REZONING
APPLICATION PROCEDURES

For

THE UNICORPORATED AREA OF
LEAVENWORTH COUNTY, KANSAS

A PRE-APPLICATION CONFERENCE IS REQUIRED PRIOR TO SUBMITTAL OF ANY APPLICATION

DEADLINE: All application materials shall be submitted by application deadline as indicated on the current Planning Commission Schedule and Deadlines form.

ALL APPLICATION FEES ARE NON-REFUNDABLE

For more information contact:
Leavenworth County Department of Planning and Zoning
300 Walnut, Suite 212
Leavenworth, Kansas 66048
pz@leavenworthcounty.gov
913-684-0465

REZONING PROCEDURES

APPLICANT RESPONSIBILITIES: Omission of any of the following items may delay the review and processing of the application.

A. A complete application form (Attachment A)
B. Legal Description (current deed) of the property.
C. Payment of application fee. Make check payable to Leavenworth County Planning and Zoning Department.
D. Owner Authorization Form if not the legal owner of the property (Attachment B).
E. Site Plan (one physical copy along with one digital copy)
F. Applicant or applicant's representative must attend the Planning Commission and Board of County Commissioner's Hearing.

FOR ADDITIONAL REQUIREMENTS, PLEASE REFER TO THE *LEAVENWORTH COUNTY ZONING & SUBDIVISION REGULATIONS,* WHICH INCLUDES THE FOLLOWING ARTICLES APPLICABLE TO REZONE APPLICATIONS.

1. Article 17 - Planned Unit Developments
2. Article 27 - Site Plan
3. Article 31 – Amendments
4. Any other applicable Regulations.

DEADLINE: See Planning Commission Schedule and Deadlines form.

PLANNING DEPARTMENT PROCEDURES

Public Hearing: The Planning Department will schedule a hearing at a Planning Commission meeting, which is responsible for hearing the Rezoning request.

Posting of Sign: The Planning Department will post a sign on the property prior to the date of the public hearing. After the sign has been posted, the Applicant is responsible to maintain the sign, as placed by the Planning Department, until one day after the case has been approved or denied by the Board of County Commissioners.

Newspaper Publication: The Planning Department will publish the Legal notice of the public hearing 20 days prior to the date of public hearing.

Letter of Notification: The Planning Department will mail notices of the public hearing, to all property owners within 1,000 feet (Unincorporated area) and 200 feet (Incorporated area) of the subject property at least 20 days prior to the public hearing.

Protest Period: See KS Statute 12-757.

Board of County Commission – The Board of County Commission will hear the recommendations of the Planning Commission and issue a decision to either accept the rezoning, deny the rezoning, or remand the case back to the Planning Commission for further study.

GOLDEN FACTORS
CONSIDERATION CRITERIA FOR REZONINGS AND SPECIAL USE PERMITS

When the Planning Commission and Board of County Commissioners are considering a rezoning or special use permit request, the Commissioners analyze eight factors when making their decision. The factors, as established by the Kansas Supreme Court, are as follows:

1. The Character of the Neighborhood;
2. The zoning and uses of nearby property;
3. The suitability of the subject property for the uses to which is has been restricted;
4. The extent to which removal of the restrictions will detrimentally affect nearby property;
5. The length of time the subject property has remained vacant as zoned;
6. The relative gain to the public health, safety and welfare by the destruction of the value of a complaining party's property as compared to the hardship imposed upon the individual landowner if the rezoning is not approved;
7. Conformance of the requested change to the Comprehensive Plan; and
8. The recommendation of professional staff.

REZONING APPLICATION

Leavenworth County Planning Department
300 Walnut, St., Suite 212
County Courthouse
Leavenworth, Kansas 66048
913-684-0465

Office Use Only

Township: _____ Date Received: _____
Planning Commission Date _____
Case No. _____ Date Paid _____
Zoning District _____ Comprehensive Plan Land Use Designation _____

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)
NAME Western Meadowlark DevCo LLC	NAME Tailgate Ranch Company
ADDRESS 712 Main Street Suite 3100	ADDRESS 8235 Nall Ave
CITY/ST/ZIP Houston, TX 77002	CITY/ST/ZIP Prairie, KS 66208
PHONE 602-338-7662	PHONE 816-835-3000
EMAIL abilyeu@cloverleafinfra.com	EMAIL johnlongan01@gmail.com
CONTACT PERSON Aaron Bilyeu	CONTACT PERSON John Longan

PROPOSED USE INFORMATION

Proposed Land Use Technology Campus/Data Center
Current Zoning PC, PR-2, PR-3 Requested Zoning PUD
Reason for Requesting Rezoning Establish a primary development plan to support the delevopment of data centers, technology research and development facilities, public utility and services, and accessory uses.

PROPERTY INFORMATION

Address of Property 16680 222 Nd St, Tonganoxie, KS, 66086 + 222 Nd St, Tonganoxie, KS, 66086 + 16408 222 Nd St, Tonganoxie, KS, 66086 + 21580 Hemphill Rd, Tonganoxie, KS, 66086 + Hemphill Rd, Tonganoxie, KS, 66086
Parcel Size 620.7 acres
Current use of the property Residential/Agricultural
Present Improvements or structures N/A
PID 1952100000003000, 1952100000004000, 1982800000001000, 1982800000003000

I, the undersigned am the ***(owner), (duly authorized agent)***, (***Circle One***) of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for rezoning as indicated above.

Signature _____ Date 8-14-26

ATTACHMENT A

OWNER AUTHORIZATION

I/WE John Longan, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 14 day of August, 2026, make the following statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

   See Attachment "A" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Western Meadowlark DevCo LLC (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, see property addresses above (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of the applicant in the application process.

3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.

4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

John M Longan
Owner

Owner

STATE OF KANSAS
COUNTY OF ~~LEAVENWORTH~~ Johnson

The foregoing instrument was acknowledge before me on this 14th day of August, 20___,
by John Longan.
My Commission Expires: 12/11/2028

RICHARD P CLARKE JR
Notary Public - State of Kansas
My Appt. Expires 12/11/2028

Notary Public

ATTACHMENT B

SUBJECT	ISSUED BY	EFFECTIVE DATE	REVISION
Professional Review Fees Reimbursement	Board of County Commissioners	11.25.2020	1.0

A. PURPOSE:

Leavenworth County has recently experienced significant increases in growth and development within the unincorporated areas of the County. As such, the County has obtained outside consulting services in order to effectively and efficiently review development applications. These services have proven to be effective and necessary to the orderly and safe development of Leavenworth County. Due to the increase in developments and the magnitude of many of these developments, the County has incurred significant review fees which have been paid out of the Planning and Zoning Budget and the Public Works Budget. The intention of this policy is to continue to provide quality reviews of development applications while holding the developer/applicant responsible for costs incurred which are greater than $2,500.

B. POLICY:

Development applications submitted to the Planning and Zoning Department shall be assessed an application fee per the adopted Fee Schedule. The application fee is intended to account for the public notification process, initial Staff review and writing of the Staff Report. The applicant shall be responsible for the cost of the Professional Review Fees whenever the fees exceed
$2,500.

C. PROCEDURES:

Upon submittal of an application the developer shall pay an application fee. The developer should expect to incur additional fees if the development has unusual conditions that warrant extensive engineering review or is a subdivision with an internal roadway. The applicant will be responsible for paying all incurred fees (over $2,500) prior to the application for development being executed. Further, in the event an applicant does not pay the fees, the County shall accept no further development applications from said applicant until all delinquent fees have been paid.

Effective 11.25.2020

BOCC Chairman – Doug Smith

11.25.2020
Date of Adoption

PROPERTY TAX VERIFICATION

DEV-_____

I/WE, John Longan, as owners of the following real property, see property addresses above, acknowledge that I/we have read and understand the following statement:

Any property owner wishing to apply for a Special Use Permit, Home Occupation License or to rezone their property must be current on property taxes for the property in question and have no delinquent tax payments in Leavenworth County.

Owner

Owner

8-14-26
Date

Date

Treasurer's Office Approval

Property Owner Name: _____

Address of Property: _____

PID: _____

Property Taxes Paid In Full? ☐ Yes ☐ No

_____
Treasurer's Office Representative Name

_____
Signature

_____
Date

REZONING
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For

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3. The suitability of the subject property for the uses to which is has been restricted;
4. The extent to which removal of the restrictions will detrimentally affect nearby property;
5. The length of time the subject property has remained vacant as zoned;
6. The relative gain to the public health, safety and welfare by the destruction of the value of a complaining party's property as compared to the hardship imposed upon the individual landowner if the rezoning is not approved;
7. Conformance of the requested change to the Comprehensive Plan; and
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REZONING APPLICATION

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Leavenworth, Kansas 66048
913-684-0465

Office Use Only

Township: _____ Date Received: _____
Planning Commission Date _____
Case No. _____ Date Paid _____
Zoning District _____ Comprehensive Plan Land Use Designation _____

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)
NAME Western Meadowlark ProjectCo LLC	NAME Heather Nicole Reisig Trust
ADDRESS 712 Main Street Suite 3100	ADDRESS PO Box 920
CITY/ST/ZIP Houston, TX 77002	CITY/ST/ZIP Tonganoxie, KS 66086
PHONE 602-338-7662	PHONE (785) 491 - 2206
EMAIL abilyeu@cloverleafinfra.com	EMAIL hreisig355@gmail.com
CONTACT PERSON Aaron Bilyeu	CONTACT PERSON Heather Nicole Reisig

PROPOSED USE INFORMATION

Proposed Land Use Technology Campus/Data Center
Current Zoning PC Requested Zoning PUD
Reason for Requesting Rezoning Establish a primary development plan to support the delevopment of data centers, technology research and development facilities, public utility and services, and accessory uses.

PROPERTY INFORMATION

Address of Property 16408 222nd St, Tonganoxie, KS 66086
Parcel Size 9.69 acres
Current use of the property Residential
Present Improvements or structures 1 residential home + ancillary structures
PID 195-21-0-00-00-004.01-0

I, the undersigned am the ***(owner)***, ***(duly authorized agent)***, ***(Circle One)*** of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for rezoning as indicated above.

Signature _____ Date 8/17/2026

ATTACHMENT A

OWNER AUTHORIZATION

I/WE Heather Nicole Reisig, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 17 day of August, 2026 make the following statements, to wit:

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2. I/We the undersigned, have previously authorized and hereby authorize Western Meadowlark ProjectCo LLC (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, 16408 222nd St, Tonganoxie, KS 66086 (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of the applicant in the application process.

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IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

HReisig
Owner

Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 17 day of Aug, 2026, by HEATHER Nicole Reisig.
My Commission Expires: 02/05/29

NOTARY PUBLIC - State of Kansas
TAKISHA DERRITT
My Appt. Exp. 02/05/29

Notary Public

ATTACHMENT B

SUBJECT	ISSUED BY	EFFECTIVE DATE	REVISION
Professional Review Fees Reimbursement	Board of County Commissioners	11.25.2020	1.0

A. PURPOSE:

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Effective 11.25.2020

BOCC Chairman – Doug Smith

11.25.2020
Date of Adoption

PROPERTY TAX VERIFICATION

DEV-_____

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Owner

Owner

8/17/2026
Date

Date

Treasurer's Office Approval

Property Owner Name: _____

Address of Property: _____

PID: _____

Property Taxes Paid In Full? ☐ Yes ☐ No

_____
Treasurer's Office Representative Name

_____
Signature

_____
Date