

AGENDA

Lansing Planning Commission Meeting 800 First Terrace, Lansing, Kansas 66043 February 17, 2021 - 7:00 p.m.

Call to Order

Roll Call/Quorum Announcement

1. Approval of Minutes – January 20, 2021, Meeting

Old Business: - None

New Business:

1. **Rezoning Application Case # RZ-2021-2**
00000 N. Main St., Lansing, Kansas

Application submitted by Greenamyre Rentals, Inc., property owner. This application is to rezone the subject parcel from B-3 Regional Business District to R-4 Multi-Family Residential District.

2. **Preliminary Plat Application Case # SDPP-2021-1**
00000 N. Main St. / 00000 Fairlane, Lansing, Kansas

Application submitted by Greenamyre Rentals, Inc., property owner. This application is for a preliminary plat consisting of 1 lot and approximately 3.11 acres. The property is currently zoned B-3 Regional Business District and R-4 Multi-Family Residential District, is made up of two lots, and is related to Item 1 on this Agenda.

3. **Meeting date modification – March Planning Commission**

Due to the Director being out of town during the regularly scheduled March meeting, and the meeting occurring on March 17th (St. Patrick's Day), staff is requesting the meeting be moved back one day, to Tuesday, March 16th, at 7:00 p.m.

Notices and Communications-

Reports - Commission and Staff Members

Adjournment-

Call to Order - The regular monthly meeting of the Lansing Planning Commission was called to order by Vice-Chairman Jake Kowalewski at 7:00 p.m. Also in attendance were Chairman Nancy McDougal and Amy Baker. Chairman Ron Barry joined after the meeting began via ZOOM, and Commissioner Jerry Gies joined via ZOOM before the meeting began. Vice-Chairman Jake Kowalewski noted there was a quorum present.

Approval of Minutes – December 16th, 2020, Regular Meeting – Commissioner Nancy McDougal made a motion to approve the minutes of the December 16th, 2020, meeting, seconded by Commissioner Amy Baker. The motion passed unanimously.

Old Business: - None

New Business:

- 1. Rezoning Application Case # RZ-2021-1: 00000 Centre Drive, Lansing, Kansas**
Application submitted by City of Lansing, property owner. This application is to rezone the subject parcels from PUD Planned Unit Development to B-3 Regional Business District.

Vice-Chairman Jake Kowalewski opened the public hearing at 7:03 p.m.

Dennis and Pat Charest, residents who live at 1 Pulley Hill, Lansing, KS asked what kind of businesses are expected to come under the potential B-3 rezoning. Vice-Chairman Kowalewski stated the type of businesses are unknown at this time, this is an administrative action establishing what businesses can come in, and he asked Community and Economic Development Director Matthew Schmitz for further clarification. Mr. Schmitz answered that B-3 districts allow a variety of businesses that range from big box stores to fast food restaurants. Mr. Schmitz further stated that there is a business development agreement in place for the entire 41-acre property as well as an adjacent property owner (Tom Dobski, proprietor of Leavenworth's McDonalds) for the NW quadrant located at K-7 & West Mary. Within this agreement, there are businesses that would be direct competitors of Mr. Dobski (and McDonalds), that would not be allowed.

Mr. Charest then asked if the City still planned to terrace the hill? Mr. Schmitz answered that "it would depend on what type of site plan was submitted (site plans/engineering plans are required to be submitted to the Planning Commission according to the guidelines set forth in the UDO that was adopted in 2019) and what type of development would take place. Regarding your concern, the west side of the property between West Mary and 4-H is steep, so there will have to be a design plan to terrace or install a wall to make that work."

Mr. Charest stated that he and his wife have lived in their home for roughly 28 years, own quite a bit of surrounding land, and are concerned primarily with safety and privacy. Mrs. Charest asked if there is a restriction on the size of building being built and Mr. Schmitz said he believes it's 3 stories based on fire code and Commissioner Jerry Gies confirmed 3 stories and/or 45' based off the ordinance he was reading from.

Mr. Charest asked if any offers have been put on the table at this point and Mr. Schmitz answered "no, not at this time." Mr. Charest then asked for clarification on the 8 parcels that

are open and whether that means 8 businesses could potentially move in. Mr. Schmitz stated it really depends on what is submitted and whether property lines would need to be adjusted to make development plans work. Mrs. Charest asked if notifications would be sent out to surrounding home/landowners when a new development is being considered and Mr. Schmitz stated that they would receive the same type of notice in the mail that they received for this rezone.

Mary Ryan, lifelong resident who lives at 128 West Kansas St, Lansing, KS said that she has been impacted by the development of Centre Drive and has been happy for the last 10 years since nothing has been built. Ms. Ryan stated initially she was concerned with drainage issues when homes were torn down and land was graded, that she was told would not be an issue but then became an issue and flooded homes on West Kay Street. The problem was fixed, but feels it was a temporary fix and if something were to be built and cement poured, it would create drainage issues again. Ms. Ryan is now concerned about the additional amount of traffic that might develop on Centre Drive, as it is currently a frequented road. Ms. Ryan asked that the future is taken into consideration when the Planning Commission begins reviewing business applications, as she feels potential issues were overlooked in the past that impacted nearby residents. Ms. Ryan asked if the term mixed use dwellings, which is listed under B-3 zoning, would be considered apartments and she is afraid if so, this would cause dense population in a small area. Vice-Chairman Kowalewski reassured her that the City as property owners will make advantageous decisions that benefit the City and mixed dwellings is probably not at the top of the list. Ms. Ryan asked how the City obtained the property as she thought it was privately owned and Vice-Chairman Kowalewski answered that the City purchased the property (unsure of why the seller sold it) for a financially great deal and were able to capitalize on the market. Ms. Ryan also noted that the space could be used for public open spaces, which is currently being done by dog walkers and such, and she feels the City should keep that in mind as well. Ms. Ryan said Lansing has a need for accessible open public spaces and/or parks and would like to see Lansing utilize this space for something of that nature.

Ms. Ryan questioned the next step of this rezoning process after tonight's meeting regarding plats and site plans and if approval needs to come from City Council. Mr. Schmitz answered that rezoning actions move on to City Council approval. He went on to further say that site plans are approved by the Planning Commission and do not need approval from the Council. Both processes still require public notification. There is a 14-day protest period that citizens can address their concerns with the City Council and the City Council can decide whether to approve the rezone request.

Ms. Ryan then asked for clarification regarding why the City wants to rezone from a PUD to a B-3 and what the advantage would be. Vice-Chairman Kowalewski answered it is to benefit the economy and widen the scale for what type of businesses would be developed. Mr. Schmitz added that it makes the property more marketable to developers. Ms. Ryan asked for a direct answer on whether apartment complexes would be developed, and Mr. Schmitz answered it is possible but highly improbable that the City would choose that avenue.

Mrs. Charest asked if any additional side streets would be added. Vice-Chairman Kowalewski answered that tonight's topic is the rezoning of the property and until something is developed, there is no answer on what if any, additional accessibility would be needed.

Craig Gephart, resident at 310 W. Olive St., Lansing, KS stated he would caution the Commission using the term improbable regarding apartments, because he has seen in the past where the City used that term regarding HUD housing and within 2 weeks of a developer going to the State, HUD housing is now Lansing Heights near him. Mr. Gephart said unfortunately there was no push back from the Council, after the public was told this would not be done. Mr. Gephart said he would like to see a development for this area that not only benefits the City, but Lansing residents as well. Mr. Gephart said he supports the idea of retail, but not of apartments/condominiums that can create a new set of problems from a high concentration of people living in one area. Mr. Gephart would like to see fencing and/or protection provided to the current residents in the area. Also, he would like to see erosion/drainage potentials addressed, lighting issues addressed, noise etc. Mr. Gephart would also like to see vegetation in the area to help beautify the City and Vice-Chairman stated this has been addressed in the ordinance to ensure the appropriate trees and vegetation are planted that are beneficial to the City. Mr. Gephart ended with a plea to the Commission to put the current residents in the area at the forefront of the decision-making process to ensure whatever is developed is mutually beneficial and not detrimental to the residents.

Vice-Chairman Kowalewski closed the public hearing at 7:25 p.m.

Vice-Chairman Kowalewski asked for a motion to approve the checklist as a finding of fact for the Rezoning application for 00000 Centre Drive, Lansing, Kansas. Commissioner Nancy McDougal made the motion seconded by Chairman Ron Barry. The motion passes 5-0.

Vice-Chairman Kowalewski asked for a motion to recommend approval, approve with conditions, or recommend disapproval to the Governing Body the Rezoning Application for City of Lansing, KS. Commissioner Jerry Gies made the motion seconded by Commissioner Nancy McDougal. The motion passes with 4-0-1 with Chairman Ron Barry abstaining.

2. Final Plat Application Case # SDFP-2021-1: 1022 E. Mary St, Lansing, Kansas

Application submitted by Mark Linaweaver Trust, property owner. This application is for a final plat consisting of 3 lots and approximately 98.67 acres. The property is currently zoned R-2 Single-Unit Residential District.

Commissioner Nancy McDougal made a motion to approve the checklist as a finding of fact seconded by Commissioner Gies recommending approval subject to conditions as outlined in the staff report. The motion passes 5-0.

3. Final Plat Application Case # SDFP-2021-2: 811 4-H Road, Lansing, Kansas

Application submitted by Lyle and Mary Chadwell Trust, property owners. This application is for a final plat consisting of 4 lots and approximately 154.6 acres. The property is currently zoned A-1 Agricultural District.

Mr. Schmitz asked for clarification from the Commission on the staff report comment regarding access along Gilman Rd for Lots 3 and 4. Harland Russell, with George Butler Associates (GBA), 9801 Renner Boulevard, Ste. 300, Lenexa, KS 66219, introduced himself as the plat preparer and said he asked the question to the staff earlier today and was told the restriction was on the

fact that Gilman Rd. is a collector road and one wouldn't want to have driveway access off a collector road. Mr. Russell further stated the idea would be if Gilman were to be developed in the future, there might be consideration for Lots 2 and 3 to front Gilman Rd and potentially house residential homes. Mr. Russell stated the current intent is not to have them developed but to re plat them as part of the Rock Creek development that is to the South. Mr. Russell would like to see some flexibility in today's thoughts towards the future. Commissioner Gies stated he does not feel the Chadwell's should have any say in the future access of this property because they will no longer be owners of the property. Mr. Russell stated he agrees with Mr. Gies' statement today, however if the re plat never occurs with Rock Creek to the South, then you face the potential of having two buildable lots that would be taxable entities on home sites. Commissioner Gies answered if that happens, then the future homeowners at that time can address their concerns with the City then. Mr. Russell agreed and stated it is nothing of a concern in the present moment.

Mary Chadwell, property owner, stated she agreed also with Commissioner Gies. Public Works Director Michael Spickelmier also added that the intent is to never have rear access to any residential lot, especially off a collector street. Mr. Russell agreed. Ms. Chadwell said at this time there is no need for access off Gilman Rd for those 2 lots and made note that Lot 2 could be accessed from Rock Creek Estates from Canyon Lane and Mr. Schmitz confirmed.

Vice-Chairman Jake Kowalewski asked for a motion to approve, approve with conditions, or disapprove the Final Plat application for Lyle and Mary Chadwell Trust. Commissioner Nancy McDougal made a motion to approve with conditions that the access issues as outlined in the staff report be addressed seconded by Commissioner Amy Baker. The motion passes 5-0.

4. Final Plat Application Case # SDFP-2021-3: 00000 Reagan Drive, Lansing, Kansas

Application submitted by Greenamyre Rentals Inc, property owners. This application is for a final plat consisting of 5 lots and approximately 10.81 acres. The property is currently zoned R-3 Mixed-Density Neighborhood.

Commissioner Gies asked Mr. Schmitz if the sub street North of Lot 4 would go away and Mr. Schmitz answered that in the preliminary plat that area was not shown as right-of-way but was corrected in the final plat to show right-of-way and there is no intention of building anything for public improvement today, it is just to establish right-of-way for the future. Commissioner Gies asked if there would have to be a front yard setback (25') as opposed to 12' as listed on the North side of Lot 4 and Mr. Schmitz agreed since it is a corner lot. Mr. Schmitz added that whatever may develop would need to face Reagan Drive. Jeremy Greenamyre representing Greenamyre Rentals, 2500 S. 2nd Street in Leavenworth, Kansas stated that Lot 4's intention would be uniform to the rest of the cul-de-sac.

Vice-Chairman Kowalewski asked for a motion to approve, approve with conditions, or disapprove the Final Plat application for Greenamyre Rentals, Inc. Commissioner Gies made a motion to recommend approval to City Council with modification as outlined for Lot 4 seconded by Chairman Barry. The motion passes 5-0.

Lansing Planning Commission
Regular Meeting
January 20th, 2021

Notices and Communications- None

Reports - Commission and Staff Members – Mr. Schmitz noted that there was a motion for the City Council to appoint Michael Spickelmier as City Engineer in the next City Council meeting.

Adjournment- Commissioner Nancy McDougal made a motion to adjourn. Commissioner Amy Baker seconded it and it passed by acclamation. The meeting adjourned at 7:47 p.m.

Respectfully submitted,

Debra Warner, Secretary

Reviewed by,

Matthew R. Schmitz, Community and Economic Development Director

A handwritten signature in blue ink, consisting of the letters "MRS" inside a hand-drawn circle.

Project Facts

Applicant

Greenamyre Rentals Inc.

Address

00000 N. Main St.

Property ID

094-19-0-20-03-025.00-0

Zoning

B-3 Regional Business District

Future Land Use

Commercial

Land

48,704.62 SF (1.12 acres)

Requested Approvals

Rezoning



Summary

Greenamyre Rentals Inc., owner of property at 00000 Main St., has applied to rezone the subject property from B-3 Regional Business District to R-4 Multi-Family Residential District. This rezoning, if approved, will allow the property owners to develop additional multi-family housing in this area. A preliminary plat is also on the Agenda for this subject property as well as property to the south.

A public hearing notice was published in the *Leavenworth Times* on January 27, 2021, and the notice was mailed to property owners within 200 feet of the subject property on January 25, 2021.

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.

Complaints / Questions

There have been no residents contact the City on behalf of this rezoning application.

Acknowledgments

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

- Matthew R. Schmitz, M.P.A. – Director, Community & Economic Development

Notice of City Codes

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

Recommendation

Staff recommends that the Planning Commission recommend approval of this rezoning request to the City Council.

APPLICATION FOR REZONING

This is an application for change of the zoning map.

AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

- I. Name of applicant or applicants (owner[s] and/or their agent[s]). All owners of all property requested to be rezoned must be listed on this form.

A. Applicant/Owner Greenamyre Rentals, Inc.

Address 2500 S 2ND ST Leavenworth, KS Phone 913-828-4440

Agent (if applicable) _____

Address _____ Phone _____

(use separate sheet if necessary for additional owners/applicants)

- II. The applicant hereby requests a change of zone from B-3 zoning district to R-4 zoning district for property legally described as (use either metes and bounds or subdivision/block/lot description):

(SEE ATTACHED)

Real Estate Tax Number 094-19-0-20-03-025.00-0

- III. This property is located in : Section 19 Township 9 Range 23

The general location is (use appropriate section):

A. Street Address: _____

B. At the NW (NW, NE, SW, SE) corner of Fairlane Street
(street) and Santa Fe Drive (street) or,

C. On the _____ (N, S, E, W) side of _____ (street)
between _____ (street) and _____ (street).

- IV. I request this change in zoning for the following reasons (do not include reference to proposed uses):

To Allow Continuation of Adjacent R-4 zoning and development of several
Multi-Family Townhomes.

(additional sheets may be used if necessary)

- V. I (We), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (We) realize that this application cannot be processed unless it is completely filled in, is accompanied by an ownership list as required in the instruction sheet, and is accompanied by the appropriate fee.

Owner

Owner

By

By

Authorized Agent (if applicable)

Authorized Agent (if applicable)

OFFICE USE ONLY:

VI. Application received on: _____ (day, month, year)

Application received by: _____

Amount of fee paid: _____

VII. Planning Commission Recommendation: _____

Date: _____

Reasons for recommendation: _____

VIII. Protest Petition filed? _____ Percent of land: _____ %

IX. Governing Body: _____

Date: _____ Vote: _____

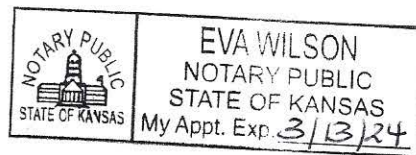
If approved, Ordinance No.: _____ Date of Final Reading _____

AFFIDAVIT

STATE OF Kansas)

COUNTY OF Leavenworth)

§



Comes now Jeremy Greenamyre, 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 plat 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:

4. I certify and affirm that on the date of the application of the attached plat request that only the above individuals or entities have a legal or equitable ownership interest in the property sought to be platted.

FURTHER AFFIANT SAYETH NOT.

/s/

STATE OF Kansas)

COUNTY OF Leavenworth)

§

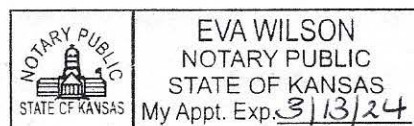
BE IT REMEMBERED that on this 15th day of December, 2024, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came Jeremy Greenamyre, who is personally known to me to be the person who executed the foregoing instrument of writing and such person duly acknowledged executed of same.

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

Eva Wilson

Notary Public

My Appointment Expires: 3/13/24



AFFIDAVIT

City of Lansing
State of Kansas

We, Jeremy GREENAMYRE 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.

Signed and entered this 15 day of DECEMBER, 2020

JEREMY GREENAMYRE 2500 S 2ND ST 913-828-4446
Name Address Phone No.
LEAVENWORTH KS

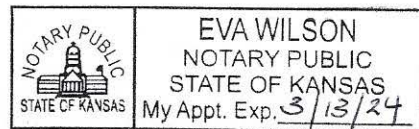
Name Address Phone No.

Subscribed and sworn to before me on this 15th day of December, 2020

Eva Wilson

Notary Public in and for the County of Leavenworth

My Commission Expires: 3/13/24



APPLICATION FOR REZONING
ACCOMPANYING DATA

An application for rezoning shall be accompanied by:

1. A site plan showing the location and uses of buildings on the property.
2. A drawing to scale showing the boundaries of the property, the existing streets and utilities presently serving the property, the proposed new streets and utilities to serve the property, and the dimensions and location of the improvement.
3. A copy of the deed for the owner of record.
4. If an agent is acting for the owner, a notarized document signed by the owner, authorizing the agent to represent him/her.
5. A certified list of the owners of real property located within two hundred (200) feet of the boundary of the property for which rezoning would be authorized. If the property for which the rezoning is requested is adjacent to the city limits, the list must also include the owners of unincorporated property within one thousand (1,000) feet of it.

REZONING CHECKLIST

Checklist Completed by: Matthew R. Schmitz

Case No. RZ-2021-2

Date Filed: December 15, 2020

Date Advertised: January 27, 2021

Date Notices Sent: January 25, 2021

Public Hearing Date: February 17, 2021

MRS

APPLICANT: Greenamyre Rentals, Inc.

LOCATION OF PROPERTY: 00000 N. Main St., Lansing, KS

PRESENT ZONING: B-3

REQUESTED ZONING: R-4

PRESENT USE OF PROPERTY: Undeveloped empty ground

SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | <u>Land Use</u> | <u>Zoning</u> |
|------------------|---|---------------|
| North | Regional Business District (Northwest), Suburban Residential District (Northeast) | B-3, R-1 |
| South | Multi-Family Residential | R-4 |
| East | Light Industrial District | I-1 |
| West | Regional Business District | B-3 |

CHARACTER OF THE NEIGHBORHOOD: The area is well developed on all sides, with Businesses located to the north (Storage Facility) and west (Econolodge Hotel). The area to the east is zoned as Light Industrial but has Apartment homes constructed on the properties. To the south is empty developable ground.

NEAREST EQUIVALENT ZONING:

LOCATION: South

CURRENT USE: Empty developable ground

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts? No

2. Are there substantial reasons why the property cannot be used in accord with existing zoning? Yes If yes, explain: The applicant intends to construct townhomes in this area on the property to the south that is currently zoned R-4. He would like to extend that project to the north to increase the scale of the project, onto the subject property.

3. Are there adequate sites for the proposed use in areas already properly zoned? Not in close proximity to this area. If yes, where? _____

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. **Consistent with Development Policies?** The Comprehensive Plan shows this parcel as Commercial, so this request is not consistent with the Comprehensive Plan.
2. **Consistent with Future Land Use Map?** No. The Future Land Use Map shows this area as Commercial, which it is currently zoned for.
3. **Are Public Facilities adequate?** Yes. All utilities are present and in the area.

TRAFFIC CONDITIONS:

1. **Street(s) with Access to Property:** Fairlane and Santa Fe Dr.
2. **Classification of Street(s):**
Arterial _____ Collector _____ Local X
3. **Right of Way Width:** 60' on Fairlane - 55' currently, proposed to be 60' with submitted preliminary plat for Santa Fe Dr.
4. **Will turning movements caused by the proposed use create an undue traffic hazard?** No
5. **Comments on Traffic:** Traffic in the area will be slightly increased with future development on this property, but there are no concerns about traffic due to this request.

SHOULD PLATTING OR REPLATTING BE REQUIRED TO PROVIDE FOR:

1. **Appropriately Sized Lots?** Platting is underway, although not specifically required to accommodate this zoning modification.
2. **Properly Sized Street Right of Way?** The existing Right of Way along Santa Fe is larger than required. The submitted preliminary plat under separate consideration reduces the width of the ROW to accommodate the planned future development.
3. **Drainage Easements?** Drainage easements are not currently shown for the future project but will be considered under the submitted preliminary plat.
4. **Utility Easements:**
 - Electricity?** There are easements in the area, but additional may be needed via the platting process.
 - Gas?** There are easements in the area, but additional may be needed via the platting process.
 - Sewers?** There are easements in the area, but additional may be needed via the platting process.
 - Water?** There are easements in the area, but additional may be needed via the platting process.
5. **Additional Comments:** N/A

UNIQUE CHARACTERISTICS OF PROPERTY IN QUESTION: None

ADDITIONAL COMMENTS: Rezoning of this property to accommodate this development is not unusual but should be noted by requesting that the Future Land Use Map be updated to reflect this modification, should this be approved by the Planning Commission.

Project Facts

Applicant

Greenamyre Rentals Inc.

Address

00000 N. Main St. /
00000 Fairlane

Property ID

094-19-0-20-03-025.00-0
094-19-0-20-03-021.00-0

Zoning

B-3 Regional Business District
and R-4 Multi-Family Residential
District

Future Land Use

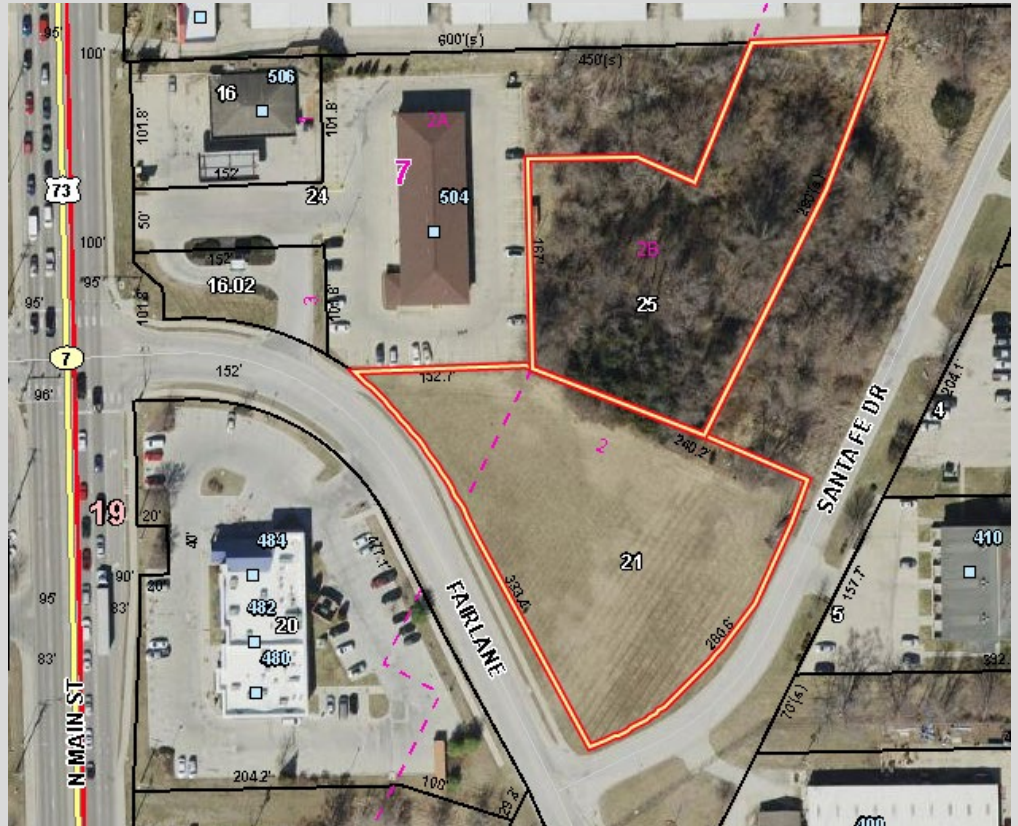
Commercial

Land

135,481 SF (3.11 acres)

Requested Approvals

Preliminary Plat



Summary

Greenamyre Rentals Inc., owner of property at 00000 N. Main St. and 00000 Fairlane, have applied for approval of a preliminary plat for the Santa Fe Townhomes subdivision, which will replat Lot 2, Fairlane Commercial Development & part of Lot 2B Midtown Court Subdivision, 2nd Plat & part of Abandoned Railroad of Santa Fe Subdivision. This preliminary plat, if approved, will allow the property owners to continue the platting process and apply for a Final Plat, subdividing approximately 3.11 acres into a single large lot ("Lot 1"). Lot 1 would be comprised of a private drive providing access to 23 rowhouse units. This application is being reviewed alongside an application to rezone the entire area to R-4, from its current zoning of combined B-3/R-4/former municipal right-of-way.

A review of plat public notice was published in the *Leavenworth Times* on January 27, 2021.

Discussion points from Checklist

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

- Item 7A. – Locations of storm sewers are shown, but sizes of pipes were not included.
- Item 7C. – There are no widths indicated for drainage ways, nor are there easements shown for the drainage ways.
- Item 8G2. – Existing underground utilities are shown, but pipe sizes are not indicated for existing storm sewers. Information is present to identify sizing of sanitary sewers.
- Item 8I. – There are no easements shown for storm sewers, nor for utilities. Public facilities such as the sanitary sewers must be located in easements, and if the storm sewers are to be public facilities, they will also need to be located within easements.

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 provides broad, land use guidance for the City, calling for this area to be "Commercial" on the Future Land Use Map (Map 5, Page 34). However, the significance of this project is less related to land use guidance, and more related to its broader impact on urban design patterns.
 - The preliminary plat combines three properties to establish one 3.11-acre lot. The project is a small-scale infill development, and the combination of these lots does not diminish current or future connectivity for the area. The street network and patterns in this area are already established. Proposed access drives somewhat break up the lot into smaller pieces, however, will be private and designed more as alleys than streets.
- 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 area falls under two zoning categories – R-4 Multi-Family Residential District and B-3 Regional Business District – and there is also a portion of the site that falls within unzoned City right-of-way that will be transferred to the Developer/Owner. This review is subject to the rezoning of the entire proposed Lot 1 to R-4, which will also be reviewed in conjunction with the preliminary plat.
 - Residential rowhouses are an allowable use in R-4. Generally, the proposed platting and layout demonstrates a buildable lot. The "front" is interpreted along Fairlane Street because it provides the nearest entrance to K-7 and will most likely facilitate the highest level of traffic and access. The "side" is interpreted along Santa Fe. Current proposed building layouts conform to the standards of R-4.
- 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.
 - Two phases have been proposed for the project. Generally, the small scale of this project would make phasing a less crucial factor, and the proposal demonstrated a logical and coordinated development approach.
 - Official review by the City's Engineer should ensure major facilities or any proposed amenities are phased logically in conjunction with this plat.

- Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
 - The Public Works Director / City Engineer has reviewed the preliminary plat and associated stormwater study and traffic impact analysis and offered his comments below.
- The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.
 - This project is located in a generally established context and is considered “infill”. Approval of the application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.
- 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:

- Stormwater
 - Staff has outstanding questions about the stormwater impacts, but none that would preclude proceeding with the preliminary plat. Some items may be able to be addressed later when the site plan for the project is brought forward.
 - The developer claims in the Stormwater report that the IHOP development stormwater detention basin was built to accommodate this development with an over detention to create a composite watershed as presented in 2007. If this is the case, then Staff would assume this was approved when the initial development occurred.
 - Staff would like to know the specific impacts to the site from the 25-, 50-, and 100-year storm. The developer claims the existing 24” pipe can handle the 10-year storm but did not specifically address the other events. The subject outflow pipe seems to combine with some additional flow from the other side of Santa Fe, and then discharge into a 15” pipe. Staff would like to better understand the mechanics of this system to ensure that this development does not adversely impact Santa Fe Drive, or the City’s Street Maintenance facility, especially when experiencing events greater than a 10-year occurrence.
- Traffic
 - A Traffic Impact Analysis was provided and reviewed. Staff found no concerns.

Wastewater:

- There are various manholes labeled incorrectly. They have been noted on the attached preliminary plat.

Acknowledgments

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

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

Notice of City Codes

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

Recommendation

Staff recommends that the Planning Commission approve the Preliminary Plat subject to the items contained in this report, so that the applicant may move to Final Plat development and submittal.

APPLICATION FOR PRELIMINARY PLAT

Subdivision No. _____
Date Filed _____

- I. Name of Subdivision Santa Fe Townhomes
- II. General Location North of the Intersection of Fairlane Street and
East Santa Fe Drive
- III. Name of Property Owner(s) GREENAMYRE RENTALS INC.
Address 2500 S 2ND ST LEAVENWORTH, KS Phone 913-828-4440
- IV. Name of Agent (if applicable) _____
Address _____ Phone _____
- V. Name of Surveyor or Engineer MCAFEE HENDERSON SOLUTIONS
15700 COLLEGE BLVD. SUITE 202
Address LENEXA, KS Phone 913-888-4647

SUBDIVISION INFORMATION:

- VI. Gross Acreage of Plat: 3.11 ACRES (135,481 SQ.FT)
- VII. Number of Lots (as currently zoned):
a. Residential 1 LOT R-4
b. Commercial 1 LOT & Unplatted Area B-3
c. Industrial N/A
d. Other N/A
Total Number of Lots 2
- VIII. Minimum Lot Frontage: 60 ft Min. , 1200 ft provided Ft.
- IX. Minimum Lot Area: 10,000 SQ. FT , 3.11 Acres provided Ft.
- X. Existing Zoning: B-3, R-4 COMBINATION
- XI. Lineal Feet of New Street:

| | <u>Street Name</u> | <u>Right-of-Way Width</u> | <u>Length</u> |
|----|-------------------------|---------------------------|------------------|
| a. | <u>E Santa Fe Drive</u> | <u>5</u> Ft. | <u>372.9</u> Ft. |
| b. | _____ | _____ Ft. | _____ Ft. |
| c. | _____ | _____ Ft. | _____ Ft. |
| d. | _____ | _____ Ft. | _____ Ft. |
| e. | _____ | _____ Ft. | _____ Ft. |
| | TOTAL | _____ Ft. | _____ Ft. |

XII. How will installation of improvements be guaranteed? _____

The owner herein agrees to comply with the Subdivision Regulations for Lansing, Kansas, as amended, and all other pertinent ordinances or resolutions of the City, and Statutes of the State of Kansas. It is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds shall be assumed and paid by the owner when billed. The undersigned further states that he/she is the owner of the proposed land for platting.



Owner's Signature

Agent (if applicable)

OFFICE USE ONLY:

Application received on: _____ (Day, Month, Year)

Application received by: _____

Amount of fee paid: \$ _____

Planning Commission Action: _____ Date: _____

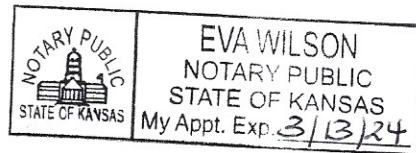
Conditions, if any: _____

AFFIDAVIT

STATE OF Kansas)

COUNTY OF Leavenworth)

§



Comes now Jeremy Greenmyre, 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 plat 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:

4. I certify and affirm that on the date of the application of the attached plat request that only the above individuals or entities have a legal or equitable ownership interest in the property sought to be platted.

FURTHER AFFIANT SAYETH NOT.

/s/

STATE OF Kansas)

COUNTY OF Leavenworth)

§

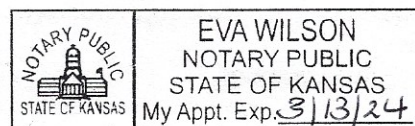
BE IT REMEMBERED that on this 15th day of December, 20 , that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came Jeremy Greenmyre, who is personally known to me to be the person who executed the foregoing instrument of writing and such person duly acknowledged executed of same.

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

Eva Wilson

Notary Public

My Appointment Expires: 3/13/24



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

SANTA FE TOWNHOMES
(Name of Subdivision)

Matthew R. Schmitz
Person Completing Checklist



02-11-2021
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. Six (6) copies of plat have been provided, along with an electronic copy emailed to the Community and Economic Development Department. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Plat shows vicinity map or six (6) 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, Evergy). | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Preliminary grading and drainage plan containing the following is present: | | |
| A. Location and size of storm sewers. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Existing and proposed land elevations and contours. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C. Necessary widths of all open drainage ways. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. PRELIMINARY PLAT CONTAINS: | | |
| A. Proposed name of subdivision (Which does not duplicate or closely resemble existing one.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B. Location of boundary lines of the subdivision. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C. Reference to section of quarter section lines. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D. Names and addresses of the developer, the owner and the engineer or land surveyor who prepared the plat. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E. Legal description of subdivision, including section, township, range, principal meridian, county and acreage. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F. Scale (1" = 100' or larger) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G. EXISTING CONDITIONS: | | |
| 1. Location, width and name of platted streets or other public ways, railroads and utility rights-of-way, parks and other public open spaces and permanent buildings within or adjacent to the proposed subdivision. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. All existing sewers, water mains, gas mains, culverts, or other underground installations, within or adjacent to the proposed subdivision, with pipe size and man-holes, grades and location. | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. | Topography (unless specifically waived) with contour intervals of not more than two feet, referred to City or U.S.G.S. datum; where the ground is too flat for contours, spot elevations shall be provided. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. | Location of water courses, bridges, wooded areas, lakes, ravines and such other features as may be pertinent to the subdivision. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. | Current zoning classification and proposed use of the area being platted. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H. | The general arrangements of lots and their approximate size. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I. | Location and width of proposed streets, alleys, and pedestrian ways and easements to accommodate drainage. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| J. | The general plan of sewage disposal, water supply and drainage. | <input checked="" type="checkbox"/> | <input 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"/> |

Reviewed By WW Dept
02/04/2021 10:56:46 AM
By T Zell

Reviewed By CED
No Comments
02/11/2021 3:37:53 PM
By MRS, CED Director

Preliminary Plat of

SANTA FE TOWNHOMES

A Replat of part of Lot 2, Fairlane Commercial Development & part of Lot 2B Midtown Court Subdivision, 2nd Plat & part of Abandoned Railroad of Santa Fe Subdivision, all being a part of the Northwest 1/4 of Section 19, Township 9 South, Range 23 East City of Lansing, Leavenworth County, Kansas

LEGAL DESCRIPTION:

A tract of land being part of Lot 2, Fairlane Commercial Development, a part of Lot 2B Midtown Court Subdivision, 2ND Plat, and a part of Abandoned Railroad of Santa Fe Subdivision, all being a part of the Northwest Quarter of Section 19, Township 9 South, Range 23 East of the 6th P.M. in the City of Lansing, Leavenworth County, Kansas and being more particularly described as follows:

Beginning at the Northeast corner of Lot 2A, Midtown Court Subdivision, 2ND Plat, a subdivision recorded as plat Document 2020P00013 at the Register of Deeds office of Leavenworth County, said point also being the Northwest Corner of Lot 2B, said Midtown Court Subdivision, 2ND Plat; thence continuing N 88°45'25" E, a distance of 118.22 feet to the Northeast Corner of said Lot 2B; said point also being the Northwest corner of Parcel 2 as described in a Kansas Quit Claim Deed recorded as Document number 2020R09745 at the the Register of Deeds office of Leavenworth County; thence S 68°29'00" E, a distance of 88.51 feet to the West right-of-way line of Santa Fe Drive as now established and as shown on the plats of Santa Fe Subdivision, Jer-Dan Corners Subdivision, and Lansing Light Industrial Park, all subdivisions in Leavenworth County, Kansas; thence Southwesterly along said West right-of-way along a curve to the right and being 55.0 feet West of and parallel with the West lines of Lot 3, said Jer-Dan Corners Subdivision and Lot 1 and Lot 2, said Lansing Light Industrial Park, said curve having an initial tangent bearing of S 21°31'00" W, a radius of 3270.00 feet, a delta angle of 04°45'10", and an arc length distance of 271.25 feet; thence S 26°16'09" W continuing along said West right-of-way being 55.0 feet West of and parallel with the West lines of Lot 3, said Jer-Dan Corners Subdivision and Lot 1 and Lot 2, said Lansing Light Industrial Park, a distance of 93.31 feet to a point on the North line of Lot 2, Fairlane Commercial Development, a subdivision recorded as plat Document 2009P00010 at the Register of Deeds office of Leavenworth County; thence N 63°27'11" W along the North line of said Lot 2, Fairlane Commercial Development, a distance of 13.82 feet to the Northeast Corner of said Lot 2, said point also being on the West line of Santa Fe Drive as now established per said plat of Fairlane Commercial Development; thence S 25°31'50" W along the West right-of-way line of said Santa Fe Drive as now established, a distance of 107.72 feet to a point of curvature; thence Southwesterly along said West right-of-way along a curve to the left having an initial tangent bearing of S 24°55'38" W, a radius of 165.13 feet, a delta angle of 40°03'19", and an arc length of 115.44 feet; thence S 64°22'59" W along said West right-of-way, a distance of 57.50 to the West line of said Lot 2, Fairlane Commercial Development, said line also being the East line of Fairlane Street as now established; thence N 25°37'02" W along the West line of said Lot 2, a distance of 232.74 feet to a point of curvature; thence Northwesterly along said West line of said Lot 2 along a curve to the left having an initial tangent bearing of N 25°37'02" W, a radius of 230.13 feet, a delta angle of 29°20'58", and an arc length of 117.88 feet to the Southeast corner of a portion of a Permanent Right-of-Way Grant as recorded in a document recorded in Book 835, Page 448 at the Register of Deeds office of Leavenworth County, said point also being the South-most Southwest Corner of said Lot 2A, said Midtown Court Subdivision, 2ND Plat; thence N 88°30'24" E along the South line of Lot 2A and in common with the North line of said Lot 2 Fairlane Commercial Development, a distance of 152.75 feet to an inflection point in the South line of said Lot 2A and the North line of said Lot 2, Fairlane Commercial Development; thence S 63°27'11" W along said South line of said Lot 2A, a distance of 3.05 feet to the Southeast Corner of said Lot 2A in common with the Southwest Corner of said Lot 2B, said Midtown Court Subdivision, 2ND Plat; thence N 01°04'45" W along the West line of said Lot 2B, a distance of 162.94 feet; thence N 88°38'53" E along the West line of said Lot 2B, a distance of 77.92 feet to a point on the East line of Lot 2, Midtown Court Subdivision; thence S 63°07'28" E along the West line of said Lot 2B, a distance of 50.04 feet; thence N 20°22'03" E along the West line of said Lot 2B, a distance of 121.48 feet, to the Point of Beginning, containing 135,481.22 Sq. Ft.

NOTES:

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

REFERENCES:

- PLAT OF MIDTOWN COURT SUBDIVISION, 2ND PLAT, DOC. NO. 2020P00013
- PLAT OF MIDTOWN COURT SUBDIVISION, BOOK 11, PAGE 36.
- PLAT OF FAIRLANE COMMERCIAL DEVELOPMENT, DOC. NO. 2009P00010, BOOK 2B, PAGE 79
- PLAT OF SANTA FE SUBDIVISION
- TITLE COMMITMENT PROVIDED BY:
FILE NUMBERS: TX0014487
EFFECTIVE THROUGH: FEBRUARY 5, 2020 @ 8:00 A.M
KANSAS SECURED TITLE, INC. - LEAVENWORTH
360 SANTA FE STREET
LEAVENWORTH, KANSAS 66048

GENERAL SITE DATA:

GROSS AREA: 135,481 SQ. FT. - 3.11 ACRES
EXISTING ZONING:

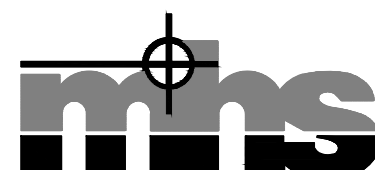
LOT 2B, MIDTOWN COURT AND REMAINDER
B-3 - REGIONAL BUSINESS DISTRICT
MINIMUM LOT SIZE = 10,000 S.F
MINIMUM LOT WIDTH = 60 FEET
MINIMUM SETBACKS:
FRONT: 30 FEET
SIDE: 0 FEET
REAR: 20 FEET

LOT 2, FAIRLANE COMMERCIAL
R-4 - MULTI-FAMILY RESIDENTIAL DISTRICT
MINIMUM LOT SIZE = 10,000 S.F
MINIMUM LOT WIDTH = 60 FEET
MINIMUM SETBACKS:
FRONT: 25 FEET
SIDE: 10 FEET
REAR: 30 FEET

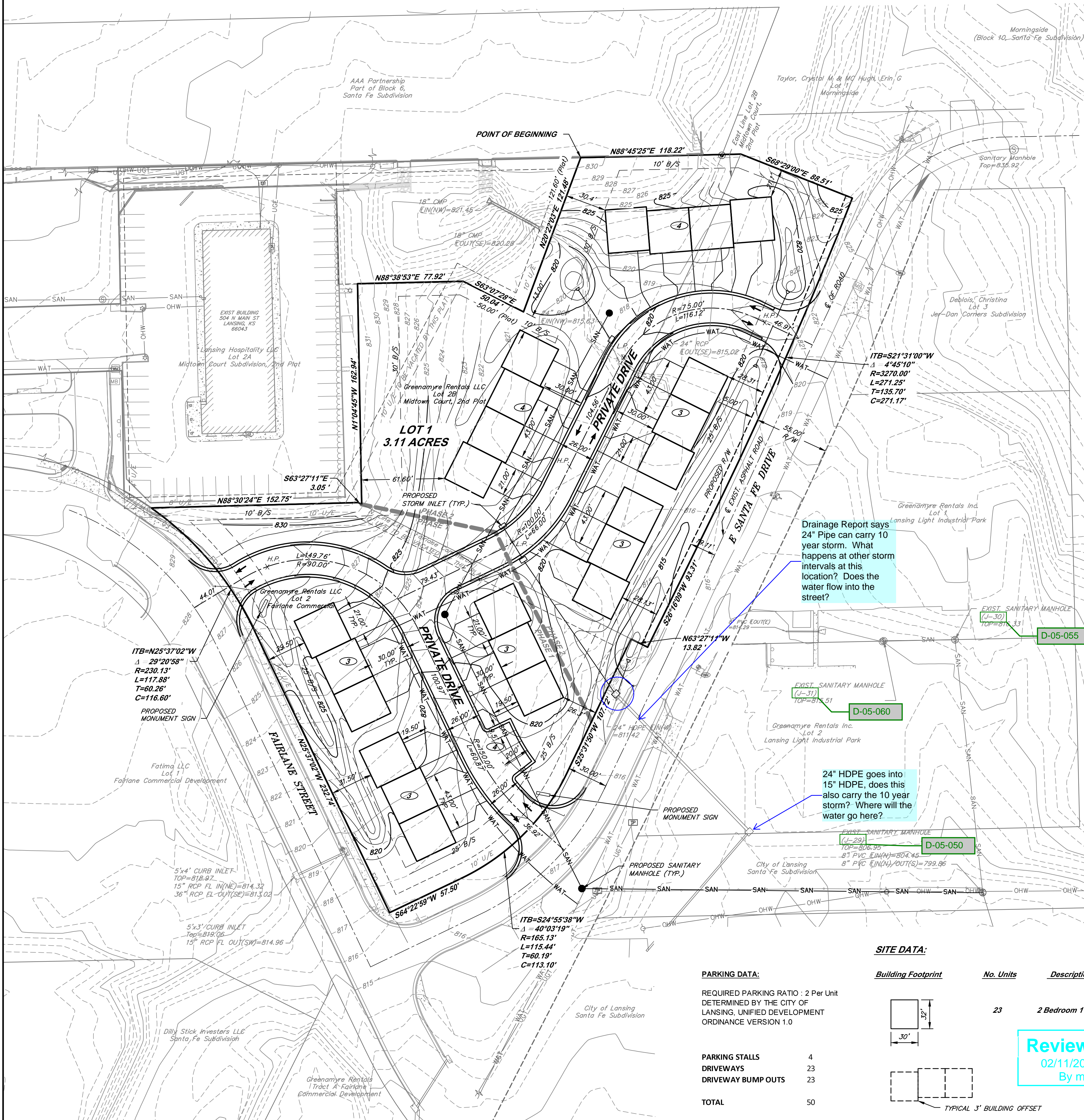
PROPOSED ZONING:

R-4 - MULTI-FAMILY RESIDENTIAL DISTRICT
MINIMUM LOT SIZE = 10,000 S.F
MINIMUM LOT WIDTH = 60 FEET
MINIMUM SETBACKS:
FRONT: 25 FEET
SIDE: 10 FEET
REAR: 30 FEET

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



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



SITE DATA:

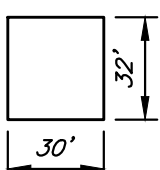
Building Footprint

No. Units

Description

23

2 Bedroom 1 Bath Unit



TYPICAL 3' BUILDING OFFSET

PARKING DATA:

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

PARKING STALLS 4
DRIVEWAYS 23
DRIVEWAY BUMP OUTS 23
TOTAL 50



December 17, 2020

Mike Spickelmier
Director of Public Works
City of Lansing Kansas
730 First Terrace
Lansing, Kansas 66043

**RE: Stormwater Drainage Analysis - Santa Fe Townhomes
Lansing, Kansas**

Dear Mr. Spickelmier:

This analysis summarizes existing drainage studies and incorporates proposed improvements regarding the proposed Santa Fe Townhomes site, a portion of the Fairlane Commercial Development, located northwest of the intersection of Fairlane Street and Santa Fe Drive. Stormwater studies were completed in March 2007 and September 2007 for the AAA Storage Facility and Fairlane Commercial Property developments, respectively.

The existing Santa Fe Townhomes site is undeveloped and zoned as a Regional Business District. The proposed Santa Fe Townhomes development will include construction of up to 23 townhomes and 745 LF of private access drives. The associated proposed zoning is categorized as a Multi-Family Residential District.

EXISTING CONDITIONS

The proposed Santa Fe Townhomes site, highlighted in Figure 1, receives pipe flow from the existing detention pond serving the storage facility and hotel to the northwest and open ditch flow from the single-family residences located northeast on Santa Fe Drive. The entire property flows to the east, where it enters the enclosed storm system through a 24-inch HDPE pipe that crosses Santa Fe Drive. Previous stormwater studies and detention pond construction were undertaken with the commencement of development of the Fairlane Commercial District, which includes the properties south of Fairlane Drive bordered by Santa Fe Drive and Main Street and the 2.4-acre property northwest of the Fairlane and Santa Fe intersection. The detention basin serving the Fairlane Commercial District is located southwest of the Fairlane and Santa Fe intersection.

Figure 1: Site Location Map



SUMMARY OF EXISTING STUDIES

Fairlane Commercial – Storm Water Drainage Study – September 11, 2007, MHS

This study designed mitigation for the development of the Fairlane Commercial Development which includes 6.5 acres located both north and south of Fairlane Drive. The northern acreage consists of 2.4 acres that are now part of the proposed Santa Fe Townhomes site. The Fairlane Commercial Development was determined to require a detention facility to control peak flows to a rate equivalent or less than the undeveloped site. The detention facility was constructed southwest of the intersection of Fairlane Street and Santa Fe Drive.

In this report, the northern drainage area that now encompasses a portion of the Santa Fe Townhomes site is referred to as drainage area P-5. Refer to Figure 2, attached, for a map of associated drainage areas. The study assumes drainage area P-5 would develop as a commercial property with nearly 100% impervious area.

The stormwater management design over-detained runoff from the properties south of Fairlane Drive to allow stormwater from the property north of Fairlane Street to bypass the detention pond and release directly to the storm system. A summary of the developed release rates from drainage area P-5 entering the 24-inch HDPE pipe crossing Santa Fe Drive can be found in Table 1.

Table 1: Calculated Peak Runoff Rates from DA P-5

| Drainage Area | Acreage | Impervious Area (%) | C | Peak Runoff Rate 10-Year (cfs) | Peak Runoff Rate 25-Year (cfs) | Peak Runoff Rate 100-Year (cfs) |
|---------------|---------|---------------------|-----|--------------------------------|--------------------------------|---------------------------------|
| P-5 | 2.4 | 100 | 0.9 | 15.7 | 20.0 | 27.5 |

The detention pond constructed with the Fairlane Commercial Development is designed to over-detain runoff. In all design storms, the proposed release rates leaving the Fairlane Development site toward Santa Fe Drive in the fully developed condition are far less than the release rates of the undeveloped site. Total reductions in flow reaching Santa Fe Drive in the fully developed condition compared to the undeveloped site condition varies from a 37% reduction in the 10-Year storm to 52% in the 100-Year storm. Table 2 below includes fully developed release rates as designed for the Fairlane Commercial Development property.

Table 2: Release Rates from Total Fairlane Commercial Development Property Build-Out

| Design Storm | Allowable Release from Developed Site (cfs) | Proposed Flows Bypassing Detention Facility (cfs) | Release Rate from Detention Facility SW Fairlane and Santa Fe Dr (cfs) | Total Release Rate from Fairlane Development (cfs) | Total Reduction of Flow (cfs) |
|--------------|---|---|--|--|-------------------------------|
| 10-Year | 77.75 | 19.60 | 36.29 | 49.22 | 28.5 |
| 25-Year | 99.08 | 24.98 | 41.17 | 57.52 | 41.6 |
| 100-Year | 136.56 | 34.42 | 45.63 | 65.78 | 70.8 |

AAA Storage – Storm Water Drainage Study – March 28, 2007, MHS

This study proposed improvements to the existing detention basin located northwest of the site. The detention mitigates increased runoff due to the development of the AAA Storage Facility and Econo Lodge hotel. Detention pond release rates, as designed, to outlet to the proposed Santa Fe Townhomes site are summarized in Table 3.

Table 3: Peak Runoff Rates Exiting Existing Detention Facility

| Design Storm | Peak Runoff Rate (cfs) | Notes |
|--------------|------------------------|------------------------------|
| 10-Year | 11.9 | Through 18" CMP Outlet Pipe |
| 25-Year | 13.4 | Through 18" CMP Outlet Pipe |
| 100-Year | 14.8 | Through 18" CMP Outlet Pipe* |

* The earthen emergency spillway is designed to convey the 100-Year storm in the event the primary outlet is blocked.

PROPOSED IMPROVEMENTS

The analysis of the proposed site improvements was conducted using the Rational Method as stated in APWA Section 5602.2, 2011 edition, for 10-year, 25-year, and 100-year rainfall frequencies for the proposed conditions. Composite runoff coefficients were calculated for each drainage area based on the amount of pervious and impervious land. For purposes of this study the following runoff coefficients were used:

$$C_{\text{Pervious}} = 0.30$$

$$C_{\text{Impervious}} = 0.90$$

Improvements to the fully developed site will include the construction of up to 23 townhomes. The existing enclosed storm system at the eastern property line of the proposed Santa Fe Townhomes site will be extended northwest to capture runoff from both the proposed private drives and the existing outlet of the storage unit detention basin. Stormwater from the open ditch parallel to Santa Fe Drive will be routed through the site in open channels and enter the enclosed system through an area inlet. The site will be graded to allow for safe passage of the 100-Year storm above-grade if the enclosed system were to be incapacitated. Existing drainage patterns will be maintained with development. Table 4 tabulates peak flows from the site. The attached Figure 3 delineates drainage areas associated with the site.

Table 4: Peak Runoff Rates from Santa Fe Townhomes Entering the Enclosed Storm System Crossing Santa Fe Drive

| Drainage Area | Acreage | Impervious Area (%) | C | Peak Runoff Rate 10-Year (cfs) | Peak Runoff Rate 25-Year (cfs) | Peak Runoff Rate 100-Year (cfs) |
|----------------------------------|---------|---------------------|------|--------------------------------|--------------------------------|---------------------------------|
| Modified P-5 | 4.21 | 46 | 0.58 | 18.0 | 22.9 | 31.5 |
| OFF-1 | 0.58 | 35 | 0.51 | 2.18 | 2.79 | 3.83 |
| OFF-2 (Detention) | 5.5 | - | - | 11.9 | 13.4 | 14.8 |
| Total Drainage to Santa Fe Drive | 10.29 | - | - | 32.1 | 39.1 | 50.1 |

In comparison to the Fairlane Commercial Development storm study (2007), the proposed Santa Fe Townhomes improvements increase the total study area by 1.8 acres, however the nature of residential development versus the previously assumed commercial development maintains a similar total impervious area within the study area. The previously studied 2.4-acre drainage area (P-5) assumed development of nearly 100% impervious surface. The modified 4.2-acre drainage area will include 46% impervious cover. As summarized in Table 5 below, the increase in study area included in the Fairlane Commercial Development between the 2007 study (2.4 acres) and the current proposed development (4.2 acres) results in an increase in the runoff of 2.3 cfs in the 10-Year storm and 4.0 cfs in the 100-Year storm at the 24-inch HDPE crossing below Santa Fe Drive. This increase in design storm flows within the capacity limits of the receiving pipe and will not result in an adverse impact of conveyance of the 10-year design flows.

Table 5: Comparison of Peak Runoff Rates from Fairlane Development Property North of Fairlane Drive (DA P-5 vs. DA P-5 Modified) Entering the Enclosed Storm System Crossing Santa Fe Drive

| Drainage Area | Acreage | Impervious Area (%) | C | Peak Runoff Rate 10-Year (cfs) | Peak Runoff Rate 25-Year (cfs) | Peak Runoff Rate 100-Year (cfs) |
|---------------|---------|---------------------|------|--------------------------------|--------------------------------|---------------------------------|
| 2007 P-5 | 2.4 | 100 | 0.9 | 15.7 | 20.0 | 27.5 |
| Modified P-5 | 4.21 | 46 | 0.58 | 18.0 | 22.9 | 31.5 |
| Δ | 1.8 | - | - | 2.3 | 2.9 | 4.0 |

Table 6 below includes fully developed release rates as designed for the Fairlane Commercial Development property as modified to include the additional 1.8 acres of the Santa Fe Townhomes site. The total reduction of flow comparing the fully developed condition to the undeveloped condition is 34% in the 10-Year event and 49% in the 100-Year event. Therefore, mitigation of peak flows for the Santa Fe Townhomes site will be provided by the existing Fairlane Commercial Development detention pond.

Table 6: Modified Release Rates from Total Fairlane Commercial Development Property Build-Out

| Design Storm | Allowable Release from Developed Site (cfs) | Proposed Flows Bypassing Detention Facility (cfs) | Release Rate from Detention Facility SW Fairlane and Santa Fe Dr (cfs) | Total Release Rate from Fairlane Development (cfs) | Total Reduction of Flow (cfs) |
|--------------|---|---|--|--|-------------------------------|
| 10-Year | 77.75 | 21.9 | 36.29 | 51.5 | 26.3 |
| 25-Year | 99.08 | 27.9 | 41.17 | 60.4 | 38.7 |
| 100-Year | 136.56 | 38.4 | 45.63 | 69.8 | 66.8 |

CONCLUSIONS AND RECOMMENDATIONS

The proposed Santa Fe Townhomes site should be considered a revision of the Fairlane Commercial Development as defined by the Storm Water Drainage Study submitted in 2007. The inclusion of the site as an expansion to the existing drainage study does not result in adverse effects downstream due to the over-detained nature of the existing Fairlane Commercial Development detention basin located southwest of the intersection of Fairlane Street and Santa Fe Drive. The existing detention basin controls flows leaving the Fairlane Commercial Development to Santa Fe Drive to well below the undeveloped condition flow rate for each analyzed design storm. Therefore, the 4.0 cfs increase of runoff in the 100-Year storm caused by increasing the drainage area of the Fairlane Commercial Development property northwest of Fairlane and Santa Fe and constructing the proposed townhomes does not increase the fully developed Fairlane Commercial Development peak flow to a value greater than the undeveloped peak flow rate of 136.6 cfs.

No additional mitigation to control peak flow rates of the Santa Fe Townhomes site is necessary due to the proximity and capacity of the existing Fairlane Commercial Development detention pond. In the fully developed condition, peak flow rates to Santa Fe Drive from the Fairlane Commercial Development, including the entirety of the Santa Fe Townhomes site will result in a decrease of peak flows in all design storms comparing developed and undeveloped conditions. The capacity of the existing 24-inch HDPE pipe crossing Santa Fe Drive was also analyzed and will be sufficient in conveying the developed 10-Year storm runoff from the site.

Please feel free to contact us with any questions regarding this analysis by phone at 913-888-4647 or by email.

Sincerely,



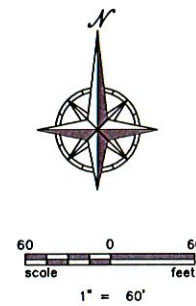
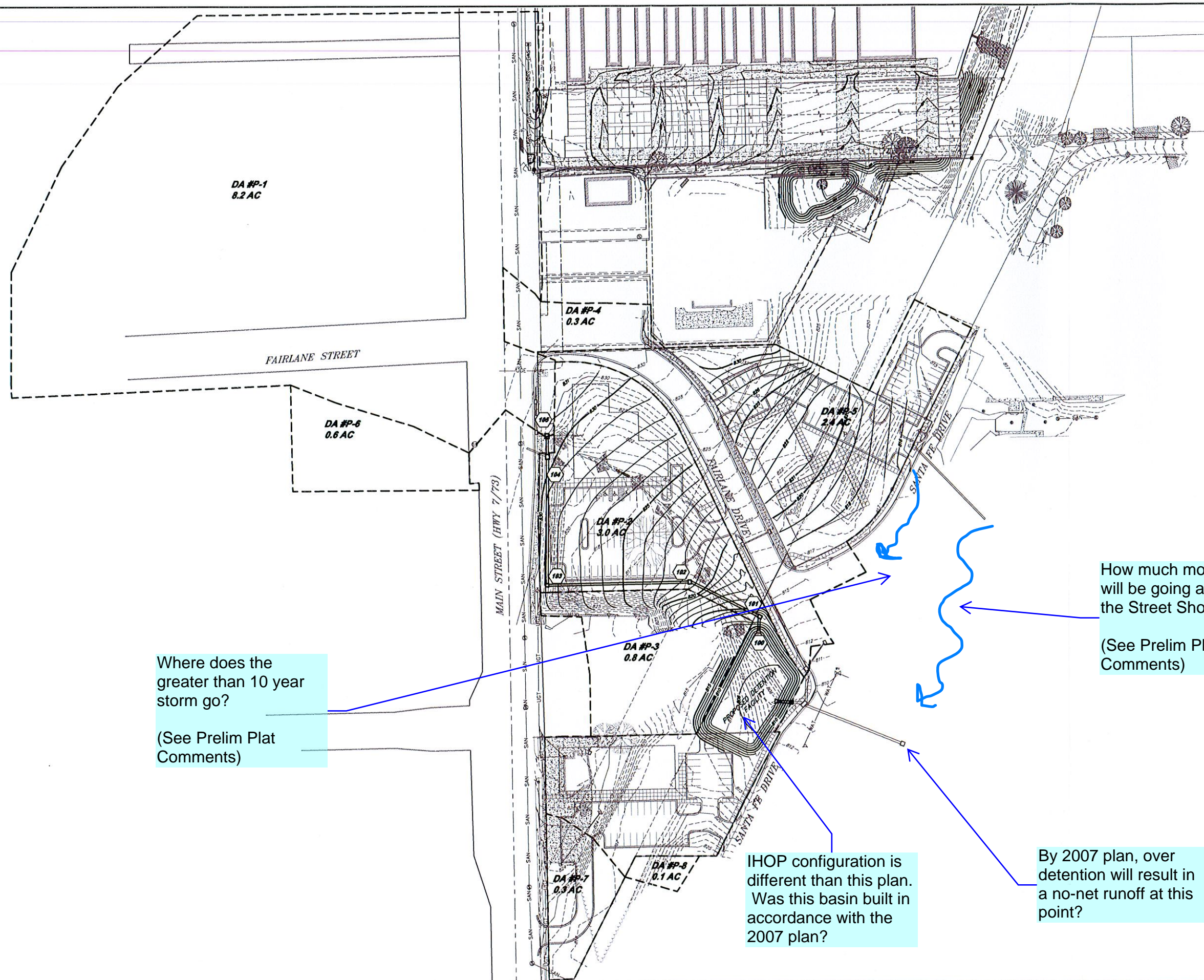
Matt Henderson, PE
McAfee Henderson Solutions Inc.
matt.henderson@mhs-eng.com

Reviewed By PW
02/11/2021 3:13:02 PM
By mspickelmier

Enclosures:

1. Fairlane Commercial Development Drainage Area Map (2007)
2. Santa Fe Townhomes Drainage Area Map (2020)

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FAIRLANE COMMERCIAL
PROPOSED DRAINAGE MAP
FIGURE 2

| | |
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| Date: | 6/15/07 |
| Designed: | MFS |
| Drawn: | MFS |
| Checked: | MDH |
| Approved: | |
| Proj. No. | 2007.059 |
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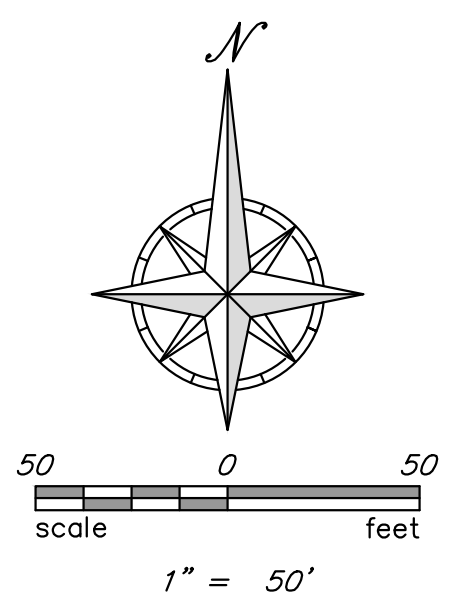
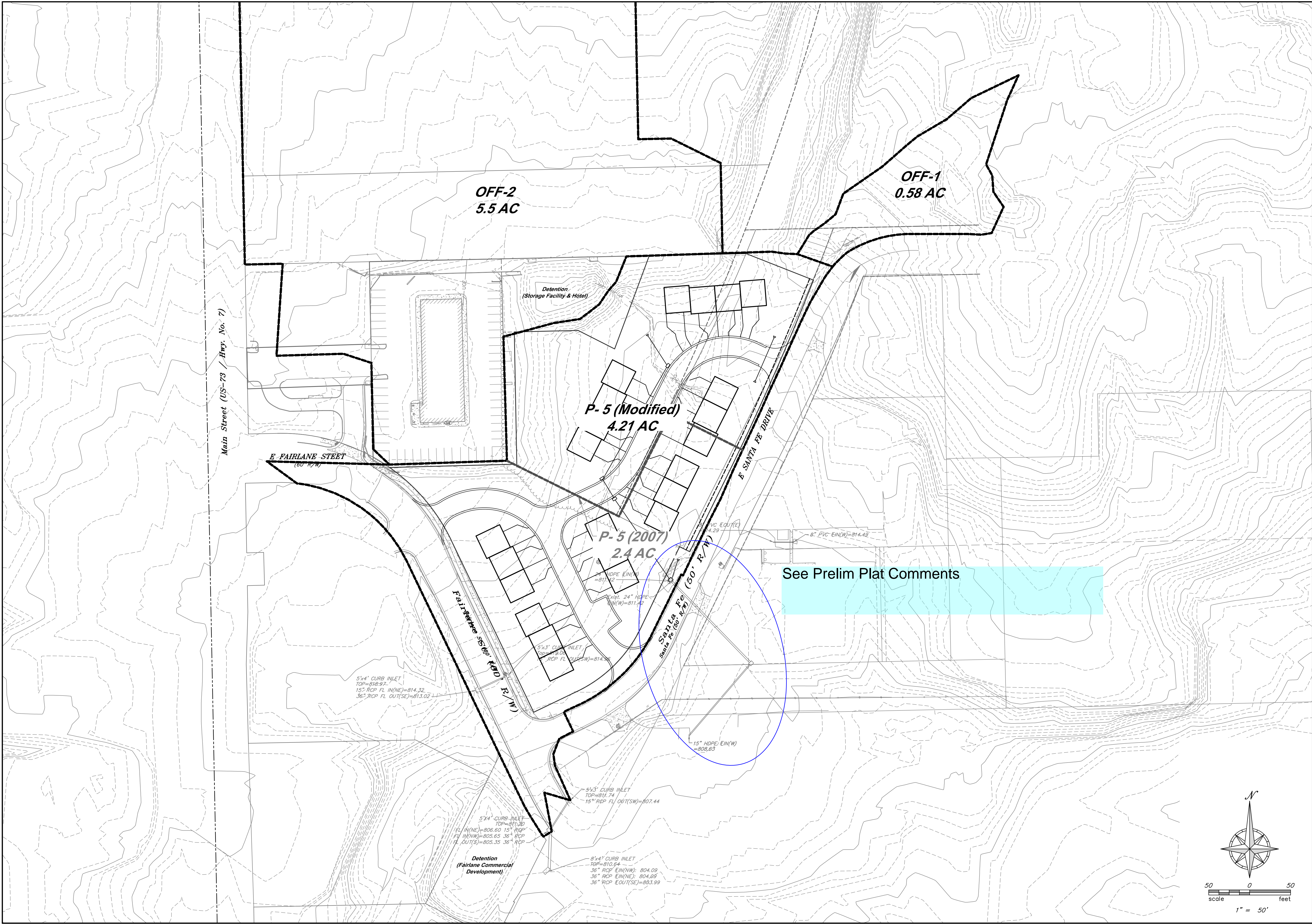
FIG. A-2

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Plotted at: Dec 18, 2020 - 10:47am



SANTA FE TOWNHOMES
PROPOSED DRAINAGE MAP
FIGURE 3

Date: 12/16/20
Designed: EJD
Drawn: EJD
Checked: BRE
Approved: MDH
Proj. No. 19-060-004

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December 18, 2020

Mike Spickelmier
Director of Public Works
City of Lansing Kansas
730 First Terrace
Lansing, Kansas 66043

**RE: Traffic Impact Analysis - Santa Fe Townhomes
Lansing, Kansas**

This study provides an assessment of traffic generation associated with proposed development of the Santa Fe Townhomes site located at the northwestern quadrant of the intersection of East Fairlane Street and East Santa Fe Drive. The analysis considers the increase in traffic exiting and entering the site on the adjacent Fairlane Road, a collector street, and Santa Fe Drive, a local street.

The existing site is undeveloped and zoned as a Regional Business District. The proposed Santa Fe Townhomes development will include construction of up to 23 townhomes with an associated parking at a ratio of two parking spaces per unit. The associated proposed zoning is categorized as a Multi-Family Residential District. Vehicular traffic will enter and exit the site from three private entrances, one exiting onto Fairlane Street and two onto Santa Fe Drive.

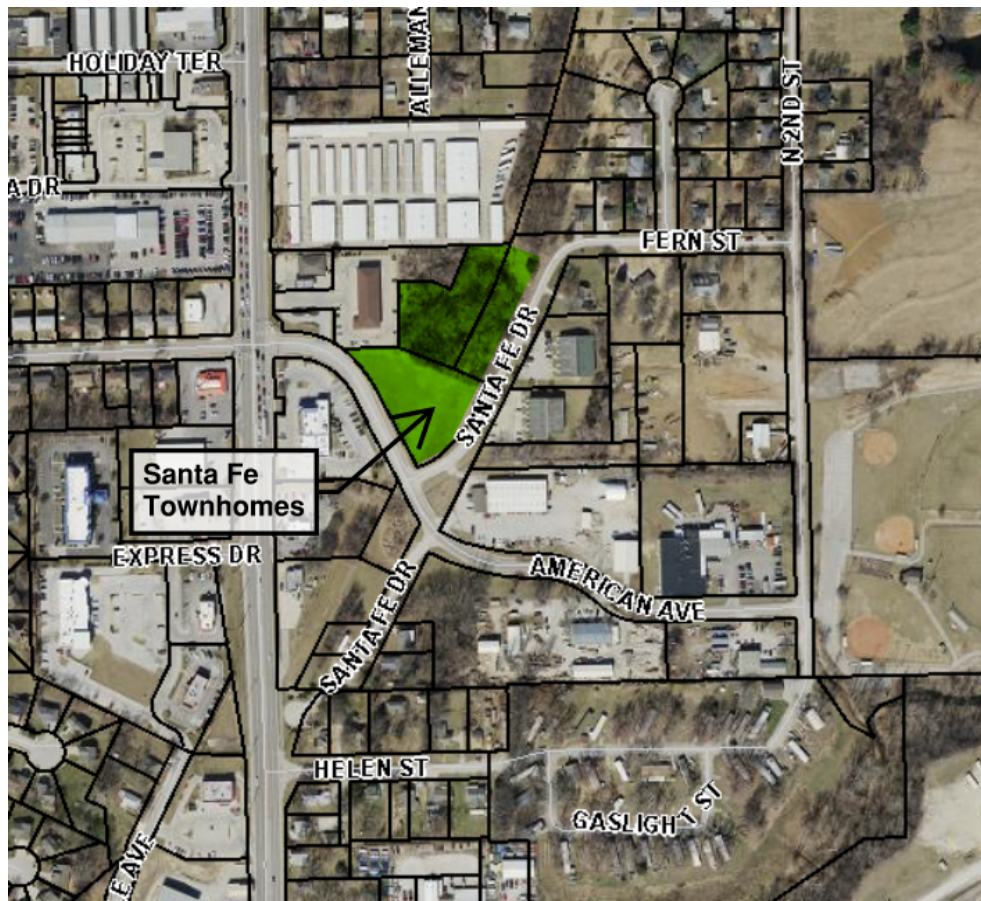
EXISTING CONDITIONS

The current site, highlighted in Figure 1, is undeveloped and bordered by businesses to the west and south, industrial uses to the east, and single-family residences to the northeast.

The Fairlane Street and Santa Fe Drive intersection is a stop controlled "T" intersection. The through street, Fairlane Street, is a two-lane collector with a signed speed limit of 25 mph. Fairlane Street intersects Main Street/K-7, the City's major arterial, at a signalized intersection 530 feet north of the intersection with Santa Fe Drive. Fairlane Street terminates to the east at 2nd Street, 0.2 mile east of Santa Fe Drive. North of the Fairlane Street intersection, Santa Fe Drive is a two-lane local road with a signed speed limit of 20 mph. A detailed study of the Main Street/K-7 corridor was conducted in 2014 by Burns & McDonnell and is included in the Lansing Comprehensive Plan. The

report concluded that the Main Street/ K-7 corridor had capacity for planned future growth through 2030.

Figure 1: Site Location Map



PROPOSED TRIP GENERATION

Proposed trips generated by the Santa Fe Townhomes development were calculated using methodology outlined in *Trip Generation* and the *Trip Generation Handbook*, 10th edition, published by the Institute of Transportation Engineers.

Improvements to the fully developed site will include the construction of 23 two-bedroom townhomes, each with parking for two vehicles. Access to the site will be provided by three entrances, one accessing Fairlane Street and two accessing Santa Fe Drive. The entrance on Fairlane Street will be aligned with an existing restaurant entrance to the south and will be located 220 feet south of the signalized intersection at Main Street/K-7. The entrances serving Santa Fe Drive will be staggered with existing driveways.

The site is anticipated to generate additional residential traffic in relation to the total number of proposed dwelling units. The anticipated trips generated for the peak weekday morning and evening hours were determined by the *Trip Generation Handbook*. In the peak morning and evening hours, 14 and 17 vehicles respectively will enter or exit the fully developed townhome complex. Table 1 totals the anticipated trips generated by the development for both peak conditions.

Table 1: Proposed Trip Generation

| Land Use | Time Reference | Independent Variable | Generation Rate (/ Var.) | Variable | Total Generated Trips | Add. Entering | Add. Exiting |
|--------------------------------------|-----------------------------------|----------------------|---------------------------|--------------|-----------------------|---------------|--------------|
| Multifamily Housing (Low-Rise) (220) | Weekday AM Peak Hour of Generator | Dwelling Units | $\ln(T)=0.94\ln(X)-.29$ | 23 dwellings | 14 | 4 | 10 |
| Multifamily Housing (Low-Rise) (220) | Weekday PM Peak Hour of Generator | Dwelling Units | $T = 0.66(X)+1.41$ | 23 dwellings | 17 | 10 | 7 |

Traffic generated by the fully developed Santa Fe Townhomes site is anticipated to contribute a negligible traffic volume increase at the intersection of Fairlane Street and Main Street during the intersection's peak hour. Additional traffic will not impact the function of the left turn lane for westbound Fairlane Street traffic approaching the traffic signal.

Trips generated for the future Santa Fe Townhomes development are anticipated to be distributed equally to each of the three future private entrances that provide access from Fairlane Street and Santa Fe Drive. Overall, a total of seven vehicles (4 entering, 3 exiting) is the greatest traffic a single private entrance experiences during the weekday evening peak hour. Developed traffic counts are summarized in Figures 2 and 3.

CONCLUSIONS AND RECOMMENDATIONS

This traffic impact study analyzed the effects of increased traffic generated by the Santa Fe Townhomes development. Congestion through the Fairlane Street corridor east of Main Street is not anticipated and increased traffic volumes will be minimal relative to the adjacent roadway volumes. Furthermore, the addition of 10 westbound vehicles during the peak morning hour will not result in adverse impacts to the function of the traffic signal at the intersection of Main Street and Fairlane Street. Based on the above analysis, no mitigation measures are necessary for the development of the Santa Fe Townhomes site.

Please feel free to contact us with any questions regarding this analysis by phone at 913-888-4647 or by email.

Sincerely,



Matt Henderson, PE
McAfee Henderson Solutions Inc.
matt.henderson@mhs-eng.com

Reviewed By PW
02/11/2021 3:20:28 PM
By mspickelmier

APPENDIX A

TRAFFIC VOLUME FIGURES

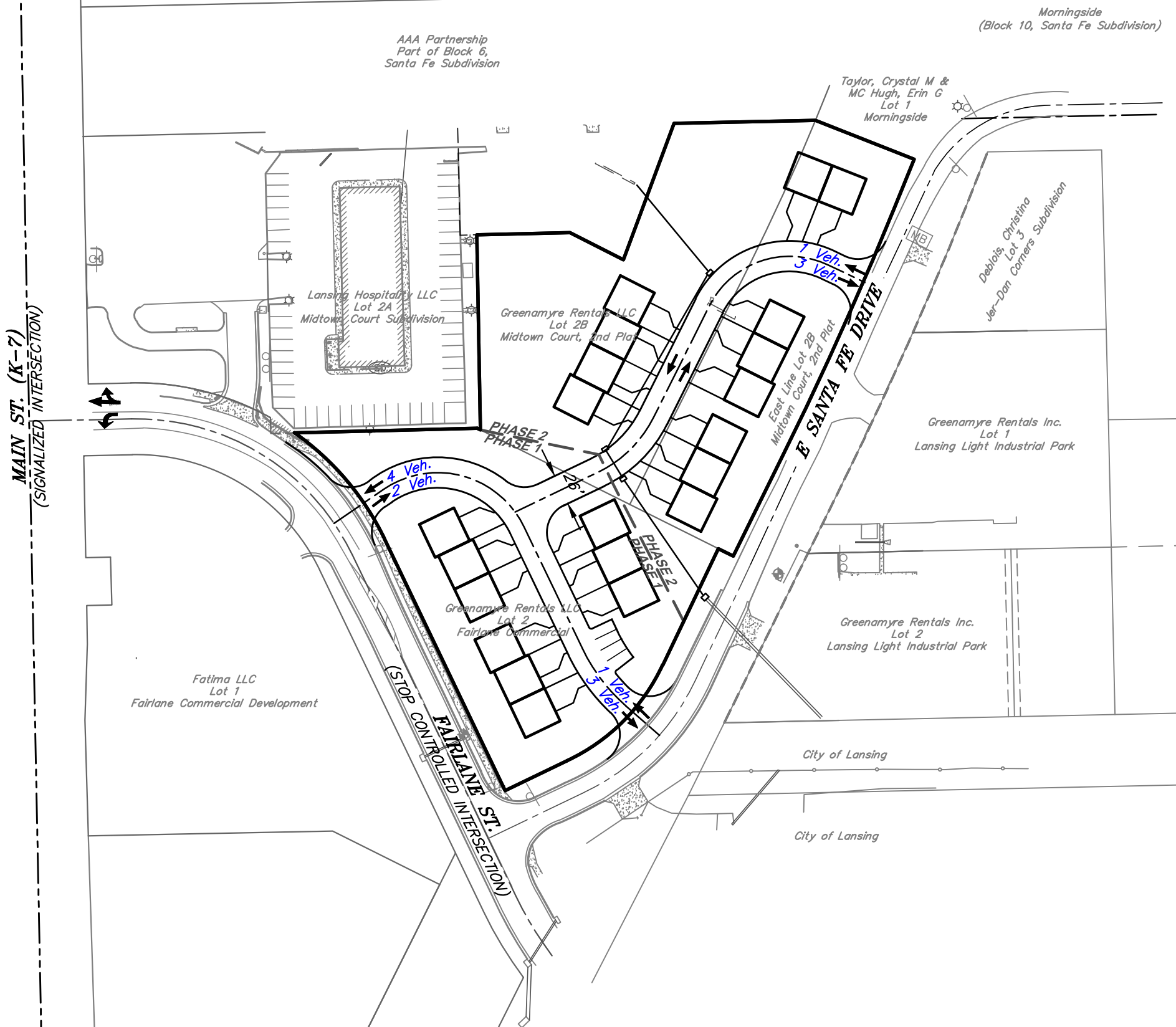


FIGURE 2
SANTA FE TOWNHOMES
AM PEAK HOUR TRAFFIC GENERATION



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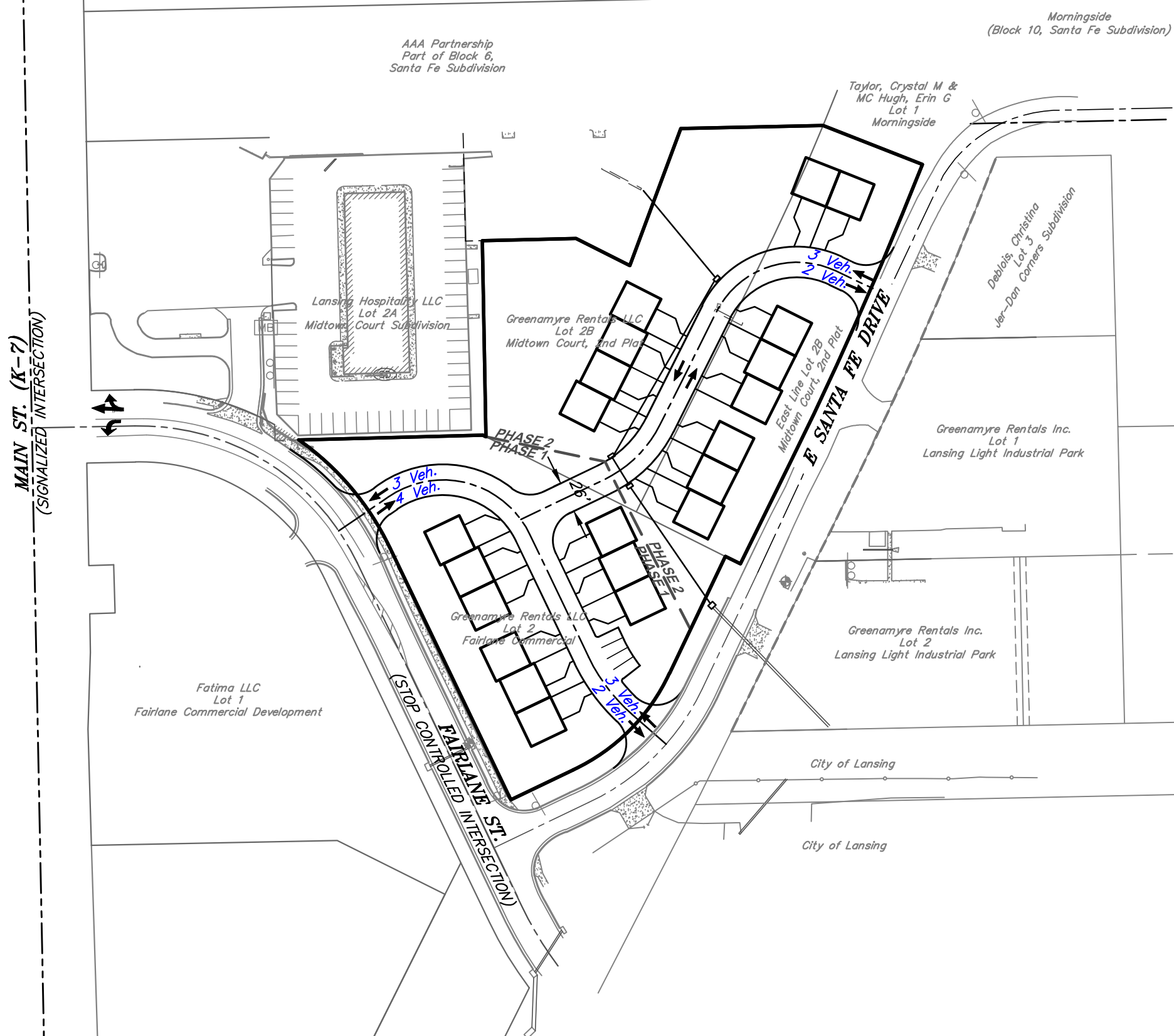


FIGURE 3
SANTA FE TOWNHOMES
PM PEAK HOUR TRAFFIC GENERATION



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APPENDIX B

TRIP GENERATION REFERENCE

Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 35
Avg. Num. of Dwelling Units: 146
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.67 | 0.41 - 1.25 | 0.14 |

Data Plot and Equation

