

AGENDA

CALL TO ORDER

ROLL CALL / QUORUM ANNOUNCEMENT

OLD BUSINESS

- 1. Approval of Minutes, December 18th, 2024, Regular Meeting**

NEW BUSINESS

- 2. 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.

- 3. 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.

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 DECEMBER
REGULAR MEETING**
Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, December 18, 2024, at 7:00 PM

MINUTES

CALL TO ORDER

The December regular meeting of the Lansing Planning Commission was called to order by Vice-Chairman Brian Payne at 7:00 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT-

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

OLD BUSINESS-

1. Approval of Minutes, November 20th, 2024, Regular Meeting

A motion was made by Commissioner Hannon to approve the minutes as written, and it was seconded by Commissioner Labbee- Holdeman. Motion passed 5-0.

2. Welcome of Commissioner Ginger Riddle

Welcome to our newest member of the Planning Commission, Ginger Riddle. Ginger is fulfilling Jake Kowalewski's term, which will expire in April of 2025.

NEW BUSINESS-

1. Case 2024-UDO-003 Setback and Easement Amendment

This amendment to the side setback and easement regulation is proposed to enable developers to make full use of the minimum lot size as approved and adopted in April 2024. The proposals within this text amendment are written to reflect the need for reduced side setbacks to create building envelopes for R-1 and R-2 lots that allow for development at the minimum lot frontage.

The public hearing was open at 7:02 pm and with no comments or discussion from the public, the hearing was closed at 7:02 pm.

Discussion began with Commissioner Geis, inquiring about the building code regarding how close you can be to another structure, and discussion was had about the number of feet that is required. Director of Community and Economic Development, Joshua Gentzler, stated that the building codes will be updated within the next few months. The minimums would allow 10 feet from a structure. If someone wanted to build a home in a neighborhood and it is too close, that would be caught in the permit review process. Commissioner Geis mentioned overhangs as well as utility easements. City Attorney Robinson stated that overhangs wouldn't be an issue, in reference to fire issues or getting equipment in-between homes. It was then mentioned that our code states that you must maintain a utility easement on each side of each lot, and that

this change would change the size of requirements. Requirements for easements will be included in the plat and plan review. Commissioner Hannon asked about the difference in two sections of the code, and there were two overlapping regulations, one is 10-foot, and one is 7 ½ feet. Air Conditioning units were mentioned to which Mr. Gentzler stated that the AC units, will be a part of each review. Getting an emergency vehicle in between the houses, with the 5-foot distance and no alleyways was also mentioned. Discussion was had about the different options in those instances. Mr. Gentzler stated that the Fire Department does reviews for these issues.

Commissioner Labbee- Holdeman stated that she is also concerned about AC units, and having to remove them, should they need to work in that area, and then replace them afterward, etc. The developer/ builder would have to take that into consideration about offsetting and the locations of units.

With no further discussion, a motion was made by Commissioner Hannon to approve the staff's proposed text amendments and recommend adoption of Case 2024-UDO-003, as amended to the City Council. It was seconded by Commissioner Labbee-Holdeman. Motion passed 5-0.

NOTICES AND COMMUNICATIONS-

Mr. Gentzler, Director of Community & Economic Development, mentioned that there will be a 30-minute UDO training immediately following the planning commission meeting.

REPORTS- Commission and Staff Members- None

ADJOURNMENT-

The meeting was adjourned by acclamation at 7:22 pm.

Respectfully submitted,
Melissa Baker, Secretary

Reviewed by,
Joshua Gentzler, Community and Economic Development Director



Planning Commission Staff Report

February 19, 2025

LCHS Hayslett Rezone

Case 2024-DEV-007

Project Facts

Applicant

Krystal A. Voth
Herring Surveying

Owner

Daniel Hayslett & J Jesus
Delgado Ayala

Address

1104 S Main Street

Property ID

107-25-0-00-00-179.00

Zoning

A-1 (Agricultural District)

Future Land Use

Commercial

Land

25,846 SF (0.59 acres)

Building

Existing: N/A
Proposed: Commercial

Requested Approvals

Rezoning



Project Summary

Summary

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.

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 |
| 1. Character of the neighborhood <i>Density: Surrounding parcels range in size from 0.5 acres to 47.5 acres in size. The average size of parcel is 12 acres in size. Character: The neighborhood is dominated by a state highway and a small commercial node.</i> | ✓ | |
| 2. Zoning and uses of nearby property <i>Adjacent Uses: Commercial, Single-Family Residential, & Agricultural Adjacent Zoning: A-1, B-3 & I-2</i> | ✓ | |
| 3. Suitability of the Property for the uses to which it has been restricted <i>The Property is not suitable for the land uses restricted by A-1 zoning.</i> | ✓ | |
| 4. Extent to which removal of the restrictions will detrimentally affect nearby property <i>Nearby properties are unlikely to be detrimentally affected if the current zoning were to be amended.</i> | ✓ | |
| 5. Length of time the property has been vacant as zoned <i>Vacant: <input checked="" type="checkbox"/> - Property has been vacant since 2014. Not Vacant: <input type="checkbox"/></i> | | |
| 6. Relative gain to economic development, public health, safety and welfare <i>The requested rezoning application does have the potential to impact economic development, public health, safety or welfare.</i> | ✓ | |
| 7. Conformance to the Comprehensive Plan <i>Future Land Use Map Category: Open Space Agriculture & Commercial Comprehensive Implementation Strategy (Article 6): The proposed use is not 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

The applicant is requesting a rezoning from A-1 –Agricultural District to B-2 – General Business District. The applicant has proposed to rezone and then subdivide Lot 1 of the Hayslett LCHS Subdivision, and this resulting parcel then be under the ownership of the adjacent property owner for use.

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.

Recommendation

Staff recommends **approval** of Case No. 2023-DEV-007, LCHS Hayslett Rezone, at 1104 S Main.

Action Options

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

“I move to recommend approval of Case No. 2023-DEV-007 based on staff’s recommendation and 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. 2023-DEV-007 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. Preliminary Plat



Rezoning Application

Date: 12/20/2024

Applicant / Owner

Applicant Name: Daniel Hayslett
 Address: 315 N 5th Street
 City, State, Zip: Leavenworth, KS 66048
 Phone: 4176222907
 Agent: Krystal Voth
 Address: This request is being made so that the property owner can develop this parcel with a use that is not allowed in the A-1 zoning district.
 City, State, Zip: Krystal A. Voth
 Phone:

Owner Name: AYALA, J JESUS DELGADO
 Address: 1024 S Main St
 City, State, Zip: Lansing, Kansas 66043
 Phone:
 Agent:
 Address:
 City, State, Zip:
 Phone:

Request

Address: 114 W GILMAN RD, Lansing, KS 66043
 City, State, Zip: ,
 Parcel: 052-107-25-0-00-00-179.00-0
 Legal:

Current Zone: A-1 Agricultural District
 Proposed Zone: B-2 General 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

AGENT AUTHORIZATION

STATE OF Kansas

COUNTY OF Leavenworth

We, Jesus Delgado Ayala 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: J. Jesus Delgado Ayala

Signed and entered into this 19th day of December, 2024.

[Signature]
Signed

Signed

Subscribed and sworn to before me on this 19th day of December, 2024.



[Signature]
Notary Public

My Commission Expires 8/26/2025.

AFFIDAVIT

STATE OF Kansas)
COUNTY OF Leavenworth) §

Comes now J Jesus Delgado Ayala, 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. 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.

3. List of property owners and addresses:

J Jesus Delgado Ayala
1024 S Main St
Lansing Ks 66043

4. 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 Kansas)
COUNTY OF Leavenworth) §



BE IT REMEMBERED that on this ___ day of _____, 20___, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came J. Jesus Delgado Ayala, 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.

Melissa Baker
Notary Public

My Appointment Expires: 8/26/2005

AGENT AUTHORIZATION

STATE OF Kansas

COUNTY OF Leavenworth

We, Denise Hyslop 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.

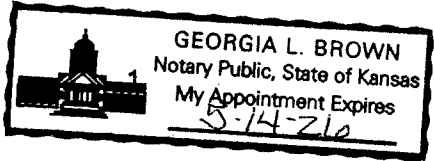
Authorized Agent: Joe Herring and/or
Krystal Voth

Signed and entered into this 4th day of December, 2024

[Signature]
Signed

Signed

Subscribed and sworn to before me on this 4th day of December, 2024.



Georgia L. Brown
Notary Public

My Commission Expires 5-14-26

US 73;KS 7

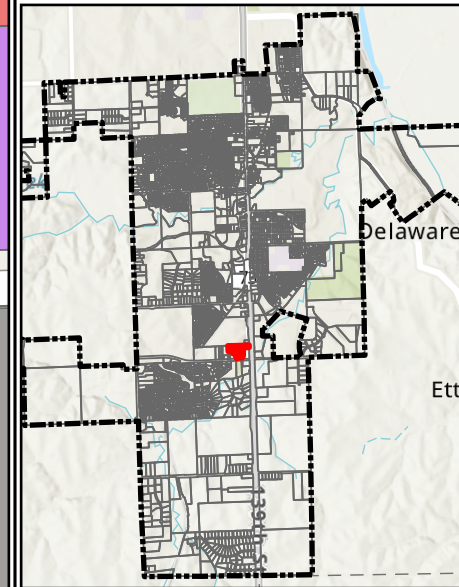
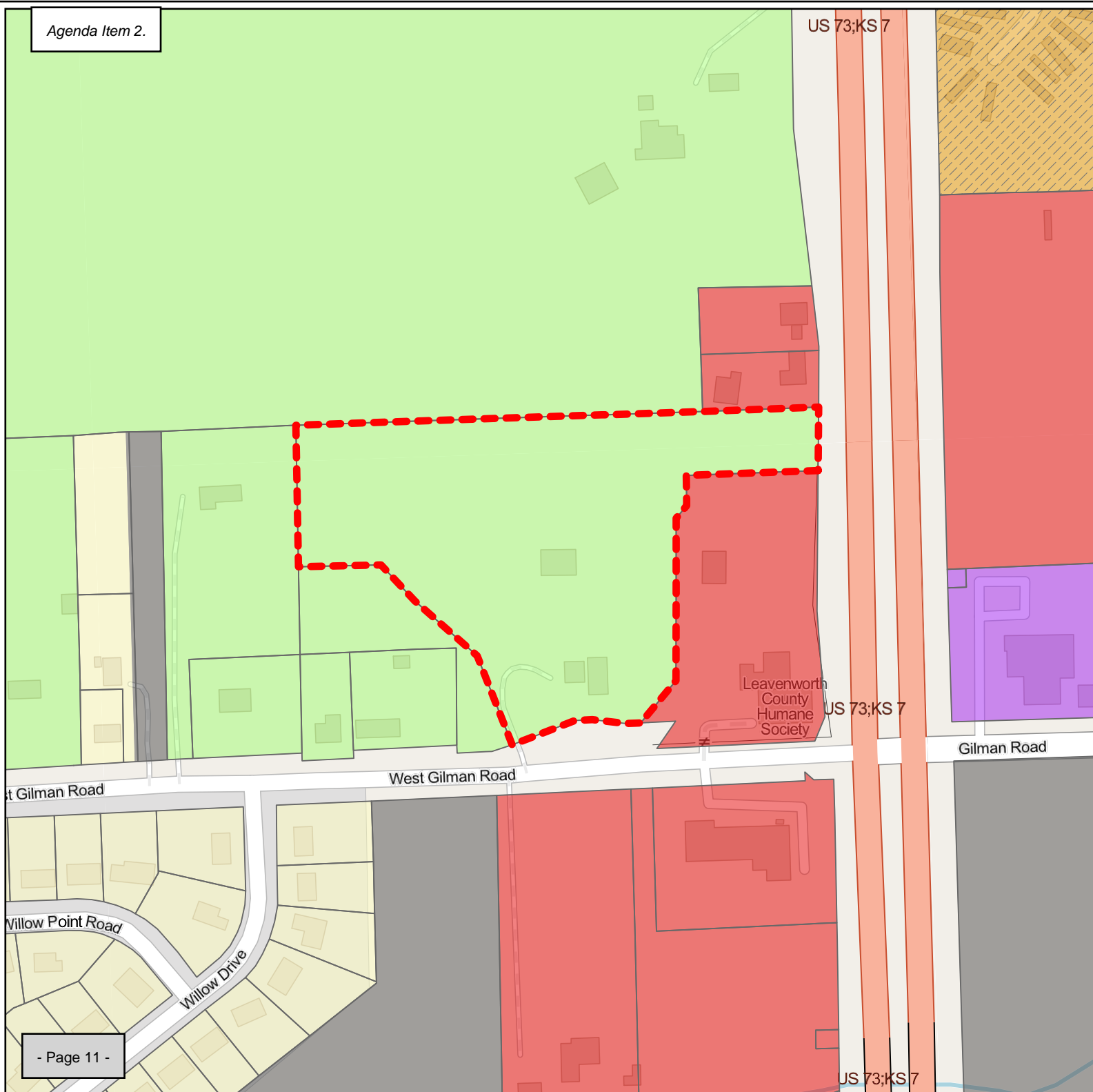
Lansing Zoning

PID: 052-107-25-0-00-00-179.00-0

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



US 73;KS 7



1 inch = 250 feet
















US 73;KS 7

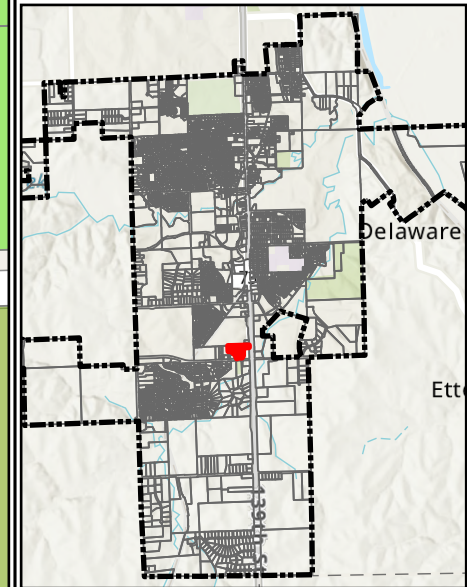
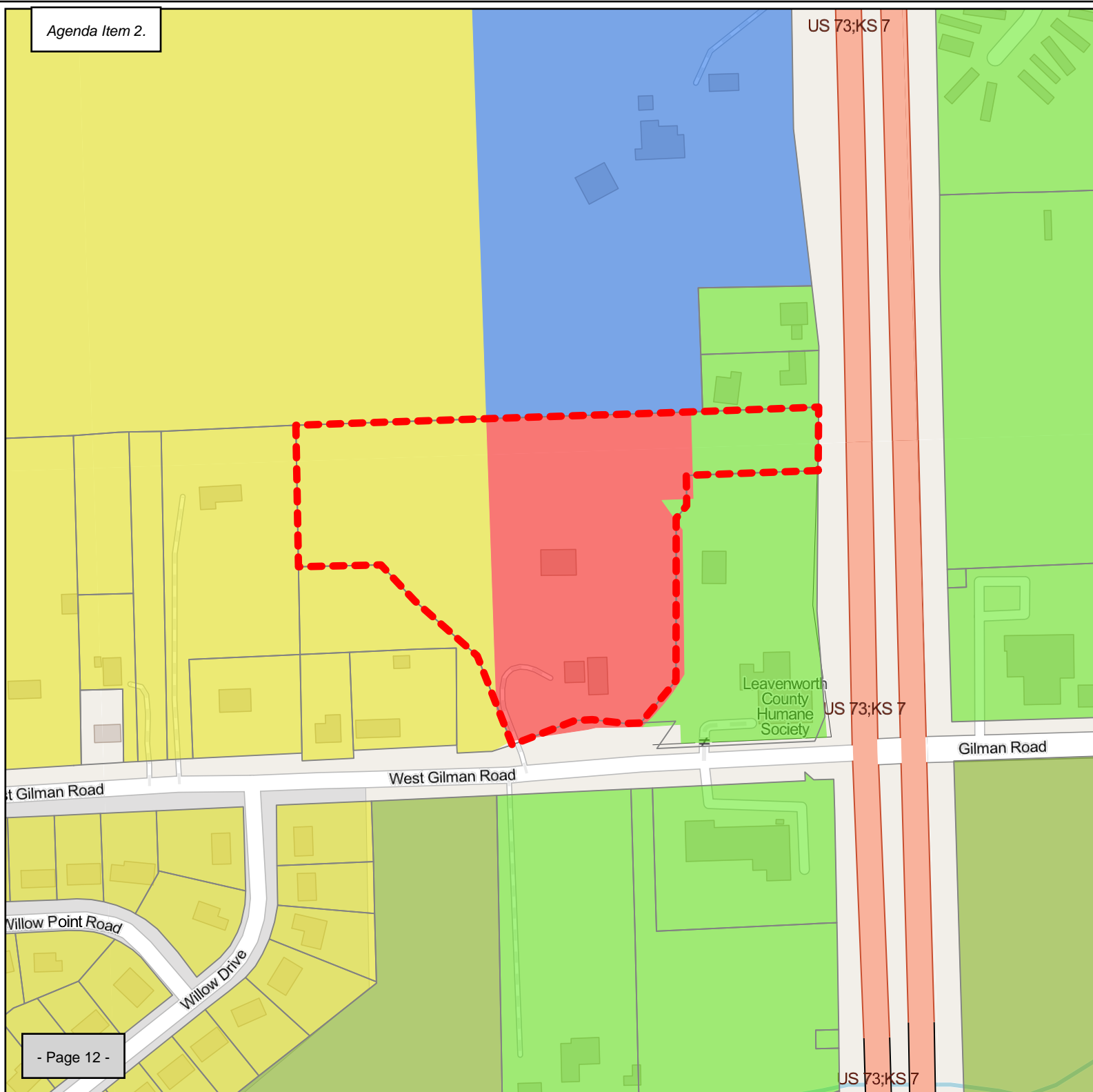
Lansing Future Land Use

PID: 052-107-25-0-00-00-179.00-0

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



1 inch = 250 feet

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

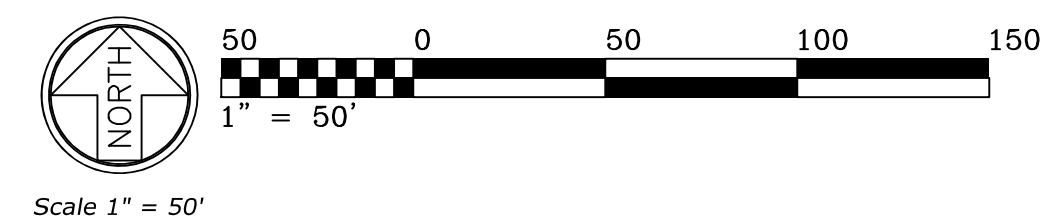
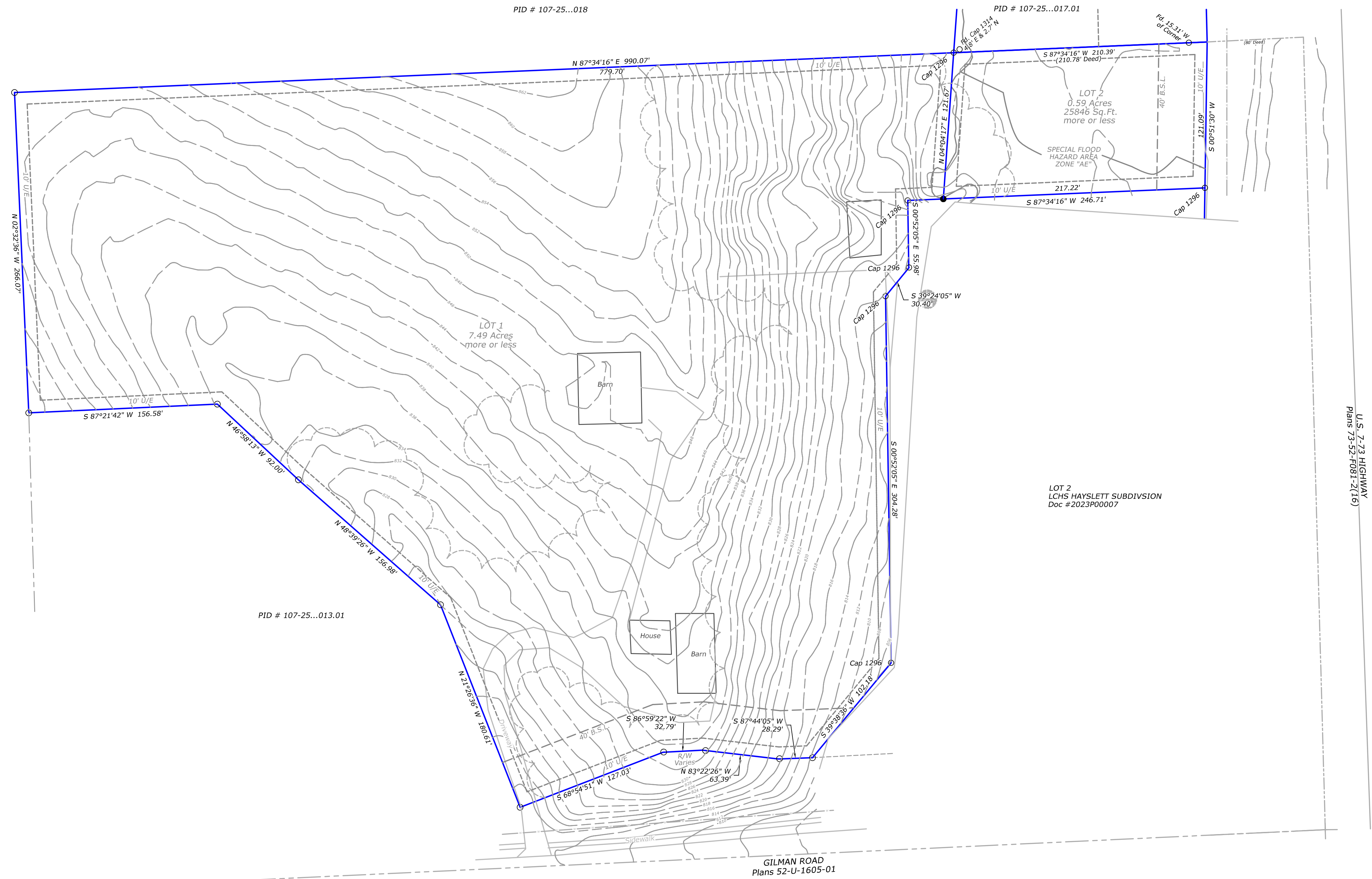
AYALA, J JESUS DELGADO
 1024 S MAIN ST
 LANSING, KS 66043

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 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 References:
 (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



Planning Commission Staff Report

February 19, 2025

Delaware Ridge Rezone

Case 2025-DEV-001

Project Facts

Applicant

Jay Healy
GBA

Owner

Kevin D & Chad R Schimke

Address

24132 139th Street

Property ID

163-06-0-00-00-002.00

Zoning

A-1 (Agricultural District)

Future Land Use

Single-Family Residential
Medium Density Residential
Commercial

Land

112.8 Acres

Building

Existing: 3 structures
1 Residential & 2 Agriculture
Proposed: Commercial,
Residential, and Industrial

Requested Approvals

Rezoning



Project Summary

Summary

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.

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 |
| 1. Character of the neighborhood <i>Density: Surrounding parcels range in size from 1 acre to 135.2 acres in size. The average size of parcel is 44 acres in size.</i> <i>Character: The neighborhood is dominated by a state highway and most parcels are filled with combined Agricultural and Residential uses.</i> | | ✓ |
| 2. Zoning and uses of nearby property <i>Adjacent Uses: County Residential, Vacant & Agricultural Adjacent Zoning: A-1, B-3, & RR-2.5</i> | ✓ | |
| 3. Suitability of the Property for the uses to which it has been restricted <i>The Property is suitable for the land uses restricted by A-1 zoning.</i> | | ✓ |
| 4. Extent to which removal of the restrictions will detrimentally affect nearby property <i>Nearby properties could be detrimentally affected if the current zoning were to be amended.</i> | | |
| 5. Length of time the property has been vacant as zoned <i>Vacant: <input type="checkbox"/></i> <i>Not Vacant: <input checked="" type="checkbox"/></i> | | |
| 6. Relative gain to economic development, public health, safety and welfare <i>The requested rezoning application does have the potential to impact economic development, public health, safety or welfare.</i> <i>In the event of the approval of the rezoning, this will allow the applicant to develop 112.8 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> | ✓ | |
| 7. Conformance to the Comprehensive Plan <i>Future Land Use Map Category: Single-Family Residential, Medium Density Residential, and Commercial Comprehensive Implementation Strategy (Article 6): 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 fronts onto Kansas Highway 7 and McIntyre Road (City Arterial) from A-1 – Agricultural District to R-4 – Multi-Family Residential District, B-3 – Regional Business District, and I-2 – Heavy Industrial District.

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

- Parcel 1: 9.53 acres - B-3 – Regional Business District
- Parcel 2A: 23.15 acres - R-4 Multi-Family Residential District
- Parcel 2B: 44.47 acres - B-3 – Regional Business District
- Parcel 3: 35.61 acres - I-2 – Heavy Industrial District

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

Fire Department

- A Fire Hydrant is needed near the entrance of Parcel 1 if and when a self-storage facility is developed on-site.

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.

Recommendation

Staff recommends **approval** of Case No. 2025-DEV-001, Delaware Ridge Rezone, at 24132 139th Street.

Action Options

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

“I move to recommend approval of Case No. 2025-DEV-001 based on staff’s recommendation and 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-001 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. Concept Drawing
6. CRWD #1 Comments

ZONING EXHIBIT
 THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

Reviewed by Public Works
 02/13/2025 3:56:38 PM
 By mspickelmier
 See Review Comments

SURVEYOR'S DESCRIPTION:
 A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 04'00" East for a distance of 1320.97 feet along said East line to the Southeast corner of said Northwest Quarter; thence South 87 degrees 50'51" West for a distance of 2373.25 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 1000.00 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates, as it exists today; thence North 88 degrees 13'06" East for a distance of 1051.37 feet along said South line to the Southeast corner of said Curtiss Estates; thence North 01 degrees 43'25" West for a distance of 329.06 feet along the East line of Curtiss Estates to the North line of said Northwest Quarter; thence North 88 degrees 10'12" East for a distance of 539.27 feet; thence South 01 degrees 04'00" East for a distance of 1321.03 feet; thence North 88 degrees 10'12" East for a distance of 822.07 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 113.38 acres, more or less, including road right of way. Error of Closure - 1 : 1855407

PARCEL 1:
 A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 1361.34 feet along the North line of said Northwest Quarter; thence South 01 degrees 43'25" East 329.06 feet along the East line of Curtiss Estate to the Southeast corner of said Curtiss Estates; thence South 88 degrees 13'06" West for a distance of 472.76 feet along said South line to the TRUE POINT OF BEGINNING; thence South 01 degrees 35'29" East for a distance of 577.50 feet; thence South 64 degrees 38'04" West for a distance of 247.04 feet; thence South 52 degrees 33'09" West for a distance of 221.87 feet; thence North 66 degrees 15'30" West for a distance of 91.51 feet; thence South 89 degrees 53'54" West for a distance of 108.95 feet to the East right of way of U.S. Highway 7-73; thence North 01 degrees 39'32" West for a distance of 172.19 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates; thence North 88 degrees 13'06" East for a distance of 578.61 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 9.53 acres, more or less. Error of Closure - 1 : 475126

PARCEL 2:
 A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 822.07 feet along the North line of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 50.00 feet to the TRUE POINT OF BEGINNING, said point being the South right of way of McIntyre Road as it exists today; thence continuing South 01 degrees 04'00" East for a distance of 1271.03 feet; thence South 88 degrees 10'12" West for a distance of 337.51 feet; thence South 16 degrees 04'33" West for a distance of 356.30 feet; thence South 21 degrees 24'10" East for a distance of 326.80 feet; thence South 07 degrees 14'09" East for a distance of 338.12 feet; thence South 06 degrees 10'04" West for a distance of 347.18 feet to the South line of said Southwest Quarter; thence South 87 degrees 50'51" West for a distance of 1214.73 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 827.81 feet along said right of way; thence North 89 degrees 53'54" East for a distance of 108.95 feet; thence South 66 degrees 15'30" East for a distance of 91.51 feet; thence North 52 degrees 33'09" East for a distance of 221.87 feet; thence 64 degrees 38'04" East for a distance of 247.04 feet; thence North 01 degrees 35'29" West for a distance of 577.50 feet to the South line of Curtiss Estates, as it exists today; thence North 88 degrees 13'06" East for a distance of 472.76 feet along said South line to the Southeast corner of said Curtiss Estates; thence North 01 degrees 43'25" West for a distance of 329.06 feet along the East line of Curtiss Estates to South right of way of said McIntyre Road; thence North 88 degrees 10'12" East for a distance of 538.69 feet along said right of way to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 67.62 acres, more or less. Error of Closure - 1 : 1043641

PARCEL 3:
 A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 04'00" East for a distance of 1320.97 feet along said East line to the Southeast corner of said Northwest Quarter; thence South 87 degrees 50'51" West for a distance of 1158.52 feet along the South line of said Northwest Quarter; thence North 06 degrees 10'04" East for a distance of 347.18 feet; thence North 07 degrees 14'09" West for a distance of 338.12 feet; thence North 21 degrees 24'10" West for a distance of 326.80 feet; thence North 16 degrees 04'33" East for a distance of 356.30 feet; thence North 88 degrees 10'12" East for a distance of 1159.58 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 35.61 acres, more or less. Error of Closure - 1 : 1004540

This access configuration is considered "temporary" until the further site develops

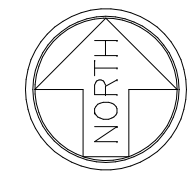
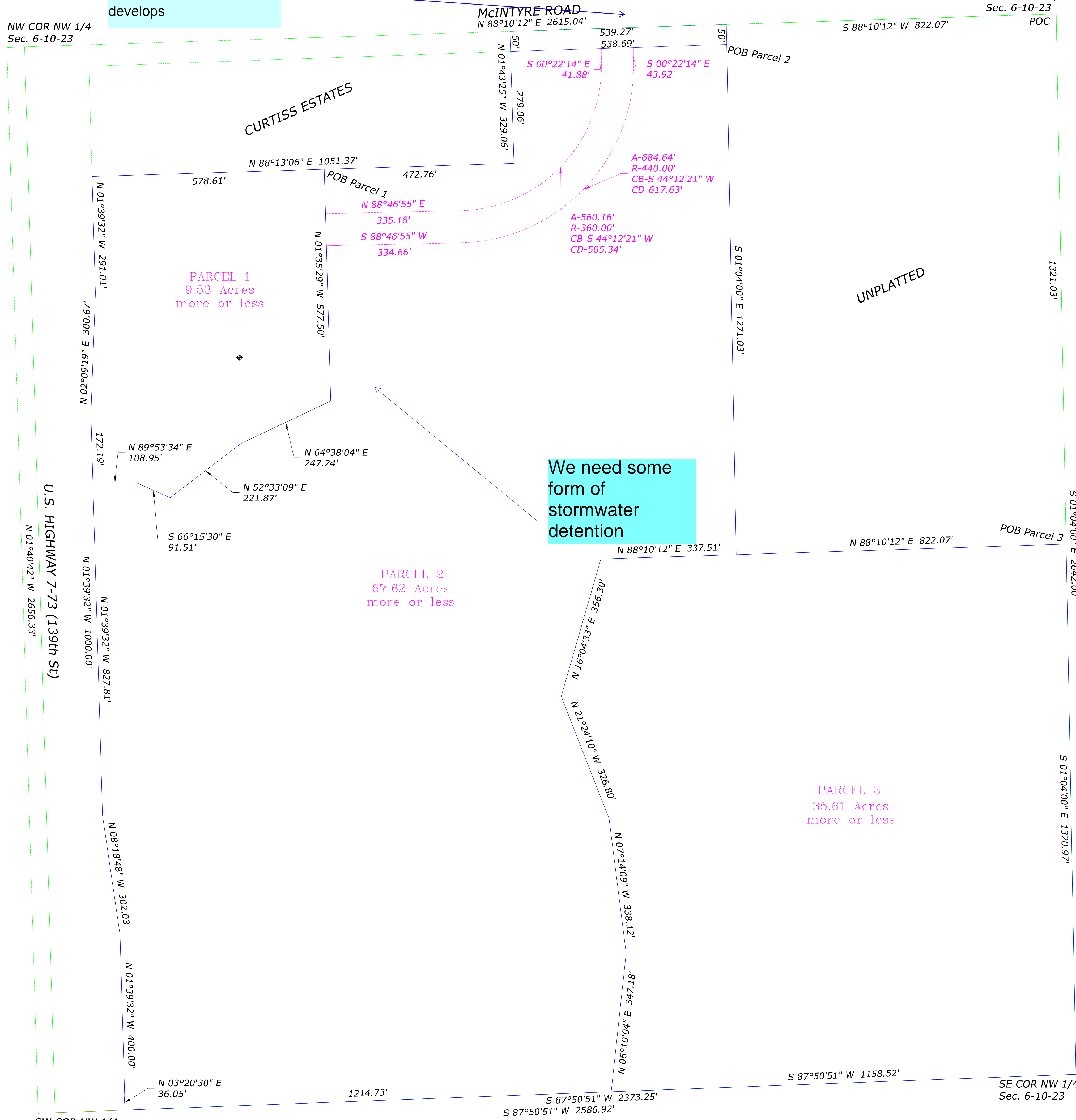
We need some form of stormwater detention

NW COR NW 1/4
 Sec. 6-10-23

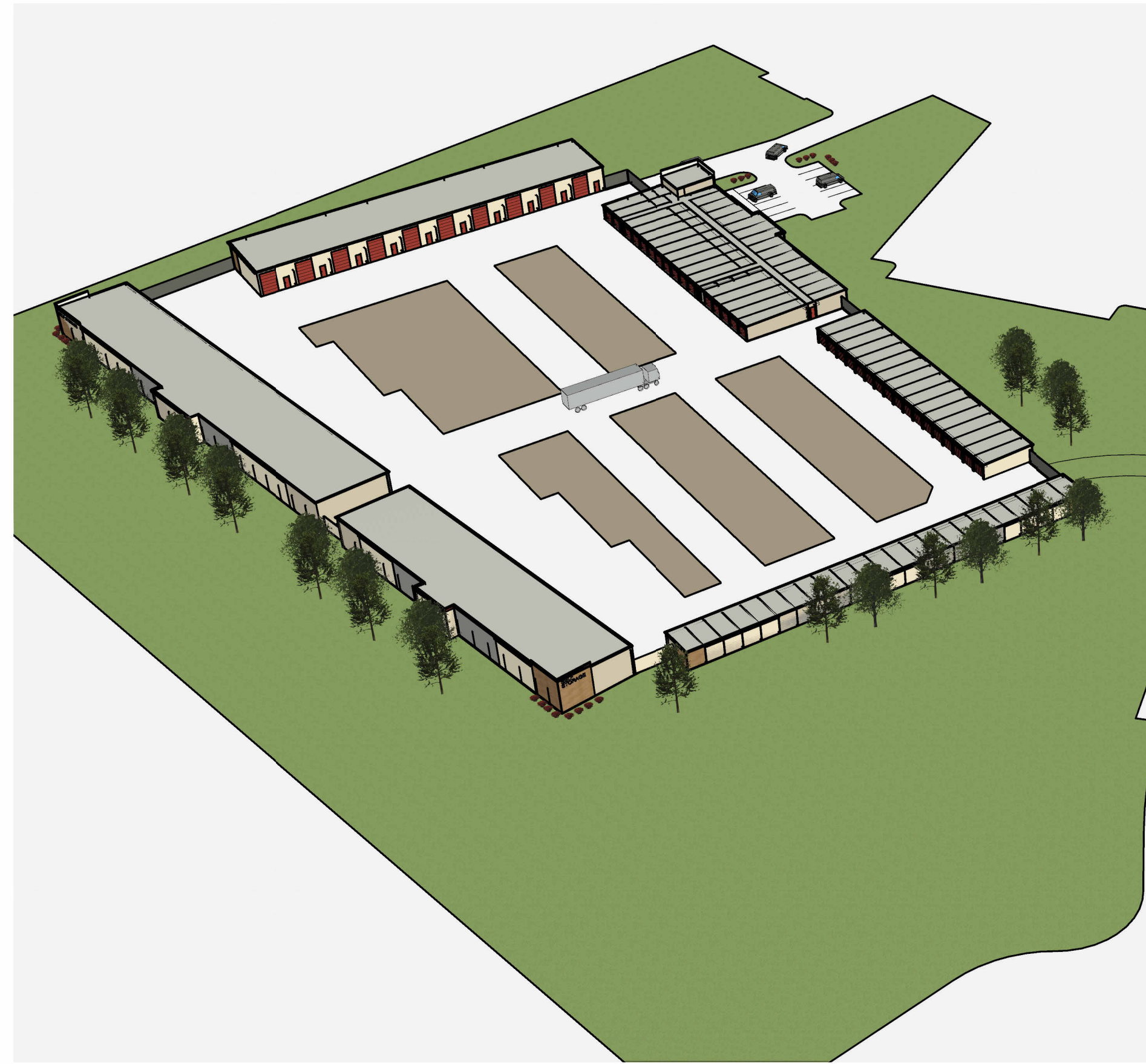
NE COR NW 1/4
 Sec. 6-10-23

SW COR NW 1/4
 Sec. 6-10-23

SE COR NW 1/4
 Sec. 6-10-23



Reviewed by Public Works
02/13/2025 3:59:53 PM
By mspickelmier
See Review Comments



2 Aerial Perspective from SW



3 Perspective from West (K-7)

Stormwater Detention?



1 ARCHITECTURAL SITE PLAN - 49,814 S.F. PHASE 1
1" = 30'-0"

SELF STORAGE - DELAWARE RIDGE
LANSING, KS

Hernly
ASSOCIATES, Inc.
ARCHITECTS
PRESENTATION CONSULTANTS
GRANT ADMINISTRATORS

1100 Rhode Island St.
Lawrence, Kansas 66044
785 - 749 - 5806

ARCHITECTURAL SITE
PLAN

Date: 2025/01/15
Drawn by: SJB
Checked by: SCH
Revisions:

AS1.0



DESIGN MEMORANDUM

To: Mr. Chad Schimke
 From: Chris Novosel, P.E., ENV SP; Trey Bebee, I.E.
 Date: January 15, 2025
 Subject: Lansing Storage Facility (Lansing, KS)

Reviewed by Public Works
No Exceptions
 02/13/2025 3:55:20 PM
 By mspickelmier

This only applies to this limited application, further phases will need full TIS for the increased traffic

Project Background

As requested by the City of Lansing, this narrative provides traffic details related to the proposed Lansing Storage Facility. The site is located at 24132 139th Street, in the southeast quadrant of the McIntyre Road and K-7 (US-73) intersection. Currently, the 113-acre property is undeveloped and has a single entrance approximately 1,465 feet east of the K-7 centerline. Based on current City of Lansing zoning, the property is zoned “A-1: Agricultural District”. The proposed self-storage facility utilizes approximately 9.5 acres of the property and will require rezoning of the site to “B-3: Regional Business District”.

Proposed Conditions

The proposed development includes a self-storage facility to be built in multiple phases. The initial build is proposed to include 49,814 Sq. Ft. of storage space spread across six buildings. Similarly, a future build is proposed to include an additional 36,250 Sq. Ft. of storage space across five buildings. Ultimately, the site is proposed to include 86,064 Sq. Ft. of storage space across eleven buildings. The site plan for the proposed development is provided in **Exhibit A**. The proposed development does not require any new access points and will instead utilize the existing access point on McIntyre Road. Importantly, a new two-lane roadway is proposed to connect the existing access point to the site.

Proposed Trip Generation

Estimates of expected trip generation for the proposed development were based on data provided in the 11th Edition of The Institute of Transportation Engineers’ (ITE) “**Trip Generation Manual.**” ITE Land Use Code 151 “Mini-Warehouse” was used to model trip generation for the proposed self-storage facility. **Table 1** displays the proposed trip generation for the site.

Table 1. Proposed Trip Generation

| ITE Land Use Code | ITE Land Use Code | Quantity | Units | A.M. Peak Hour | | | P.M. Peak Hour | | | Weekday ADT (VPD) |
|-------------------------------|-------------------|----------|---------------|----------------|----------|----------|----------------|----------|-----------|-------------------|
| | | | | In | Out | Total | In | Out | Total | |
| 151 | Mini-Warehouse | 49,814 | Sq. Ft. (GFA) | 3 | 1 | 4 | 4 | 3 | 7 | 72 |
| Initial Build Subtotal | | | | 3 | 1 | 4 | 4 | 3 | 7 | 72 |
| 151 | Mini-Warehouse | 36,250 | Sq. Ft. (GFA) | 2 | 1 | 3 | 3 | 2 | 5 | 53 |
| Future Build Subtotal | | | | 2 | 1 | 3 | 3 | 2 | 5 | 53 |
| Full Build Total | | | | 5 | 2 | 7 | 7 | 5 | 12 | 125 |



Rezoning Application

Date: 01/15/2025

Applicant / Owner

Applicant Name: Jay Healy
 Address: 9801 Renner Blvd Suite 200
 City, State, Zip: Lenexa
 Phone: 9135778440
 Agent: Jay Healy
 Address: To enable further development not currently allowed by zoning. Parcel 1: B-3, Parcel 2: B-3, Parcel 3: I-1.
 City, State, Zip: Jay Healy
 Phone:

Owner Name: SCHIMKE,KEVIN D & SCHIMKE,CHAD R
 Address: 11710 KELLY RD LEAVENWORTH, KS 66048
 City, State, Zip: ,
 Phone:
 Agent:
 Address:
 City, State, Zip:
 Phone:

Request

Address: 24132 139TH ST, Leavenworth, KS 66048
 City, State, Zip: LANSING, KS 66048
 Parcel: 052-163-06-0-00-00-002.00-0
 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

AGENT AUTHORIZATION

STATE OF Kansas

COUNTY OF Leavenworth

We, Chad Schimke and Kevin Schimke, 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: George Butler Associates, Inc. (GBA)

Signed and entered into this 13th day of January, 2025.

[Signature]
Signed

[Signature]
Signed

Subscribed and sworn to before me on this 13th day of January, 2025.



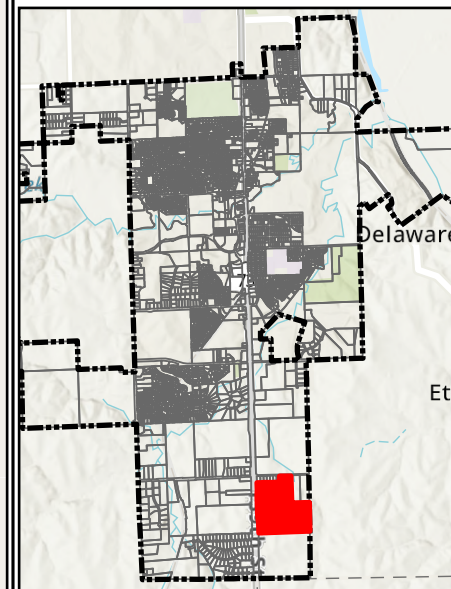
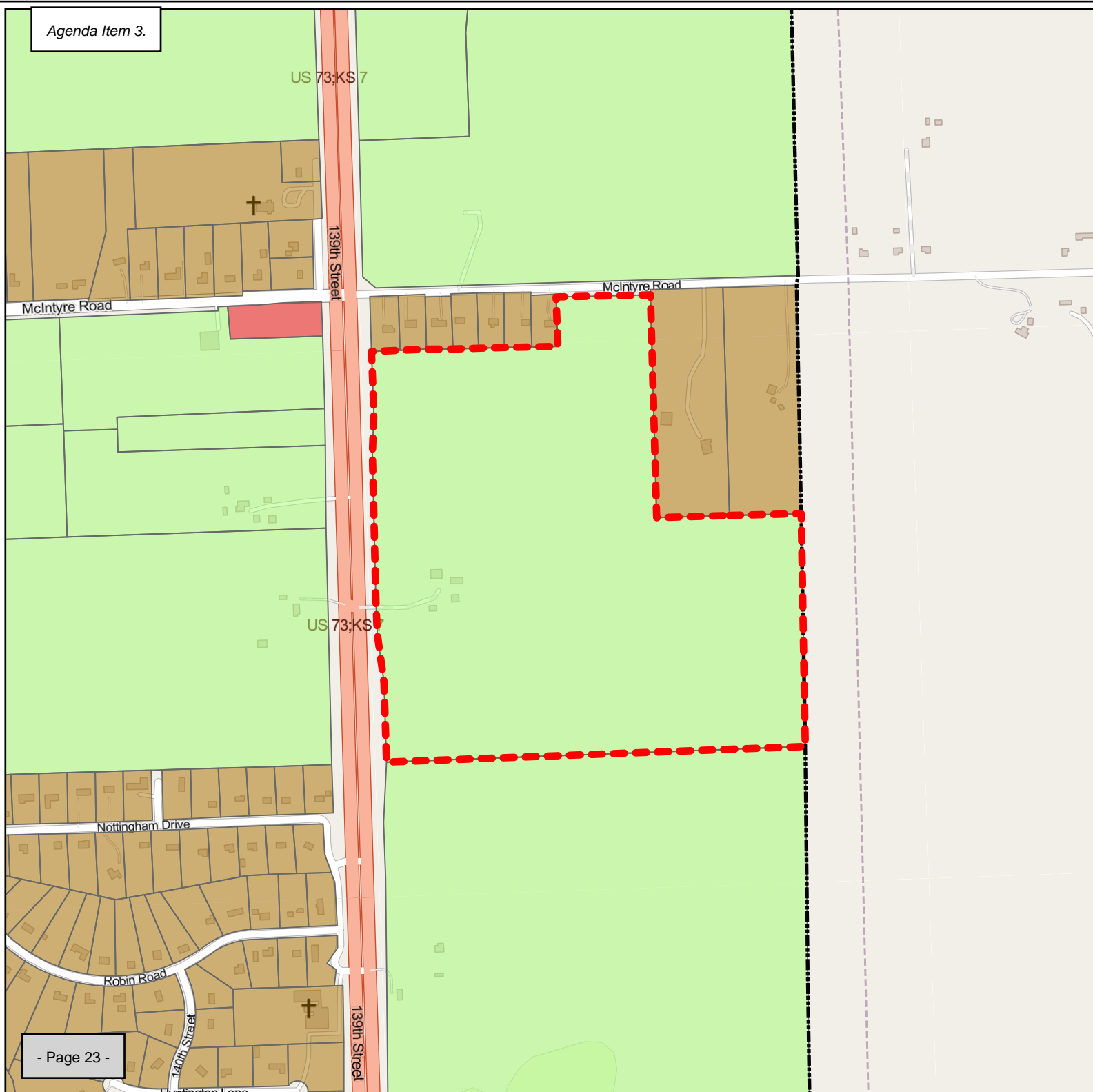
Brandy Tanner
Notary Public

My Commission Expires 9.27.28.

Legend

Zoning Districts

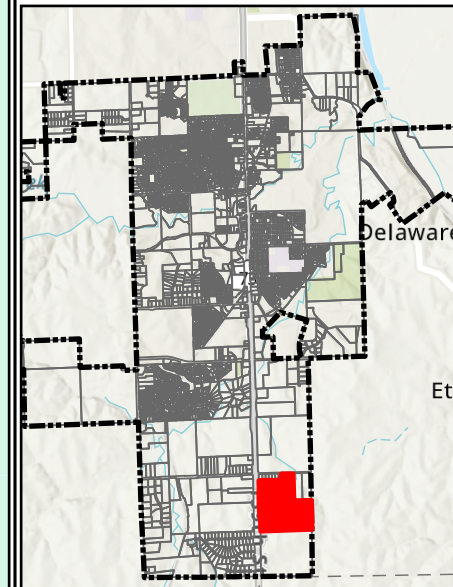
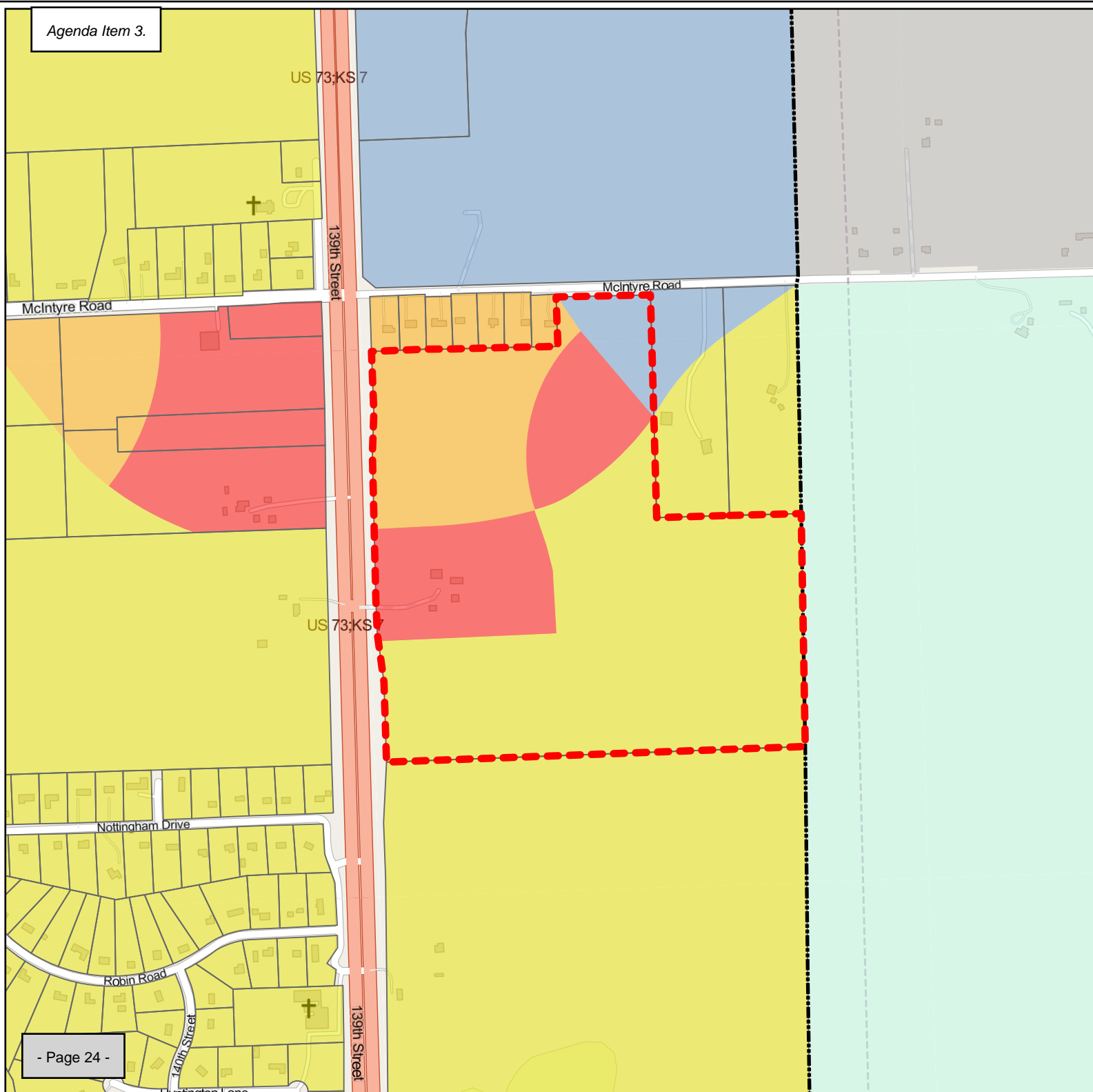
- A-1 - Agricultural District
- B-1 - Neighborhood Business District
- B-2 - General Business District
- B-3 - Regional Business District
- B-3-P - Regional Business District - PI Overlay
- I-1 - Light Industrial District
- I-2 - Heavy Industrial District
- R-1 - Suburban Residential District
- R-2 - 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

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



DELAWARE RIDGE

Parcels of land in the Northwest Quarter of Section 6, Township 10 South Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas.

ZONING EXHIBIT

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

SURVEYOR'S DESCRIPTION:
A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 04'00" East for a distance of 1320.97 feet along said East line to the Southeast corner of said Northwest Quarter; thence South 87 degrees 50'51" West for a distance of 2373.25 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 1000.00 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates, as it exists today; thence North 88 degrees 13'06" East for a distance of 1051.37 feet along said South line to the Southeast corner of said Curtiss Estates; thence North 01 degrees 43'25" West for a distance of 329.06 feet along the East line of Curtiss Estates to the North line of said Northwest Quarter; thence North 88 degrees 10'12" East for a distance of 539.27 feet; thence South 01 degrees 04'00" East for a distance of 1321.03 feet; thence North 88 degrees 10'12" East for a distance of 822.07 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 113.38 acres, more or less, including road right of way. Error of Closure - 1 : 1855407

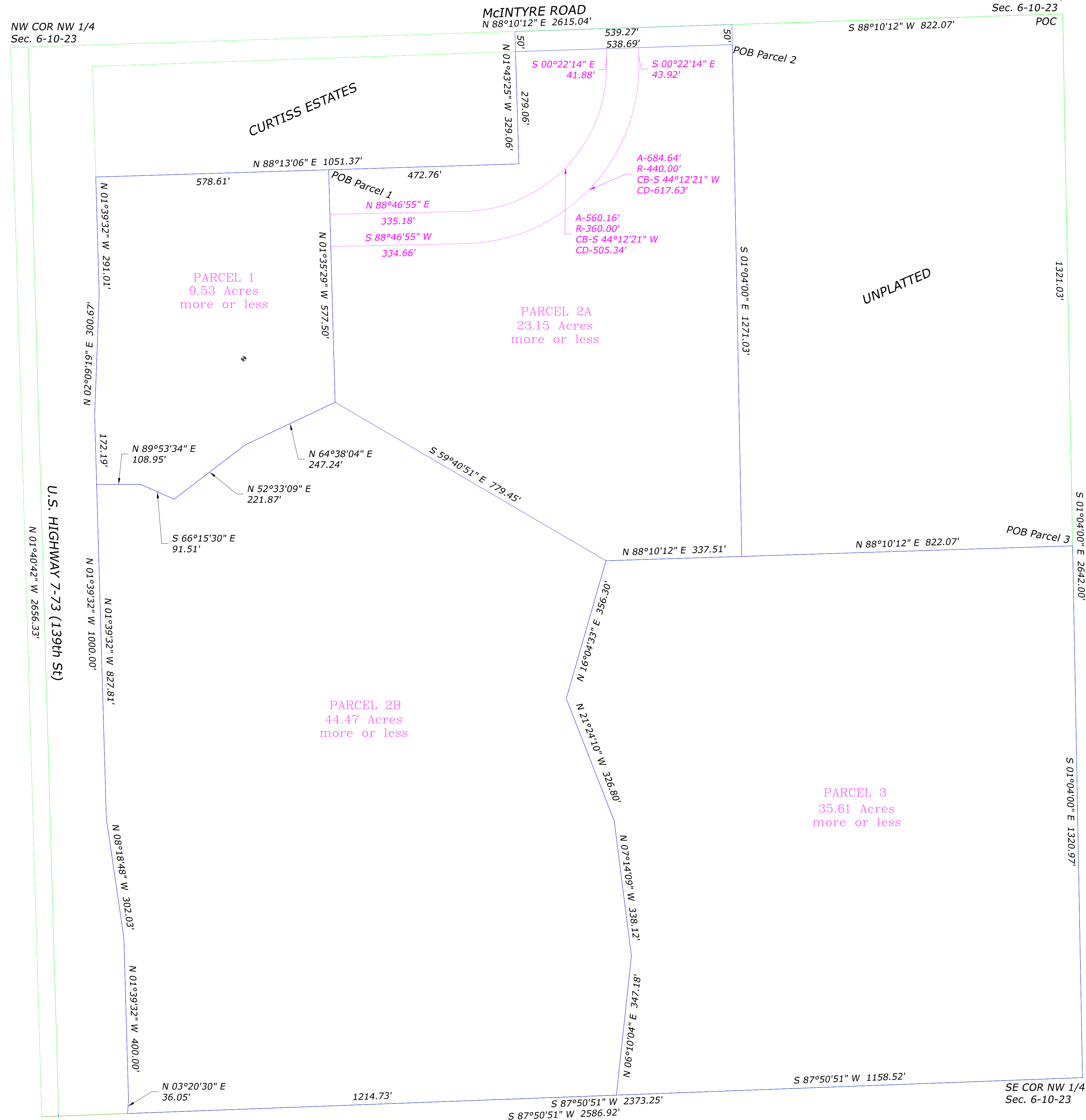
PARCEL 1:
A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 1361.34 feet along the North line of said Northwest Quarter; thence South 01 degrees 43'25" East 329.06 feet along the East line of Curtiss Estate to the Southeast corner of said Curtiss Estates; thence South 88 degrees 13'06" West for a distance of 472.76 feet along said South line to the TRUE POINT OF BEGINNING; thence South 01 degrees 35'29" East for a distance of 577.50 feet; thence South 64 degrees 38'04" West for a distance of 247.04 feet; thence South 52 degrees 33'09" West for a distance of 221.87 feet; thence North 66 degrees 15'30" West for a distance of 91.51 feet; thence South 89 degrees 53'54" West for a distance of 108.95 feet to the East right of way of U.S. Highway 7-73; thence North 01 degrees 39'32" West for a distance of 172.19 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates; thence North 88 degrees 13'06" East for a distance of 578.61 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 9.53 acres, more or less. Error of Closure - 1 : 475126

PARCEL 2A - (Zone R-3):
A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 822.07 feet along the North line of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 50.00 feet to the TRUE POINT OF BEGINNING, said point being the South right of way of McIntyre Road as it exists today; thence continuing South 01 degrees 04'00" East for a distance of 1271.03 feet; thence South 88 degrees 10'12" West for a distance of 337.51 feet; thence North 59 degrees 40'51" West for a distance of 779.45 feet; thence North 01 degrees 35'29" West for a distance of 577.50 feet to the South line of Curtiss Estates, as it exists today; thence North 88 degrees 13'06" East for a distance of 472.76 feet along said South line to the Southeast corner of said Curtiss Estates; thence North 01 degrees 43'25" West for a distance of 329.06 feet along the East line of Curtiss Estates to South right of way of said McIntyre Road; thence North 88 degrees 10'12" East for a distance of 538.69 feet along said right of way to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 23.25 acres, more or less. Error of Closure - 1 : 849027

PARCEL 2B - (Zone B-3):
A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 822.07 feet along the North line of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 feet; thence South 88 degrees 10'12" West for a distance of 337.51 feet to the TRUE POINT OF BEGINNING; thence South 16 degrees 04'33" West for a distance of 356.30 feet; thence South 21 degrees 24'10" East for a distance of 326.80 feet; thence South 07 degrees 14'09" East for a distance of 338.12 feet; thence South 06 degrees 10'04" West for a distance of 347.18 feet to the South line of said Southwest Quarter; thence South 87 degrees 50'51" West for a distance of 1214.73 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 1000.00 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates; thence North 88 degrees 13'06" East for a distance of 578.61 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 44.47 acres, more or less. Error of Closure - 1 : 529335

PARCEL 3:
A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 04'00" East for a distance of 1320.97 feet along said East line to the Southeast corner of said Northwest Quarter; thence South 87 degrees 50'51" West for a distance of 1158.52 feet along the South line of said Northwest Quarter; thence North 06 degrees 10'04" East for a distance of 347.18 feet; thence North 07 degrees 14'09" West for a distance of 338.12 feet; thence North 21 degrees 24'10" West for a distance of 326.80 feet; thence North 16 degrees 04'33" East for a distance of 356.30 feet; thence North 88 degrees 10'12" East for a distance of 1159.58 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 35.61 acres, more or less. Error of Closure - 1 : 1004540

NW COR NW 1/4
Sec. 6-10-23



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

5th Street, Leav., KS 68048
51.3858 Fax 913.874.5361
survey@herringssb.com

- Page 25 -



DESIGN MEMORANDUM

To: Mr. Chad Schimke
 From: Chris Novosel, P.E., ENV SP; Trey Bebee, I.E.
 Date: January 15, 2025
 Subject: Lansing Storage Facility (Lansing, KS)

Project Background

As requested by the City of Lansing, this narrative provides traffic details related to the proposed Lansing Storage Facility. The site is located at 24132 139th Street, in the southeast quadrant of the McIntyre Road and K-7 (US-73) intersection. Currently, the 113-acre property is undeveloped and has a single entrance approximately 1,465 feet east of the K-7 centerline. Based on current City of Lansing zoning, the property is zoned “A-1: Agricultural District”. The proposed self-storage facility utilizes approximately 9.5 acres of the property and will require rezoning of the site to “B-3: Regional Business District”.

Proposed Conditions

The proposed development includes a self-storage facility to be built in multiple phases. The initial build is proposed to include 49,814 Sq. Ft. of storage space spread across six buildings. Similarly, a future build is proposed to include an additional 36,250 Sq. Ft. of storage space across five buildings. Ultimately, the site is proposed to include 86,064 Sq. Ft. of storage space across eleven buildings. The site plan for the proposed development is provided in **Exhibit A**. The proposed development does not require any new access points and will instead utilize the existing access point on McIntyre Road. Importantly, a new two-lane roadway is proposed to connect the existing access point to the site.

Proposed Trip Generation

Estimates of expected trip generation for the proposed development were based on data provided in the 11th Edition of The Institute of Transportation Engineers’ (ITE) “**Trip Generation Manual.**” ITE Land Use Code 151 “Mini-Warehouse” was used to model trip generation for the proposed self-storage facility. **Table 1** displays the proposed trip generation for the site.

Table 1. Proposed Trip Generation

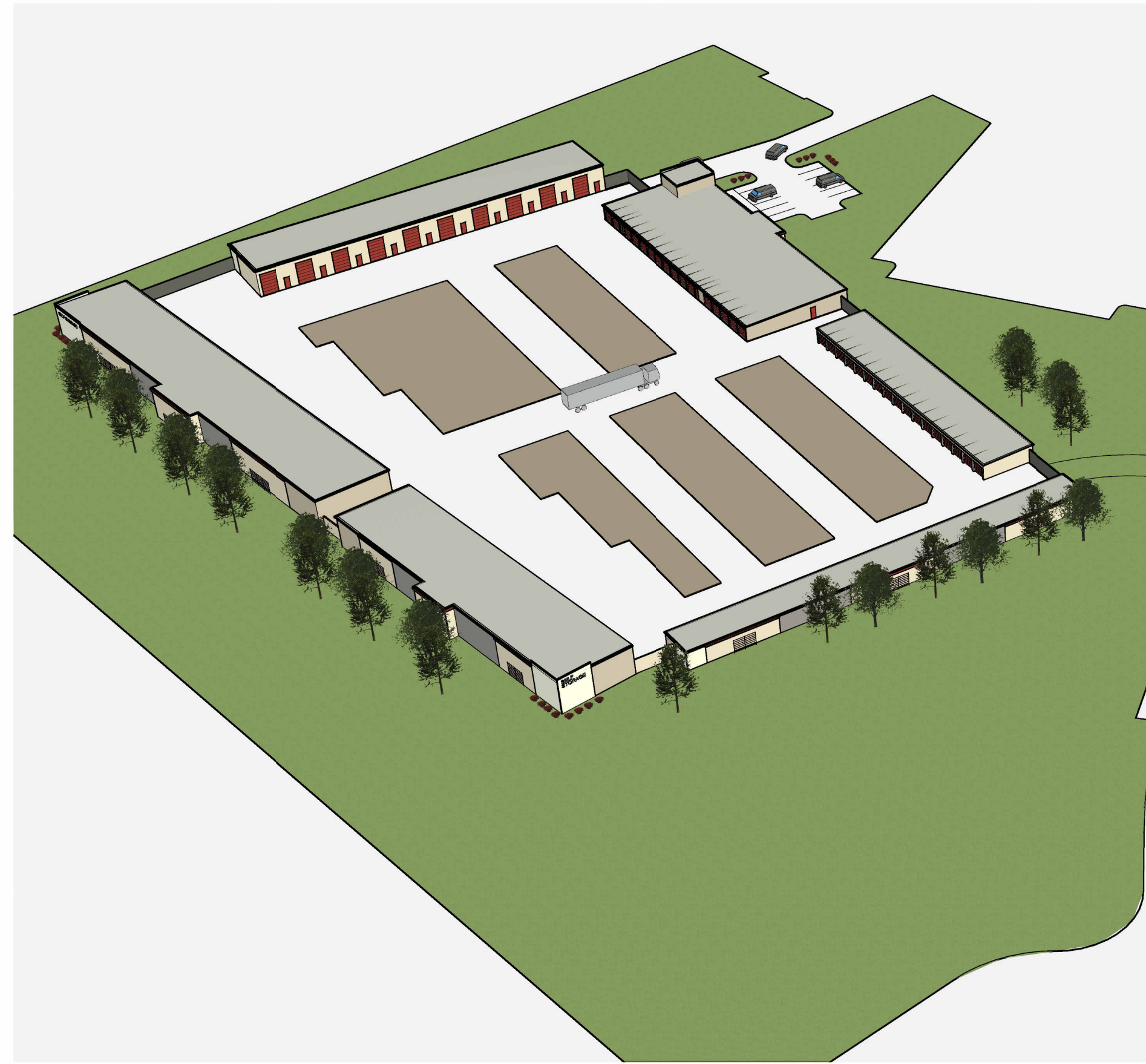
| ITE Land Use Code | ITE Land Use Code | Quantity | Units | A.M. Peak Hour | | | P.M. Peak Hour | | | Weekday ADT (VPD) |
|-------------------------------|-------------------|----------|---------------|----------------|----------|----------|----------------|----------|-----------|-------------------|
| | | | | In | Out | Total | In | Out | Total | |
| 151 | Mini-Warehouse | 49,814 | Sq. Ft. (GFA) | 3 | 1 | 4 | 4 | 3 | 7 | 72 |
| Initial Build Subtotal | | | | 3 | 1 | 4 | 4 | 3 | 7 | 72 |
| 151 | Mini-Warehouse | 36,250 | Sq. Ft. (GFA) | 2 | 1 | 3 | 3 | 2 | 5 | 53 |
| Future Build Subtotal | | | | 2 | 1 | 3 | 3 | 2 | 5 | 53 |
| Full Build Total | | | | 5 | 2 | 7 | 7 | 5 | 12 | 125 |



As shown in **Table 1**, the full build-out of the proposed self-storage facility is expected to generate 7 A.M. Peak Hour, 12 P.M. Peak Hour, and 125 Daily vehicle-trips.

Conclusion

As requested by the Lansing, this narrative was completed to provide details related to the proposed Lansing Self Storage Facility. Based on the conducted trip generation analysis, the proposed facility is expected to generate a relatively low number of trips across the A.M. Peak Hour, P.M. Peak Hour, and Daily periods. Due to such trip generation estimates, it is expected that the proposed self-storage facility will have minimal impacts on the surrounding roadway networks. Therefore, no traffic improvements to the surrounding roadway network are proposed as a result of the proposed self-storage facility.



2 Aerial Perspective from SW



3 Perspective from West (K-7)



1 ARCHITECTURAL SITE PLAN - 49,814 S.F. PHASE 1
1" = 30'-0"

SELF STORAGE - DELAWARE RIDGE
LANSING, KS

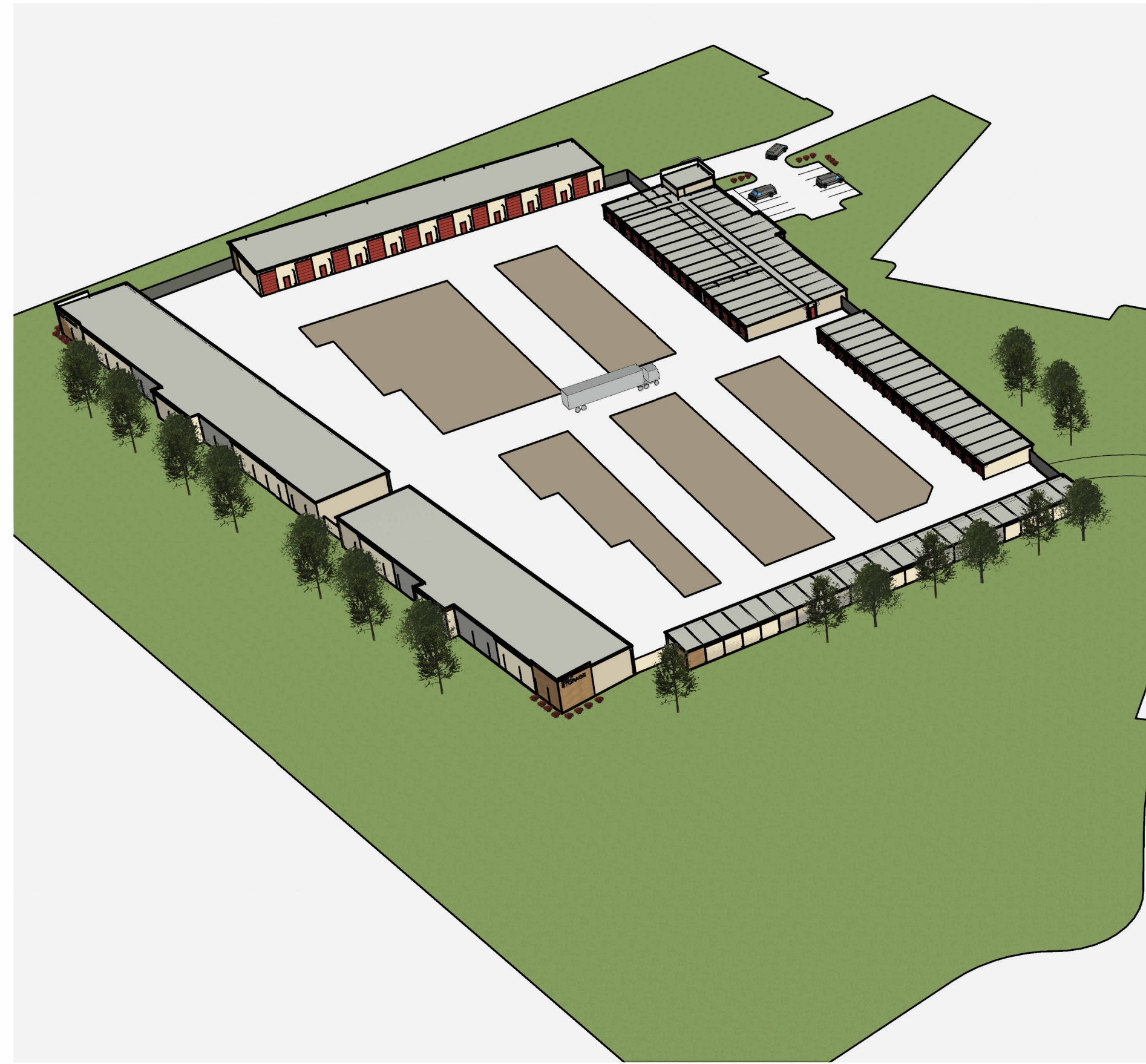
Hernly
ASSOCIATES, INC.
ARCHITECTS
PRESENTATION CONSULTANTS
GRANT ADMINISTRATORS

1100 Rhode Island St.
Lawrence, Kansas 66044
785 - 749 - 5806

ARCHITECTURAL SITE
PLAN

Date: 2025/01/08
Drawn by: SJB
Checked by: SCH
Revisions:

AS1.0



2 Aerial Perspective from SW



3 Perspective from West (K-7)



1 ARCHITECTURAL SITE PLAN - 49,814 S.F. PHASE 1
1" = 30'-0"

SELF STORAGE - DELAWARE RIDGE
LANSING, KS

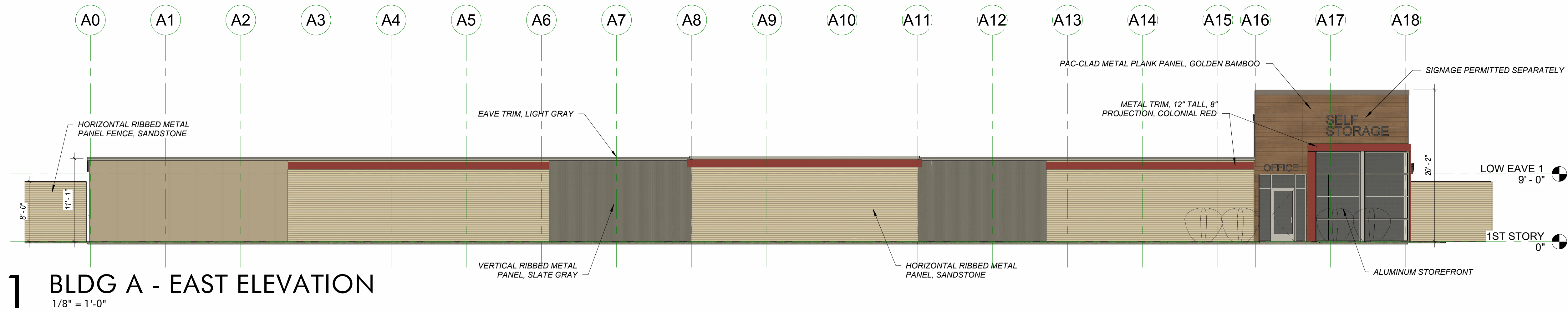
Hernly
ASSOCIATES, Inc.
ARCHITECTS
PRESENTATION CONSULTANTS
GRANT ADMINISTRATORS

1100 Rhode Island St.
Lawrence, Kansas 66044
785 - 749 - 5806

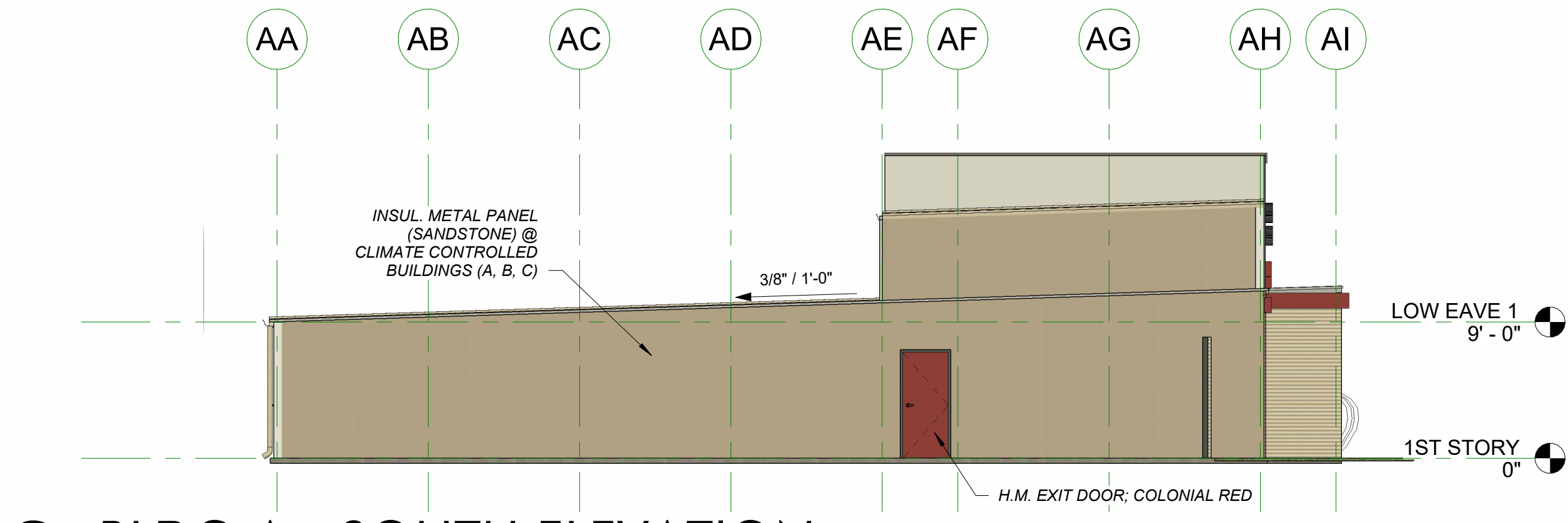
ARCHITECTURAL SITE
PLAN

Date: 2025/01/15
Drawn by: SJB
Checked by: SCH
Revisions:

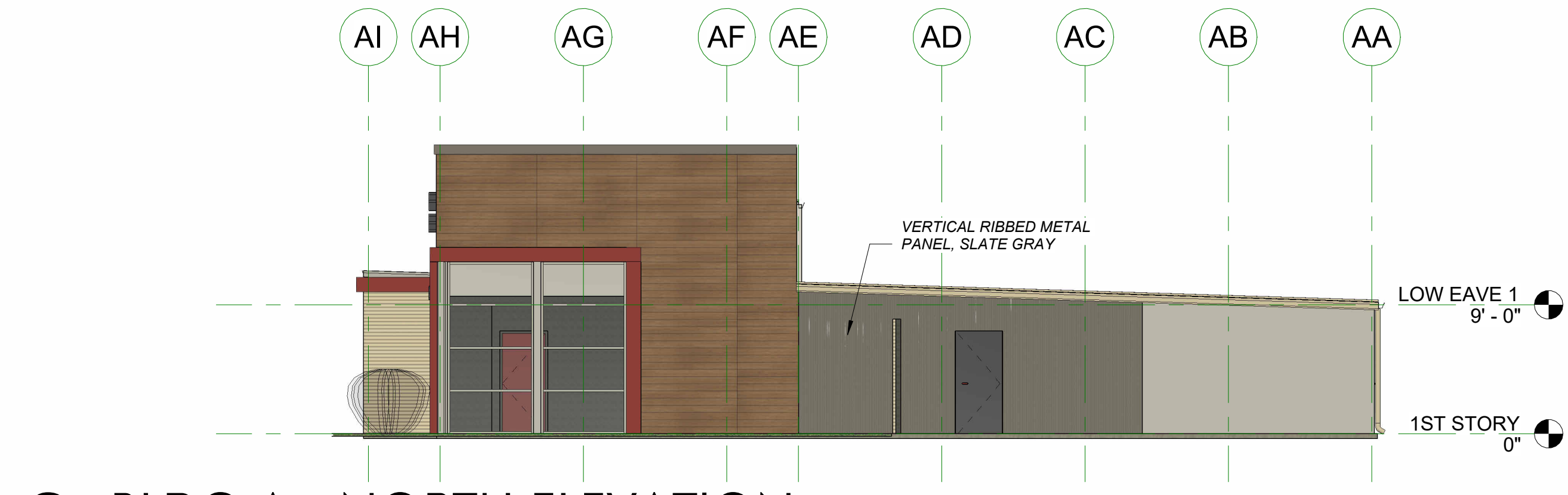
AS1.0



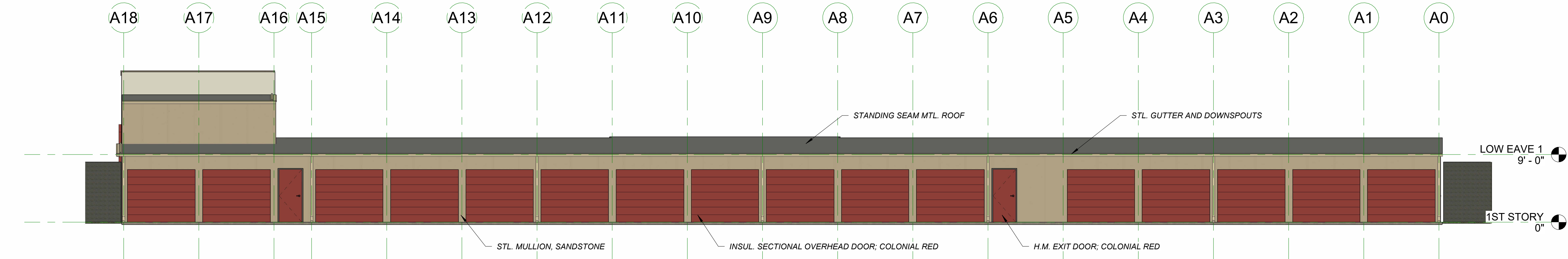
1 BLDG A - EAST ELEVATION
1/8" = 1'-0"



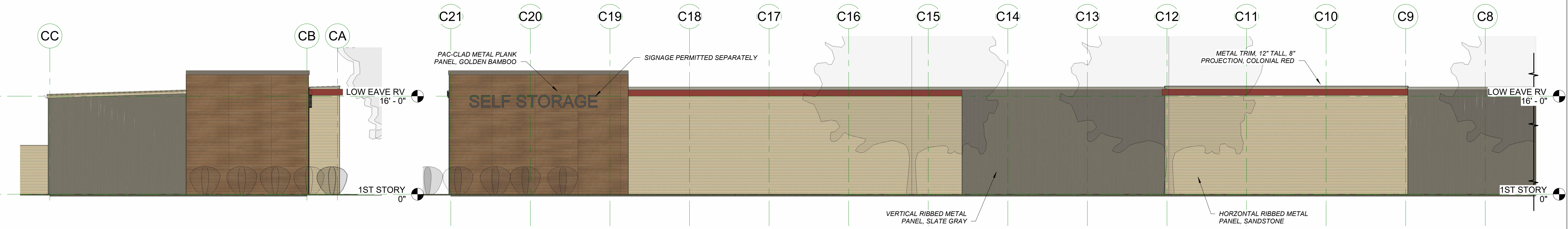
2 BLDG A - SOUTH ELEVATION
1/8" = 1'-0"



3 BLDG A - NORTH ELEVATION
1/8" = 1'-0"



4 BLDG A - WEST ELEVATION
1/8" = 1'-0"



5 BLDG C - NORTH ELEVATION
1/8" = 1'-0"

6 BLDG C - WEST ELEVATION - NORTH PORTION
1/8" = 1'-0"

SELF STORAGE - DELAWARE RIDGE
LANSING, KS

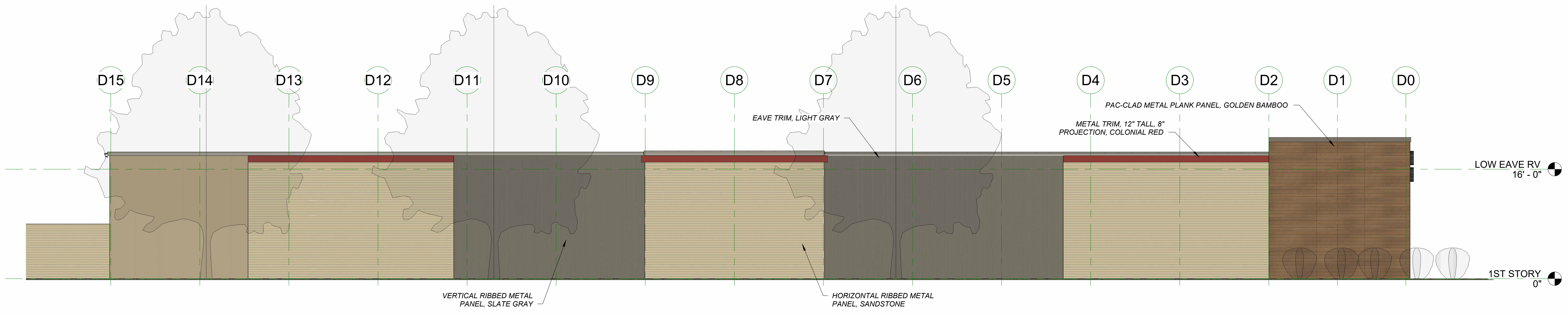
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GRANT ADMINISTRATORS

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785 - 749 - 5806

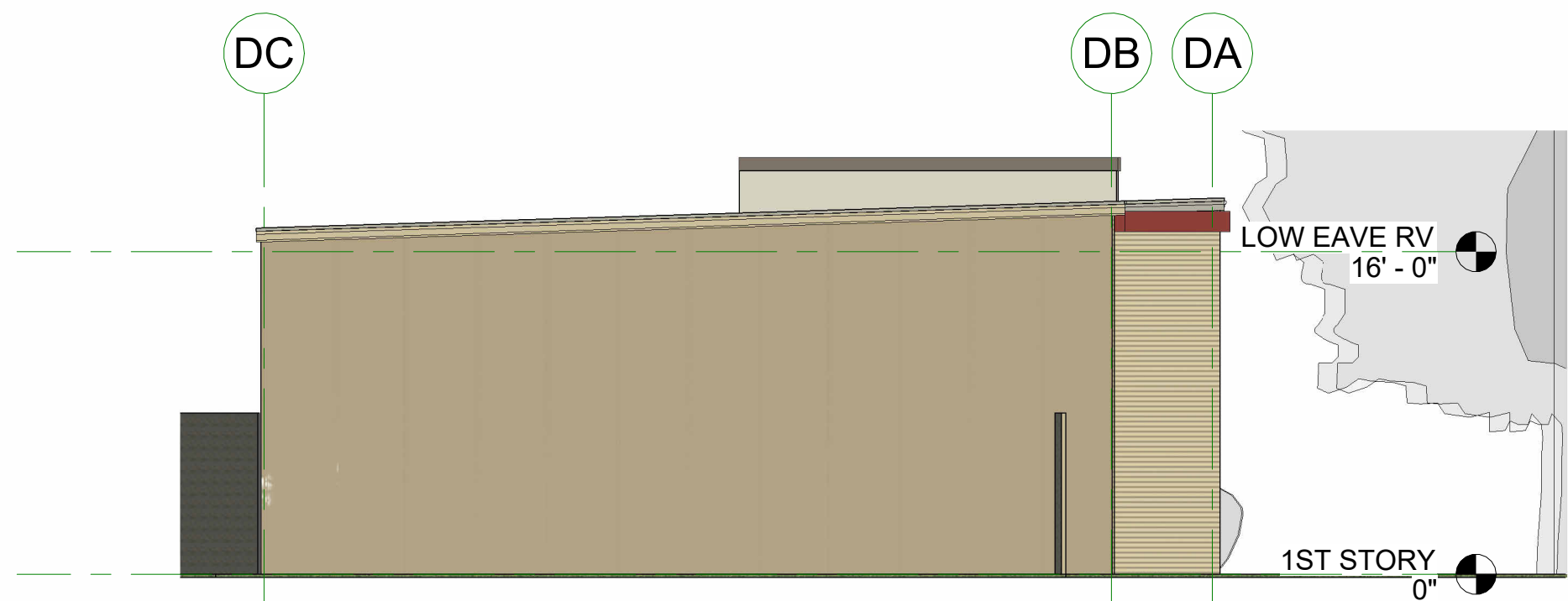
ELEVATIONS

Date: 2025/01/15
Drawn by: SJB
Checked by: SCH
Revisions:

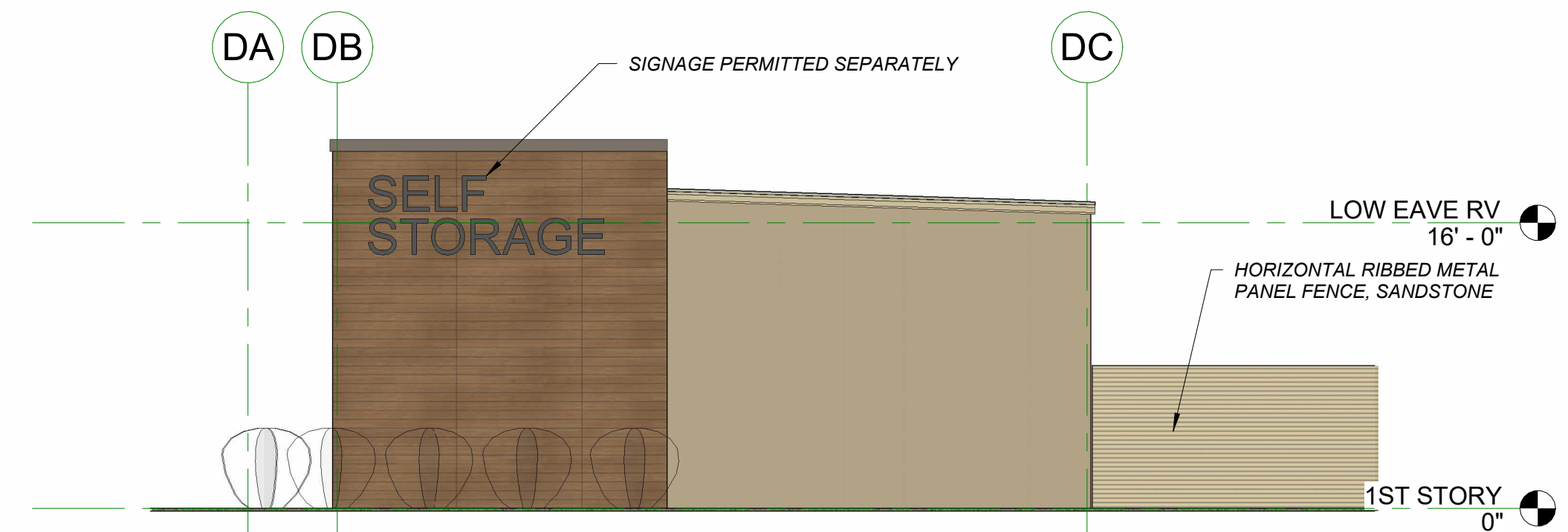
A2.0



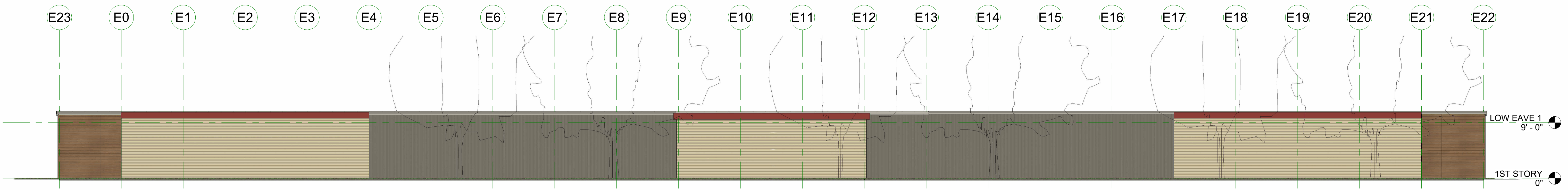
1 BLDG D - WEST ELEVATION
1/8" = 1'-0"



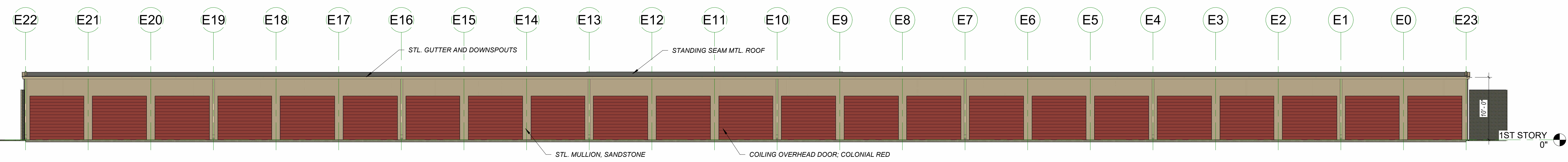
2 BLDG D - NORTH ELEVATION
1/8" = 1'-0"



3 BLDG D - SOUTH ELEVATION
1/8" = 1'-0"

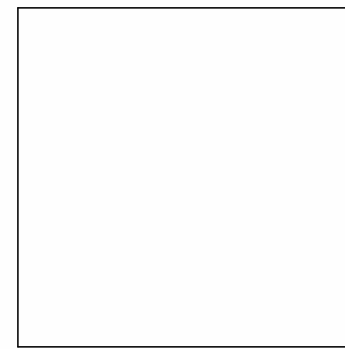


4 BLDG E - SOUTH ELEVATION
1/8" = 1'-0"



5 BLDG E - NORTH ELEVATION
1/8" = 1'-0"

SELF STORAGE - DELAWARE RIDGE
LANSING, KS



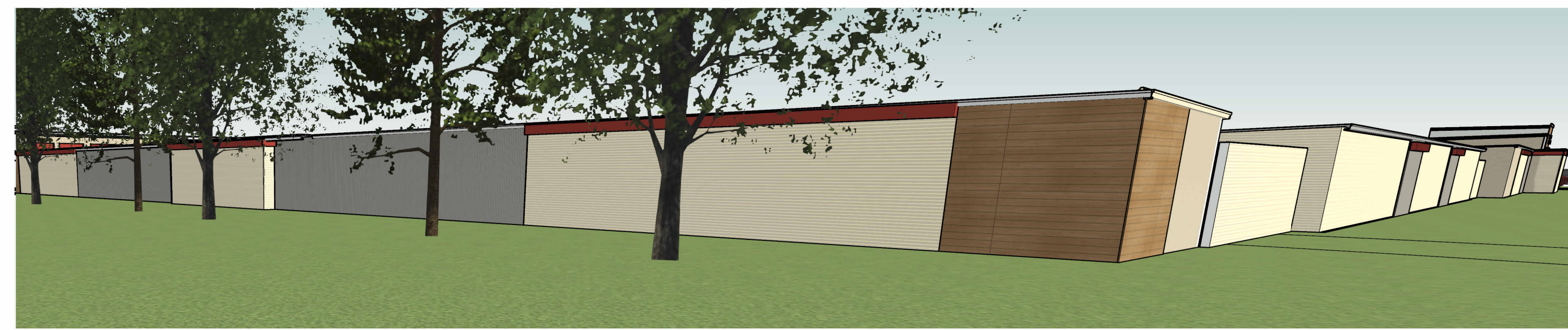
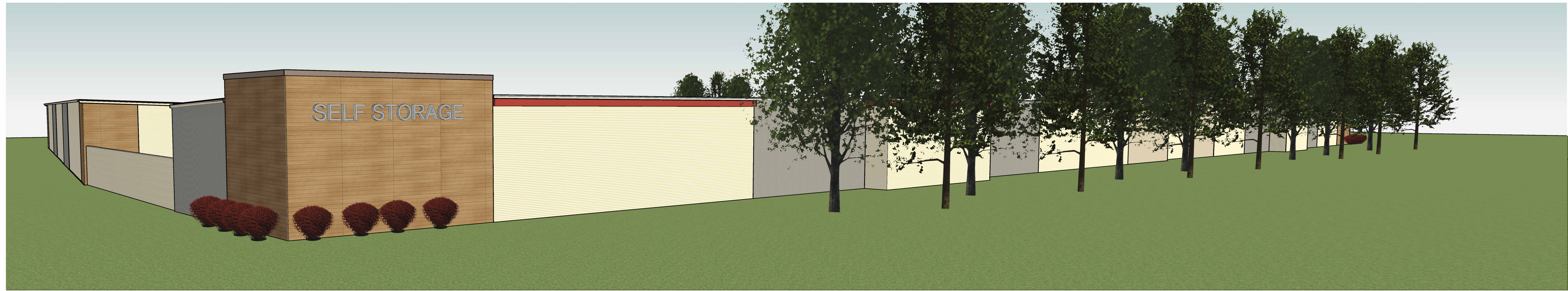
Hernly
ASSOCIATES, INC.
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GRANT ADMINISTRATORS

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785 - 749 - 5806

ELEVATIONS

Date: 2025/01/15
Drawn by: SJB
Checked by: SCH
Revisions:

A2.1



SELF STORAGE - DELAWARE RIDGE
LANSING, KS

Hernly
ASSOCIATES, INC.
ARCHITECTS
PRESENTATION CONSULTANTS
GRANT ADMINISTRATORS

1100 Rhode Island St.
Lawrence, Kansas 66044
785 - 749 - 5806

PERSPECTIVES

Date: 2025/01/15
Drawn by: SJB
Checked by: SCH
Revisions:

A7.0









Delaware Ridge

LANDUSE CONCEPT

11/072024



LEGEND

-  SINGLE-FAMILY (119 Units)
-  TOWNHOME (277 Units)
-  APARTMENT (765 Units)
-  SENIOR LIVING (560 Units)
-  RETREAT FACILITY
-  COMMERCIAL
-  INDUSTRIAL
-  EXISTING BILLBOARDS



P.O. Box 419
15520 Crestwood Dr.
Basehor, KS 66007
913-724-7000 - O
913-724-1310 - F
www.crwidl.com

January 23, 2025

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

Re: Delaware Ridge

Joshua,

Below are comments for the proposed Delaware Ridge in Lansing. 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 plans provided on January 17th, and is providing comments based on the plans provided. We reserve the right to change and/or add additional comments based on additional information.
2. Future development plans, even if conceptual, would be needed to size water mains accordingly.
3. Depending on future 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. The facility shall comply with all federal, state, local, and water district backflow prevention and cross control requirements throughout the entire building. The water district shall be provided access to the facility upon request to conduct a backflow prevention inspection.

Respectfully,

Mike Fulkerson
General Manager

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

2/19/2025

Lansing Planning Commission

Dear Commissioners,

I am writing this letter to express my strong opposition to the proposed rezoning case no. 2025-DEV-001.

First and foremost, the proposed Delaware Ridge Land use concept places a heavy industrial park in the middle of a residential community. When referring to a residential community, I include the current residents, the projected Riverbend Heights project, as well as the projected residences of this proposal. This concept includes four (4) buildings ranging from the size of one (1) football field to the size equivalent of four (4) football field, not including the parking lots, loading zones, and roadways. As seen on attachment A, our property has absolutely no barrier to this portion of the development. After requesting code regulations for industrial builds, I only received a link to the entire codes book. From what I could locate, there is no form of fence or hedge that will block this building from our property.

Noise pollution is another huge concern that does not seem to be adequately considered. The topography of this area and surroundings carries heavily from south to north. We can very clearly hear the Wyandotte shooting range as well as the Kansas Speedway during their race events. If we can clearly hear that noise originating miles away, I cannot imagine the disrupting noise that would exist from a heavy industrial park feet from our residence.

The impact the heavy industrial park would have on our property value is also a large concern. After speaking to two separate real estate agents with two separate agencies, they both agreed it would have a significantly negative impact on our value.

Furthermore, I would like to point out that even though this is only a concept, the fact that they have a sewer manhole in the direct proximity of our alleyway/heeling box of our arena as well as directly behind our equine barn where we also have an animal run proves there was no care or research done to the residence's properties.

This seems in direct conflict with Lansing's own mission statement, **to provide a high quality of life for ALL citizens**. It appears more to provide quality for those

who gain the most from the situation and leave the rest to pick of the pieces and call it for the better good of the community.

Finally, I am deeply concerned with the overall impact of this multi-zone change request and how it would drastically alter the aesthetic of our area. To have so many different uses within one small area seems foolish and completely outside the scope for the area.

In conclusion, my husband and I strongly urge you to reconsider this proposed zoning change. While I believe the need is there for certain proponents of this concept, I also believe this project is simply not the right fit for this area.

Sincerely,

Jessamyn Bucker

Curtis Buckler

13749 McIntyre Road
Leavenworth, KS 66048

Attachment A

Agenda Item 3.



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Delaware Ridge

LANDUSE CONCEPT

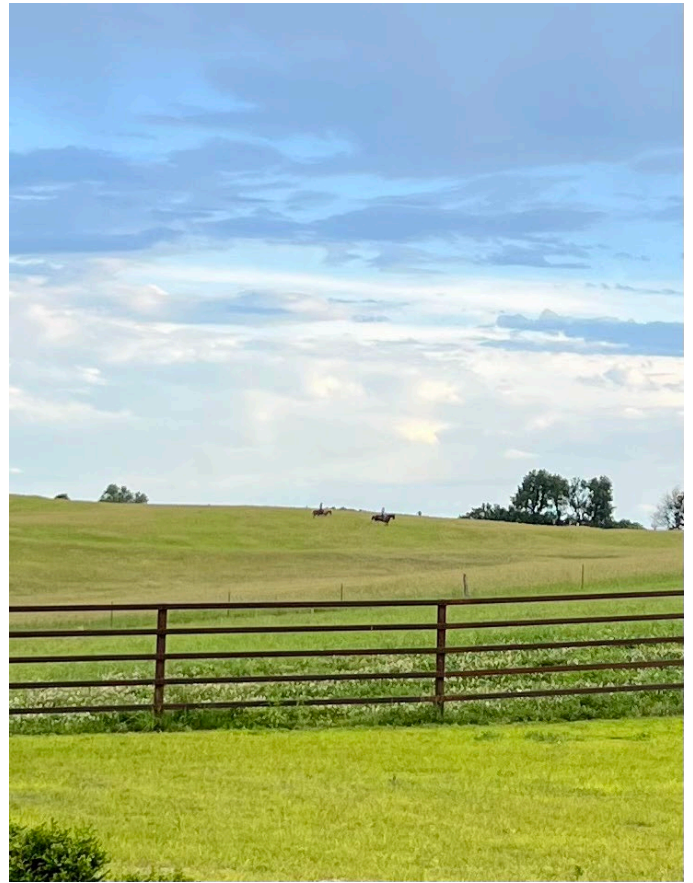
11/072024

LEGEND

- SINGLE-FAMILY (119 Units)
- TOWNHOME (277 Units)
- APARTMENT (765 Units)
- SENIOR LIVING (560 Units)
- RETREAT FACILITY
- COMMERCIAL
- INDUSTRIAL
- EXISTING BILLBOARDS



View from our porch looking south – potential location of Heavy Industrial Park



Arena that they have marked to run a sewer line through as well as have a manhole cover located in the far corner where our cattle return alley is as well as the heel box (for team roping).

