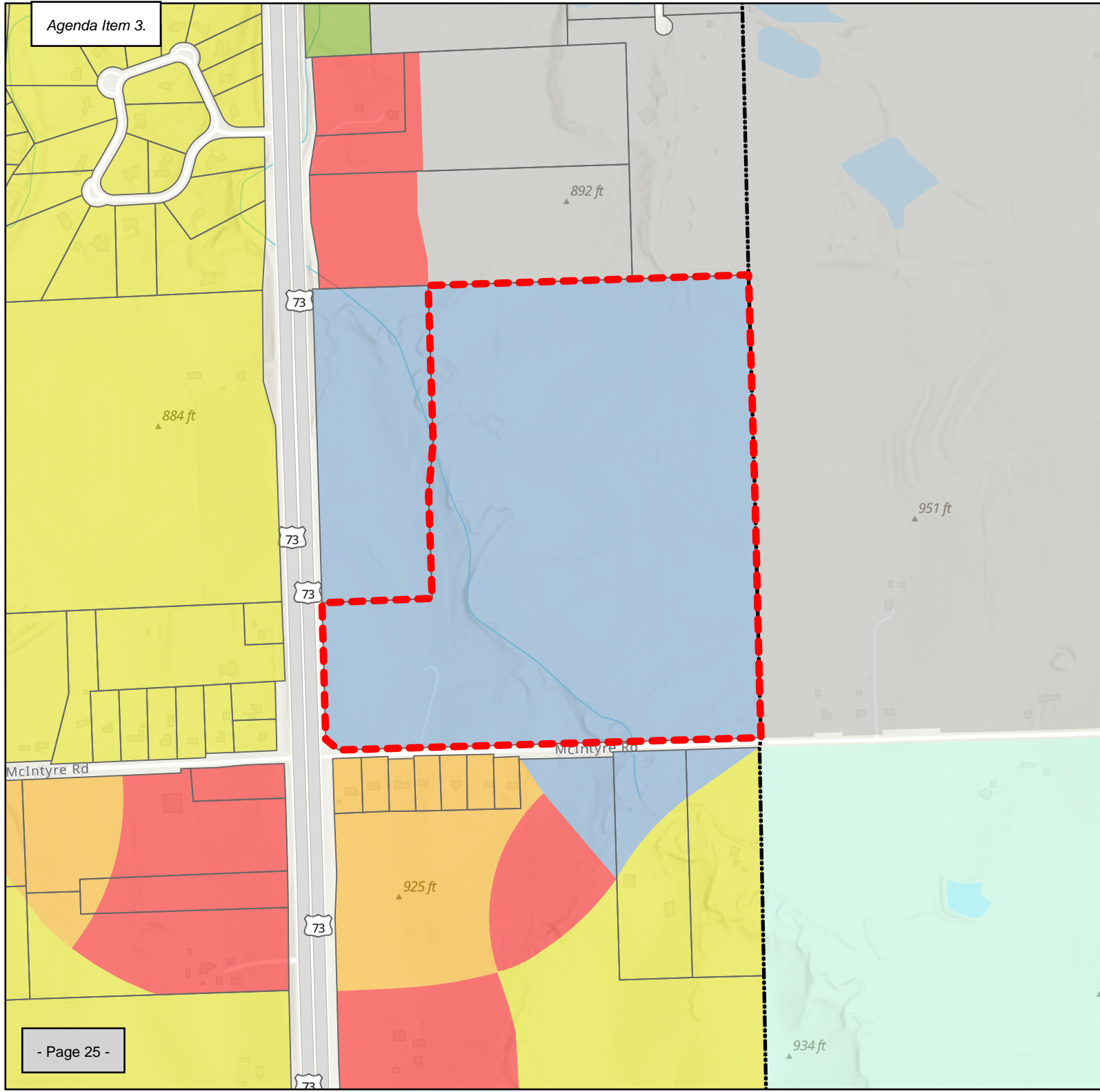
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- R-R-2.5 - Rural Residential District 2.5A
- PUD - Planned Unit Development
- CP - City Property



## Legend

### Future Land Use

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



## Legend

### Future Land Use

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

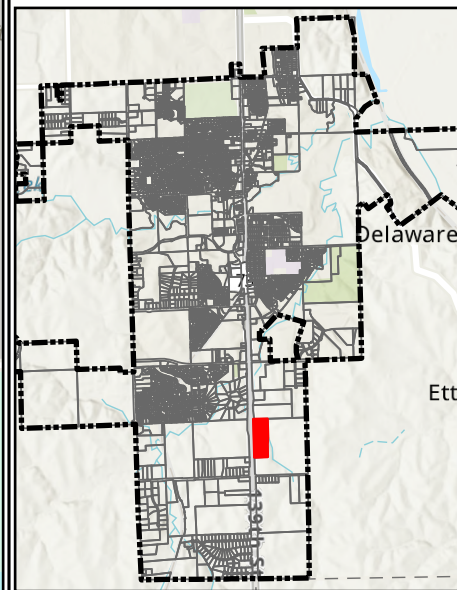
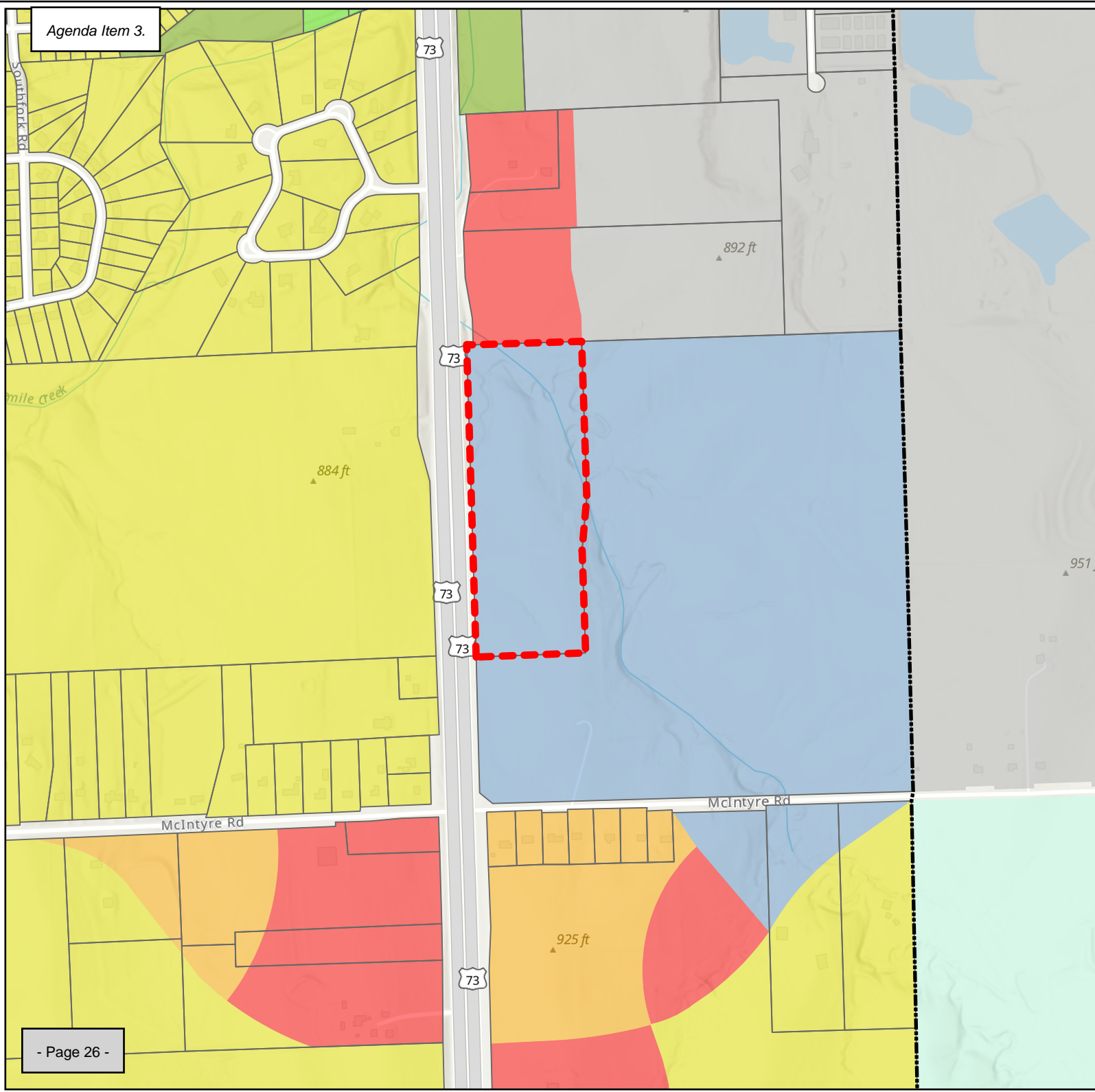




EXHIBIT A

Rezoning Descriptions:

Tract 1:

All that part of the Southwest Quarter of Section 31, Township 09 South, Range 23 East of the Sixth Principal Meridian in the City of Lansing, Leavenworth County, Kansas, described in the Warranty Deed recorded in Document No. 2022R07540, at the Leavenworth County Register of Deeds office, as prepared by Timothy Blair Wiswell, KS. PLS-1136, of George Butler Associates, Corporate CLS-8, on February 12, 2025, and being more particularly described as follows:

Commencing at the West Quarter corner of said Section 31; thence North 88°12'55" East, on the North line of said Southwest Quarter, a distance of 212.00 feet to the POINT OF BEGINNING, being a point on the East right-of-way line of Kansas Highway No. 7 as recorded in Condemnation Case No. 40220 in said Register of Deeds office; thence continuing North 88°12'55" East on the North line of said Southwest Quarter, a distance of 627.17 feet to a point on the Northerly extension of the Easterly side of a 20 foot wide Sanitary Sewer Easement recorded in Document No. 2023R07485 in said Register of Deeds office; thence Southerly on said Easterly side and its Northerly extension the following ten (10) courses: South 16°25'16" East, a distance of 383.98 feet; thence South 43°40'27" East, a distance of 123.21 feet; thence South 10°02'43" East, a distance of 244.48 feet; thence South 07°24'13" West, a distance of 239.58 feet; thence South 00°09'53" West, a distance of 154.42 feet; thence South 17°07'27" East, a distance of 234.52 feet; thence South 33°40'00" East, a distance of 232.27 feet; thence South 14°56'44" West, a distance of 331.74 feet; thence South 65°32'57" East, a distance of 247.17 feet; thence South 44°07'09" East, a distance of 37.03 feet; thence South 88°09'41" West, departing said Easterly line, a distance of 1175.20 feet to a point on the East right-of-way line of said Kansas Highway No. 7; thence North on said East right-of-way line the following four (4) courses: North 01°57'41" East, a distance of 204.98 feet; thence North 01°51'19" West, a distance 700.00; thence North 03° 51' 41" East, a distance of 301.50 feet; thence North 01° 51' 19" West, a distance of 770.28 feet, to the POINT OF BEGINNING, containing 1,676,058 square feet, equal to 38.477 acres, more or less.

Descriptions continued on next page...



Bearings are based on the West line of the Southwest Quarter being North 01°50'19" West.

Timothy Blair Wiswell  
Kansas Land Surveyor No. 1136  
twiswell@gbateam.com  
GBA CLS #8

This is to certify that this boundary description has been prepared by me or under my direct supervision.



9801 Renner Boulevard  
Lenexa, Kansas 66219  
913.492.0400  
www.gbateam.com

PROJECT NUMBER  
15390.00

DATE  
2/12/2025

REZONING EXHIBIT  
SW 1/4, SEC. 31-T09S-R23E  
CITY OF LANSING  
LEAVENWORTH CO., KS

PAGE NUMBER

1 OF 4

EXHIBIT A

Tract 2:

All that part of the Southwest Quarter of Section 31, Township 09 South, Range 23 East of the Sixth Principal Meridian in the City of Lansing, Leavenworth County, Kansas, described in the Warranty Deed recorded in Document No. 2022R07540, at the Leavenworth County Register of Deeds office, as prepared by Timothy Blair Wiswell, KS. PLS-1136, of George Butler Associates, Corporate CLS-8, on February 12, 2025, and being more particularly described as follows:

Commencing at the West Quarter corner of said Section 31; thence North 88°12'55" East, on the North line of said Southwest Quarter, a distance of 839.17 feet, to the POINT OF BEGINNING, said point being on the Northerly extension of the Easterly side of a 20 foot wide Sanitary Sewer Easement recorded in Document No. 2023R07485 in said Register of Deeds office; thence Southerly on said Easterly side and its extension the following twelve (12) courses: South 16°25'16" East, a distance of 383.98 feet; thence South 43°40'27" East, a distance of 123.21 feet; thence South 10°02'43" East, a distance of 244.48 feet; thence South 07°24'13" West, a distance of 239.58 feet; thence South 00°09'53" West, a distance of 154.42 feet; thence South 17°07'27" East, a distance of 234.52 feet; thence South 33°40'00" East, a distance of 232.27 feet; thence South 14°56'44" West, a distance of 331.74 feet; thence South 65°32'57" East, a distance of 247.17 feet; thence South 44°07'09" East, a distance of 622.04 feet; thence South 70°51'31" East, a distance of 276.56 feet; thence South 08°30'33" East, a distance of 96.17 feet, to a point on the North right-of-way line of McIntyre Road, as now established; thence North 88°10'12" East, on said North right-of-way line, a distance of 608.35 feet to a point on the East line of said Southwest Quarter; thence North 01°24'10" West on said East line, a distance of 2600.09 feet to the Northeast corner thereof; thence South 88°12'55" West, on the North line of said Southwest Quarter, a distance of 1796.03 feet to the POINT OF BEGINNING, containing 3,723,689 square feet, equal to 85.484 acres, more or less.

Descriptions continued on next page...



Timothy Blair Wiswell  
Kansas Land Surveyor No. 1136  
twiswell@gbateam.com  
GBA CLS #8

Bearings are based on the West line of the Southwest Quarter being North 01°50'19" West.

This is to certify that this boundary description has been prepared by me or under my direct supervision.



9801 Renner Boulevard  
Lenexa, Kansas 66219  
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www.gbateam.com

PROJECT NUMBER  
15390.00

DATE  
2/12/2025

REZONING EXHIBIT  
SW 1/4, SEC. 31-T09S-R23E  
CITY OF LANSING  
LEAVENWORTH CO., KS

PAGE NUMBER

2 OF 4



EXHIBIT A

Tract 3:

All that part of the Southwest Quarter of Section 31, Township 09 South, Range 23 East of the Sixth Principal Meridian in the City of Lansing, Leavenworth County, Kansas, described in the Warranty Deed recorded in Document No. 2022R07540, at the Leavenworth County Register of Deeds office, as prepared by Timothy Blair Wiswell, KS. PLS-1136, of George Butler Associates, Corporate CLS-8, on February 12, 2025, and being more particularly described as follows:


Commencing at the West Quarter corner of said Section 31; thence North 88°12'55" East, on the North line of said Southwest Quarter, a distance of 212.00 feet, to a point on the East right-of-way line of Kanas Highway No. 7 as recorded in Condemnation Case No. 40220 in said Register of Deeds office: thence South on said East right-of-way line the following four (4) courses: South 01°51'19" East, a distance of 770.28 feet; thence South 03°51'41" West, a distance of 301.50 feet; thence South 01°51'19" East, a distance of 700.00 feet; thence South 01°57'41" West, a distance of 204.98 feet to the POINT OF BEGINNING; thence North 88°09'41" East, departing said East right-of-way line, a distance of 1175.20 feet to a point on the East line of a 20 foot wide Sanitary Sewer Easement filed in Document No. 2023R07485; thence Southerly on said East line, the following three (3) courses: South 44°07'09" East, a distance of 585.01 feet; thence South 70°51'31" East, a distance of 276.56 feet; thence South 08°30'33" East, a distance of 96.17 feet to a point on the North right-of-way line of McIntyre Road, as now established; thence South 88°10'12" West, on said North right-of-way line, a distance of 1815.57 feet, to a point on the East right-of-way line of said Kansas Highway No. 7; thence North on said East right-of-way line the following three (3) courses: North 54°58'19" West, a distance of 36.00 feet; thence North 01° 51' 19" W, a distance of 510.00 feet; thence North 01°57'41" East, a distance of 95.72 feet, to the POINT OF BEGINNING, containing 940,081 square feet, equal to 21.581 acres, more or less.



Timothy Blair Wiswell  
Kansas Land Surveyor No. 1136  
twiswell@gbateam.com  
GBA CLS #8

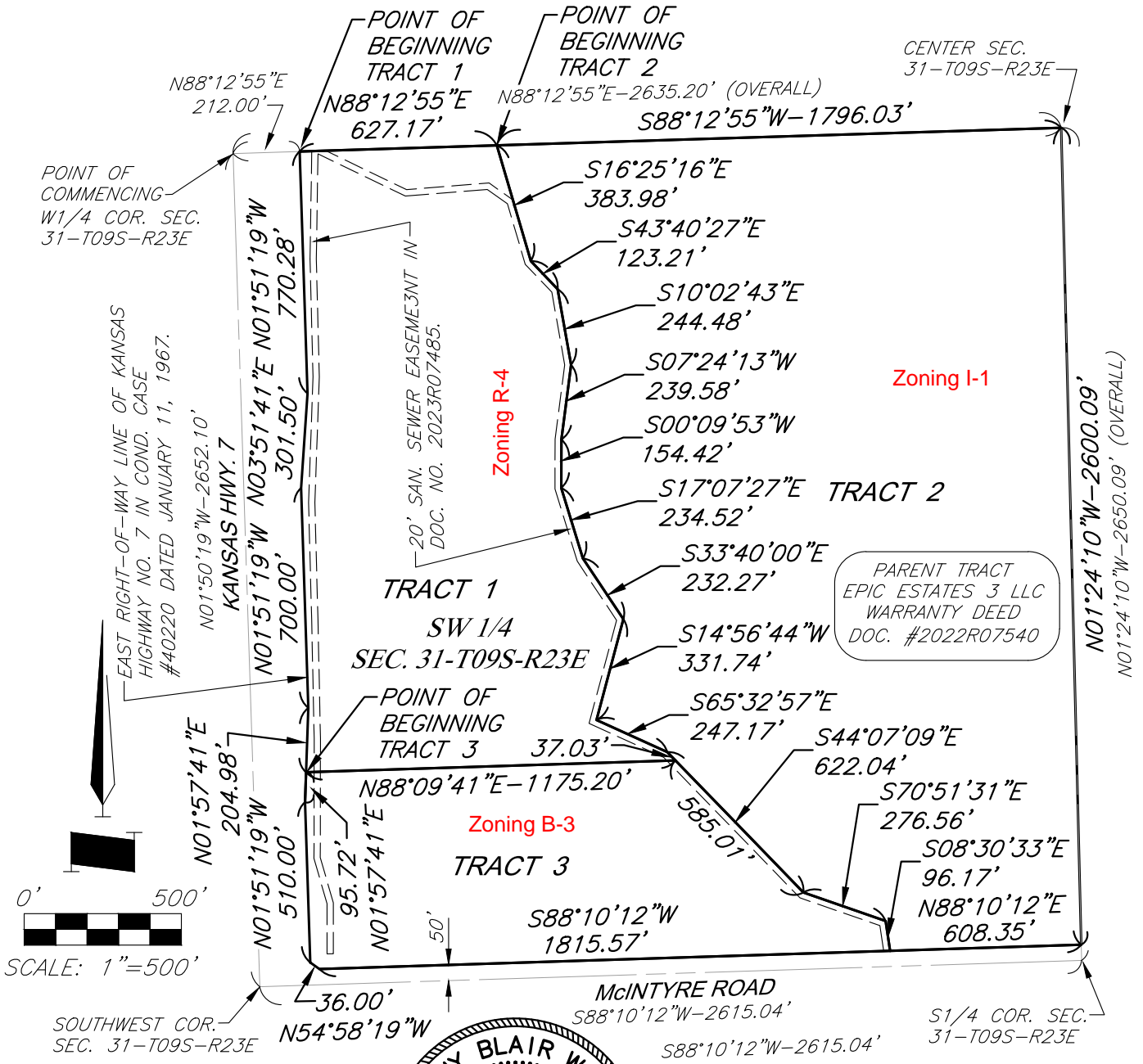
Bearings are based on the West line of the Southwest Quarter being North 01°50'19" West.

This is to certify that this boundary description has been prepared by me or under my direct supervision.

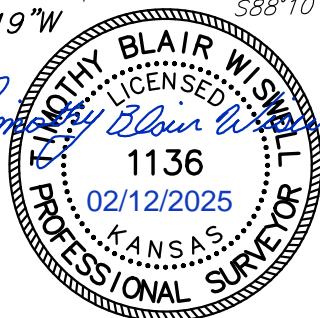
|  |  |                            |   |                       |
|--|--|----------------------------|---|-----------------------|
|  | 9801 Renner Boulevard<br>Lenexa, Kansas 66219<br>913.492.0400<br>www.gbateam.com | PROJECT NUMBER<br>15390.00 | REZONING EXHIBIT<br>SW 1/4, SEC. 31-T09S-R23E<br>CITY OF LANSING<br>LEAVENWORTH CO., KS | PAGE NUMBER<br>3 OF 4 |
|  | © George Butler Associates, Inc. 2025  | DATE<br>2/12/2025          |   |                       |

Base Drawings:\Survey\15390\F3900.dwg Layout: Exhibit A (3 of 4) -- Wednesday February 12, 2025, 2:54pm -- Copyright 2025, George Butler Associates, Inc.

EXHIBIT A



PARENT TRACT  
EPIC ESTATES 3 LLC  
WARRANTY DEED  
DOC. #2022R07540



Bearings are based on the West line of the Southwest Quarter being North 01°50'19" West.

This is to certify that this real property exhibit was prepared by me or under my direct supervision. This exhibit does not warrant that a boundary survey was performed upon the hereon shown tract of land.

Areas:  
Tract 1: 38.477± Acres  
Tract 2: 85.484± Acres  
Tract 3: 21.581± Acres

Timothy Blair Wiswell  
Kansas Land Surveyor No. 1136  
twiswell@gbateam.com  
GBA CLS #8

**GBA** architects engineers  
9801 Renner Boulevard  
Lenexa, Kansas 66219  
913.492.0400  
www.gbateam.com

|                            |
|----------------------------|
| PROJECT NUMBER<br>15390.00 |
| DATE<br>2/12/2025          |

REZONING EXHIBIT  
SW 1/4, SEC. 31-T09S-R23E  
CITY OF LANSING  
LEAVENWORTH CO., KS

|                       |
|-----------------------|
| PAGE NUMBER<br>4 OF 4 |
|-----------------------|



P.O. Box 419  
15520 Crestwood Dr.  
Basehor, KS 66007  
913-724-7000 - O  
913-724-1310 - F  
[www.crwdl.com](http://www.crwdl.com)

February 14, 2025

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

Re: Epic Estates Rezoning

Joshua,

Below are comments for the proposed Epic Estates Rezoning at K7 & McIntyre Rd. There may be additional comments as more information becomes available, or conditions change etc... Feel free to contact me with any questions or provide additional information.

Plan Review Comments:

1. The water district has reviewed the rezoning application provided on February 13th, and is providing comments based on the information provided. We reserve the right to change and/or add additional comments based on additional information.
2. Consolidated Water has no objection to the rezoning of this property.
3. Depending on final development plans and engineers' review, off-site improvements may be necessary.
4. Fire protection requirements/comments will be needed for water main sizing, for current, and future development.
5. Water mains and appurtenances will be constructed outside the right-of-way, in private or utility easements.
6. Any phasing or timing for the development will be needed for scheduling purposes.
7. Any domestic water service connections will follow water district policies in place at the time of connection.
8. Any on-site fire protection requirements will follow our private fire line policies/practices.
9. Consolidated Water District #1 looks forward to providing water service to new customers associated with this plat.

Respectfully,

Mike Fulkerson  
General Manager

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

## Joshua Gentzler

---

**From:** Boone Heston <Boone.Heston@evergy.com>  
**Sent:** Wednesday, February 19, 2025 10:54 AM  
**To:** Joshua Gentzler  
**Subject:** [External] - Re: [EXTERNAL]Review Request - Epic Estates Rezoning - 2025-DEV-002  
**Categories:** Planning, Econ Dev

Internal Use Only

Good morning,

Evergy has no concerns with the rezoning. Please pass along to developer that the proposed long term development looks like it will use a large demand of electricity and the earlier they can start the conversation with Evergy the better.

The contact for this parcel moving forward will be myself.

Thank you,

### Boone Heston

SR TD Designer  
Leavenworth, KS  
**Evergy**  
[Boone.Heston@evergy.com](mailto:Boone.Heston@evergy.com)  
O 785-508-2590

---

**From:** Joshua Gentzler <jgentzler@lansingsks.org>  
**Sent:** Thursday, February 13, 2025 4:24 PM  
**To:** Anthony Zell Jr. <azell@lansingsks.org>; Michael W. Spickelmier <mspickelmier@lansingsks.org>; Design Group Leavenworth <designgroupleavenworth@evergy.com>; Ryan Barrett [KDOT] <ryan.barrett@ks.gov>; david.seitz@ks.gov <david.seitz@ks.gov>; Kirk Mackey <kmackey@lansingsks.org>; Mike Fulkerson (Mfulkerson@crwd1.com) <Mfulkerson@crwd1.com>; Joe Gates <jgates@lansingsks.org>  
**Cc:** Tim Vandall <tvandall@lansingsks.org>  
**Subject:** [EXTERNAL]Review Request - Epic Estates Rezoning - 2025-DEV-002

**This Message Is From an External Sender**  
This message came from outside your organization.

---

Report Suspicious

---

All,

The City has received an application for a Rezoning request of the following:

Case Number: 2025-DEV-002

Current Zoning: A-1

Proposed Zoning:

Tract 1: R-4

Tract 2: I-1

Tract 3: B-3

Property Address: 13788 McIntyre Road, Lansing & 00000 139<sup>th</sup> Street, Leavenworth

PID (Quick Ref): 099-31-0-00-00-003.00 & 099-31-0-00-00-003.01 (R9587 & R9586)

Owner: Epic Estates 3 LLC

Applicant: George Butler Associates

I've attached the application and any additional documents to this email.

Please review the request and return any comments by Thursday, February 20<sup>th</sup>, 2025.

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](http://www.lansingks.org)

## Joshua Gentzler

---

**From:** Anthony Zell Jr.  
**Sent:** Friday, February 14, 2025 7:00 AM  
**To:** Joshua Gentzler  
**Subject:** RE: [Internal] - Review Request - Epic Estates Rezoning - 2025-DEV-002

Looks good to me.

**Regards,**  
**Tony**

Anthony J. Zell, Jr., MBA, CPM  
Wastewater Utility Director  
City of Lansing, Kansas  
800 First Terrace  
Lansing, KS 66043  
Phone 913-364-5915

*"...protecting public health and your environment."*

This email transmission and any attachments are for the exclusive use of the intended recipient(s) to whom addressed and may contain information that is confidential, privileged or exempt from public disclosure and which is the sole property of the City of Lansing, Kansas. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient or believe you received this communication in error, please contact the sender at (913) 727-2206; permanently delete this message from your system, without first forwarding or replying to it; and destroy and delete any and all copies or printouts of this email and any attachments thereto.

---

**From:** Joshua Gentzler <jgentzler@lansingks.org>  
**Sent:** Thursday, February 13, 2025 4:25 PM  
**To:** Anthony Zell Jr. <azell@lansingks.org>; Michael W. Spickelmier <mspickelmier@lansingks.org>; Design Group Leavenworth <designgroupleavenworth@evergy.com>; Ryan Barrett [KDOT] <ryan.barrett@ks.gov>; david.seitz@ks.gov; Kirk Mackey <kmackey@lansingks.org>; Mike Fulkerson (Mfulkerson@crwd1.com) <Mfulkerson@crwd1.com>; Joe Gates <jgates@lansingks.org>  
**Cc:** Tim Vandall <tvandall@lansingks.org>  
**Subject:** [Internal] - Review Request - Epic Estates Rezoning - 2025-DEV-002

All,

The City has received an application for a Rezoning request of the following:

Case Number: 2025-DEV-002

Current Zoning: A-1

Proposed Zoning:

Tract 1: R-4

Tract 2: I-1

Tract 3: B-3

Property Address: 13788 McIntyre Road, Lansing & 00000 139<sup>th</sup> Street, Leavenworth  
PID (Quick Ref): 099-31-0-00-00-003.00 & 099-31-0-00-00-003.01 (R9587 & R9586)

Owner: Epic Estates 3 LLC

Applicant: George Butler Associates

I've attached the application and any additional documents to this email.

Please review the request and return any comments by Thursday, February 20<sup>th</sup>, 2025.

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](http://www.lansings.org)

Curtis & Jessamyn Buckler  
13749 McIntyre Road  
Leavenworth, Kansas 66048  
[jessamyn@1stcitysteel.com](mailto:jessamyn@1stcitysteel.com)  
3/19/2025

Lansing Planning Commission  
Lansing, KS

Dear Lansing Planning Commissioners,

We are writing to express our strong oppositions to the proposed rezoning of Epic Estates. After careful consideration of the potential impacts, we believe that this change would be detrimental to our community and contrary to the best interests of Lansing residents.

First and foremost, the added congestion to McIntyre Road as well as 7-highway is a significant concern. As it stands, the traffic flow on McIntyre Road is already challenging, and introducing more development will only exacerbate the situation. Many of us have experienced the difficulty of making safe right-hand turns onto McIntyre Road from northbound 7-Highway, particularly during peak travel times. Increased traffic from the proposed development will create further hazards for drivers.

Secondly, maneuvering the median crossover can pose challenges for drivers, specifically commercial vehicles as they are unable to safely cross and wait in the median as their vehicles are too long. With part of this development being an I-1 zone, this is a major concern and risk factor. The City Administrator and Community & Economic Development Director will state that a traffic study will be conducted in conjunction with KDOT. While these studies are valuable and are conducted for a reason, it is important to also take into consideration residents' everyday experiences. It should also be noted that the intersection of McIntyre & 7 is also highly saturated with high school students navigating the road at the end of the school day.

Lastly, the proposed rezoning does not align with the City's comprehensive plan and future land use map as documented in the 2030 packet. The planning documents serve as a guide for the sustainable growth and development of our community, and it is imperative that any changes to zoning respect and adhere to these established frameworks. Moving forward with this rezoning would set a concerning precedent that undermines our long-term planning efforts and the vision for Lansing's future.



In conclusion, we urge you to consider the potential negative impacts of the rezoning of Epic Estates on our community. The traffic congestion and deviation from our comprehensive plan are all compelling reasons to oppose this proposal. We kindly ask you to prioritize the well-being and safety of Lansing residents in your deliberations.

Thank you for your attention to this matter.

Sincerely,

*Curtis & Jessamyn Buckler*



EXCERPT OF MINUTES OF A MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF LANSING, KANSAS  
HELD ON MARCH 6, 2025

The City Council (the "Governing Body") met in regular session at the usual meeting place in the City at 7:00 p.m., the following members being present and participating, to-wit:

Councilmembers Clemons, Brungardt, Studnicka,  
Gardner, Kirby, Kowalewski, Garvey, Robinson

Absent: None

The Mayor declared that a quorum was present and called the meeting to order.

\*\*\*\*\*  
(Other Proceedings)

There was presented a Resolution entitled:

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS DETERMINING THAT THE CITY IS CONSIDERING ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH PROPOSED DISTRICT; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTER, AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING (RIVERBEND HEIGHTS REINVESTMENT HOUSING INCENTIVE DISTRICT)**

Councilmember Kirby moved that the Resolution be adopted. The motion was seconded by Councilmember Brungardt. The Resolution was duly read and considered, and upon being put, the motion for the adoption of the Resolution was carried by the vote of the governing body as follows:

Yea: Councilmembers Kowalewski, Garvey, Robinson,  
Clemons, Brungardt, Studnicka, Gardner and Kirby.

Nay: None

The Mayor declared the Resolution duly adopted, and the Resolution was then duly numbered Resolution No. B-3-2025 and was signed by the Mayor and attested by the City Clerk. The City Clerk was directed to arrange for the publication of the Resolution one time in the official newspaper of the City not less than one week or more than two weeks preceding the date fixed for the public hearing.

\*\*\*\*\*  
(Other Proceedings)

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**CERTIFICATE**

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the Governing Body of the City of Lansing, Kansas held on the date stated therein, and that the official minutes of such proceedings are on file in my office.



  
\_\_\_\_\_  
Tish Sims, City Clerk

(Signature Page to Excerpt of Minutes)



(Published in the *Leavenworth Times* on April \_\_, 2025)

**RESOLUTION NO. B-3-2025**

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS DETERMINING THAT THE CITY IS CONSIDERING ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH PROPOSED DISTRICT; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTER, AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING (RIVERBEND HEIGHTS REINVESTMENT HOUSING INCENTIVE DISTRICT)**

---

**WHEREAS**, the Kansas Reinvestment Housing Incentive District Act, K.S.A. 12-5241 *et seq.* (the “Act”) authorizes cities incorporated in accordance with the laws of the state of Kansas (the “State”) to designate reinvestment housing incentive districts within such city; and

**WHEREAS**, the City of Lansing, Kansas (the “City”) constitutes a city as said term is defined in the Act; and

**WHEREAS**, a housing needs analysis titled Housing Lansing (the “Analysis”) has been performed with regard to the City, a copy of which is on file in the office of the City Clerk; and

**WHEREAS**, Resolution No. B-2-2025 adopted by the City Council (the “Governing Body”) made certain findings relating to the need for financial incentives for the construction of quality housing within the City, declared it advisable to establish a reinvestment housing incentive district pursuant to the Act and authorized the submission of such Resolution and the Analysis to the Kansas Department of Commerce in accordance with the Act; and

**WHEREAS**, the Secretary of the Kansas Department of Commerce, pursuant to a letter dated February 28, 2025, authorized the City to proceed with the establishment of a reinvestment housing incentive district pursuant to the Act; and

**WHEREAS**, the City has caused to be prepared a plan (the “Plan”) for the development or redevelopment of housing and public facilities in the proposed Riverbend Heights Reinvestment Housing Incentive District (the “District”) in accordance with the provisions of the Act; and

**WHEREAS**, the Plan includes:

1. The legal description and map required by K.S.A. 12-5244(a);
2. The existing assessed valuation of the real estate in the proposed District listing the land and improvement values separately;
3. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District;
4. A description of the housing and public facilities project or projects that are proposed to be constructed or improved in the proposed District, and the location thereof;
5. A listing of the names, addresses and specific interests in real estate in the proposed District of the developers responsible for development of the housing and public facilities in the proposed District;

6. The contractual assurances, if any, the Governing Body has received from such developer or developers, guaranteeing the financial feasibility of specific housing tax incentive projects in the proposed District;

7. A comprehensive analysis of the feasibility of providing housing tax incentives in the proposed District as provided in the Act, which shows that the public benefits derived from such District will exceed the costs and that the income therefrom, together with all public and private sources of funding, will be sufficient to pay for the public improvements that may be undertaken in the District.

**WHEREAS**, the Governing Body proposes to continue proceedings necessary to create the District and adopt the Plan by the calling of a public hearing on such matters in accordance with the provisions of the Act.

**THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS AS FOLLOWS:**

**Section 1. Proposed Reinvestment Housing Incentive District.** The Governing Body hereby declares an intent to consider establishing the District. The District is proposed to be formed within the boundaries of the real estate legally described in *Exhibit A* attached hereto, and shown on the map depicting the existing parcels of land attached hereto as *Exhibit B*. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District and the existing assessed valuation of said real estate, listing the land and improvement values separately, is attached hereto as *Exhibit C*.

**Section 2. Proposed Plan.** The Governing Body hereby further declares its intent to adopt the Plan in substantially the form presented to the Governing Body on this date, with such changes or supplements as may be approved by the City. A copy of the Plan shall be filed in the office of the City Clerk and be available for public inspection during normal business hours. A description of the housing and public facilities projects that are proposed to be constructed or improved in the proposed District, and the location thereof are described in *Exhibit D* attached hereto. A summary of the contractual assurances by the developer and the comprehensive feasibility analysis is contained in *Exhibit E* attached hereto.

**Section 3. Public Hearing.** Notice is hereby given that a public hearing will be held by the Governing Body of the City to consider the establishment of the District and adoption of the Plan on **April 17, 2025** at City Hall, located at 800 First Terrace, Lansing, Kansas 66043; the public hearing to commence at 7:00 p.m. or as soon thereafter as the Governing Body can hear the matter. At the public hearing, the Governing Body will receive public comment on such matters, and may, after the conclusion of such public hearing, consider the findings necessary for establishment of the District and adoption of the Plan, all pursuant to the Act.

**Section 4. Notice of Public Hearing.** The City Clerk is hereby authorized and directed to provide for notice of the public hearing by taking the following actions;

- A. A certified copy of this Resolution shall be delivered to:
  - i. The Board of County Commissioners of Leavenworth County, Kansas;
  - ii. The Board of Education of Unified School District No. 469, Leavenworth County, Kansas (Lansing); and
  - iii. The Planning Commission of the City of Lansing, Kansas.

B. This Resolution, including *Exhibits A* through *E* attached hereto, shall be published at least once in the official newspaper of the City not less than one week or more than two weeks preceding the date of the public hearing.

C. This Resolution, including *Exhibits A* through *E* attached hereto, is available for inspection at the office of the clerk of the City at normal business hours. Members of the public are invited to review the plan and attend the public hearing on the date announced in this Resolution.

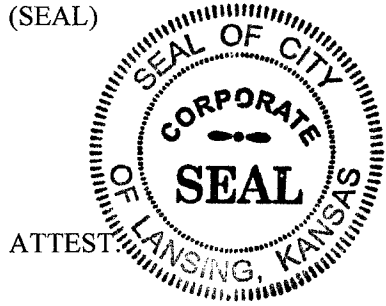
**Section 5. Further Action.** The Mayor, City Administrator, City Clerk and the officials and employees of the City, including the City Attorney and Gilmore & Bell, P.C., as counsel to the City, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

**Section 6. Effective Date.** This Resolution shall take effect after its adoption by the Governing Body.


[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

**ADOPTED** by the Governing Body of the City of Lansing, Kansas on March 6, 2025.

(SEAL)



  
\_\_\_\_\_  
Anthony R. McNeill, Mayor

  
\_\_\_\_\_  
Tish Sims, City Clerk

(Signature Page to Resolution Calling Hearing)



**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPOSED  
RIVERBEND HEIGHTS REINVESTMENT HOUSING INCENTIVE DISTRICT**

**PROPERTY A**

**13209 McIntyre Rd Leavenworth, KS 66048**

Approximately 34.24 acres

Tract 1:

A tract of land in the Northeast 1/4 of Section 6, Township 10 South, Range 23 East of the 6th P.M. in Leavenworth County, Kansas being more fully described as follows: Beginning at a point that is (N 90° 00' 00" W) 660.60 feet from the Northeast corner of the Northeast 1/4 of said Section 6, said point of beginning also being on the North line of the said Northeast 1/4; thence (S 00° 00' 00" W) 441.64 feet; thence (N 90° 00' 00" W) 690.42 feet; thence (N 00° 00' 00" E) 441.64 feet to a point on the North line of said Northeast 1/4; thence (S 90° 00' 00" E) 690.42 feet to the point of beginning, less any part thereof taken or used for road purposes.(hereinafter referred to as "Tract 1").

AND

Tract 2:

A tract of land in the Northeast 1/4 of Section 6, Township 10 South, Range 23 East of the 6th P.M., in Leavenworth County, Kansas being more fully described as follows: Beginning at a point that is (N 90° 00' 00" W) 418.98 feet from the Northeast corner of the Northeast 1/4 of said Section 6, said point of beginning also being on the North line of said Northeast 1/4; thence (S 05° 52' 20" W) 579.76 feet; thence (S 39° 08' 57" W) 100.80 feet; thence (S 00° 30' 34" W) 195.55 feet; thence (S 74° 41' 26" W) 1402.72 feet; thence (N 02° 30' 47" W) 1221.97 feet to a point on the North line of said Northeast 1/4; thence (N 90° 00' 00" E) 599.18 feet; thence (S 00° 00' 00" W) 441.64 feet; thence (N 90° 00' 00" E) 690.42 feet; thence (N 00° 00' 00" E) 441.64 feet to a point on the North line of said Northeast 1/4; thence (N 90° 00' 00" E) 241.62 feet to the point of beginning, less any part thereof taken or used for road purposes. (hereinafter referred to as "Tract 2")

ALSO DESCRIBED AS:

A tract of land in the Northeast Quarter of Fractional Section 6, Township 10 South, Range 23 East of the 6th P.M., in Leavenworth County, Kansas being more fully described as follows: Beginning at a point that is S 90° 00' 00" W 418.98 feet from the Northeast corner of the Northeast Quarter of said Section 6, said point of beginning also being on the North line of said Northeast Quarter; thence South 05° 52' 20" West 579.76 feet; thence South 39° 08' 57" West 100.80 feet; thence South 00° 30' 34" West 195.55 feet; thence South 74° 41' 26" West 1402.72 feet; thence North 02° 30' 47" West 1221.97 feet to a point on the North line of said Northeast Quarter; thence North 90° 00' 00" East 1531.22 feet to the point of beginning, less any part thereof taken or used for road purposes.

**PROPERTY B**

**00000 131st St Leavenworth, KS 66048**

Approximately 99.86 acres

All of the Northeast Quarter of Fractional Section 6, Township 10 South, Range 23 East of the 6<sup>th</sup> P.M., Leavenworth County, Kansas, less any part thereof taken or used for road or street purposes,

AND ALSO LESS AND EXCEPT:

A tract of land in the Northeast Quarter of Section 6, Township 10 South, Range 23 East of the 6<sup>th</sup> P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at a point that is South 90° 00' 00" West 418.98 feet from the Northeast corner of the Northeast Quarter of said Section 6, said point of beginning also being on the North line of the Northeast Quarter; thence South 05° 52' 20" West 579.76 feet; thence South 39° 08' 57" West 100.80 feet; thence South 00° 30' 34" West 195.55 feet; thence South 74° 41' 26" West 1402.72 feet; thence North 02° 30' 47" West 1221.97 feet to a point on the North line of said Northeast Quarter; thence North 90° 00' 00" East 1531.22 feet to the point of beginning,

AND ALSO LESS AND EXCEPT:

A tract of land in the Southeast Quarter of the Northeast Quarter of Fractional Section 6, Township 10 South, Range 23 East of the 6<sup>th</sup> P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the East Quarter corner of said Section 6; thence South 88° 27' 20" West 485.00 feet along the South line of the Northeast Quarter of said Section 6; thence North 01° 53' 43" West 450.00 feet; thence North 88° 27' 20" East 485.00 feet to the East line of the Northeast Quarter of said Section 6; thence South 01° 53' 43" East 450.00 feet along said East line to the point of beginning, according to the Tract Split Survey dated June 29, 2010 by Hahn Surveying, as recorded on July 16, 2010 as Document No. 2010S023.

AND ALSO LESS AND EXCEPT:

Lots 1, 2, 3, 4 and 5, MILLS WOODS, a subdivision in Leavenworth County, Kansas.

**PROPERTY C**

**24303 131st St Leavenworth, KS 66048**

Approximately 11.16 acres

Lot 1, MILLS WOODS, a subdivision in Leavenworth County, Kansas.

Together with public rights-of-way adjacent thereto.

**EXHIBIT B**

**MAP OF PROPOSED  
RIVERBEND HEIGHTS REINVESTMENT HOUSING INCENTIVE DISTRICT**



**EXHIBIT C**

**NAMES AND ADDRESSES OF THE OWNERS OF RECORD  
OF ALL REAL ESTATE PARCELS WITHIN THE PROPOSED  
RIVERBEND HEIGHTS REINVESTMENT HOUSING INCENTIVE DISTRICT  
AND THE EXISTING ASSESSED VALUATION OF SAID REAL ESTATE PARCELS  
AND NAMES AND ADDRESSES OF THE DEVELOPERS**

Owners of Real Property: Charles D. Engelhardt Trust  
13209 McIntyre Road  
Leavenworth, Kansas, 66048

Developer: Ad Astra Lansing Development, LLC  
5701 Mission Drive  
Mission Hills, Kansas 66208

Individuals with specific interest: Ad Astra Land Holdings, LLC, has  
obtained an option to purchase the real  
estate proposed to be within the  
boundaries of the District.

Existing Assessed Valuation of the District: Land: \$12,014  
Improvements: \$9,390

***EXHIBIT D***

**DESCRIPTION OF THE HOUSING AND PUBLIC FACILITIES PROJECT OR PROJECTS  
THAT ARE PROPOSED TO BE CONSTRUCTED OR IMPROVED IN THE PROPOSED  
RIVERBEND HEIGHTS REINVESTMENT HOUSING INCENTIVE DISTRICT**

**Housing Facilities**

The housing facilities will consist of developing an aggregate 412-unit single-family residential subdivision.

**Public Facilities**

Public facilities and public improvements will include construction of infrastructure improvements located within the boundaries of the District, including but not limited to street, sidewalk, parking, water, sanitary sewer, storm sewer, gas, and electric improvements as outlined in the development plan. Infrastructure improvements may be constructed prior to or concurrently with the housing facilities in the project.

*EXHIBIT E*

**SUMMARY OF THE CONTRACTUAL ASSURANCES BY THE DEVELOPER AND OF THE  
COMPREHENSIVE FEASIBILITY ANALYSIS**

**Contractual Assurances**

The Governing Body of the City of Lansing will enter into a development agreement with Ad Astra Lansing Development, LLC, and/or Ad Astra Land Holdings, LLC, the developer. This agreement will include the project construction schedule, a description of projects to be constructed, financial obligations of the developer and administrative support from the City of Lansing, Kansas.

**Feasibility Study**

The developer has conducted a study to determine whether the public benefits derived from the District will exceed the costs and that the income from the District, together with other sources of revenue provided by the developer, would be sufficient to pay for the public improvements to be undertaken in the District. The analysis estimates the property tax revenues that will be generated from the development of the District, less existing property taxes to determine the revenue stream available to support the costs of the public infrastructure. The estimates indicate that the revenue realized from the project together with other sources of Developer funds would be adequate to pay the eligible costs.