



City of Lawrence
Douglas County

PLANNING & DEVELOPMENT SERVICES

Item 14 a and 14 b

A-3-1-11 Annexation - approximately 69 ac.

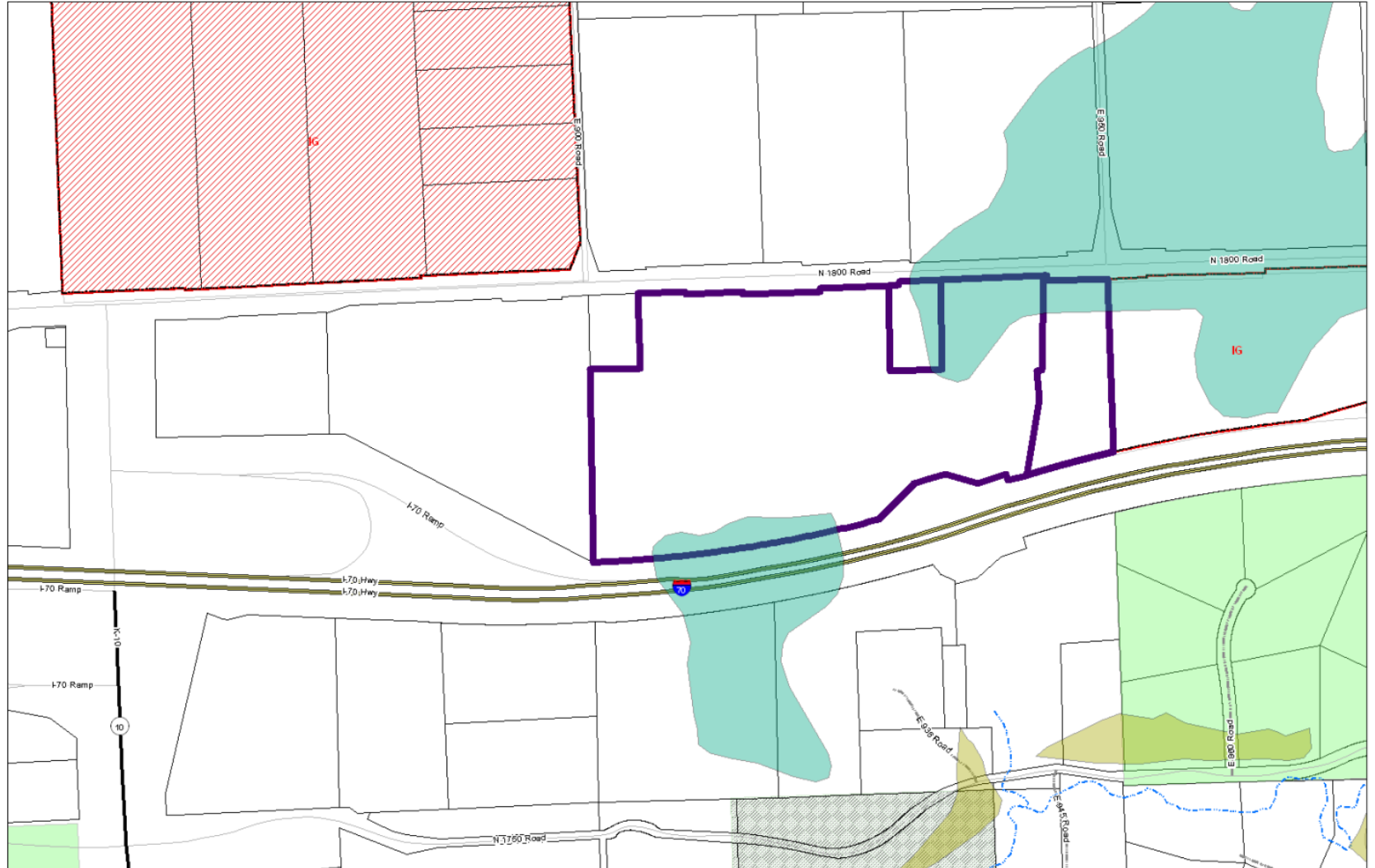
Z-3-8-11; A to IG

May 25, 2011



A-3-1-11 / Z-3-8-11

Subject Property





A-3-1-11 / Z-3-8-11

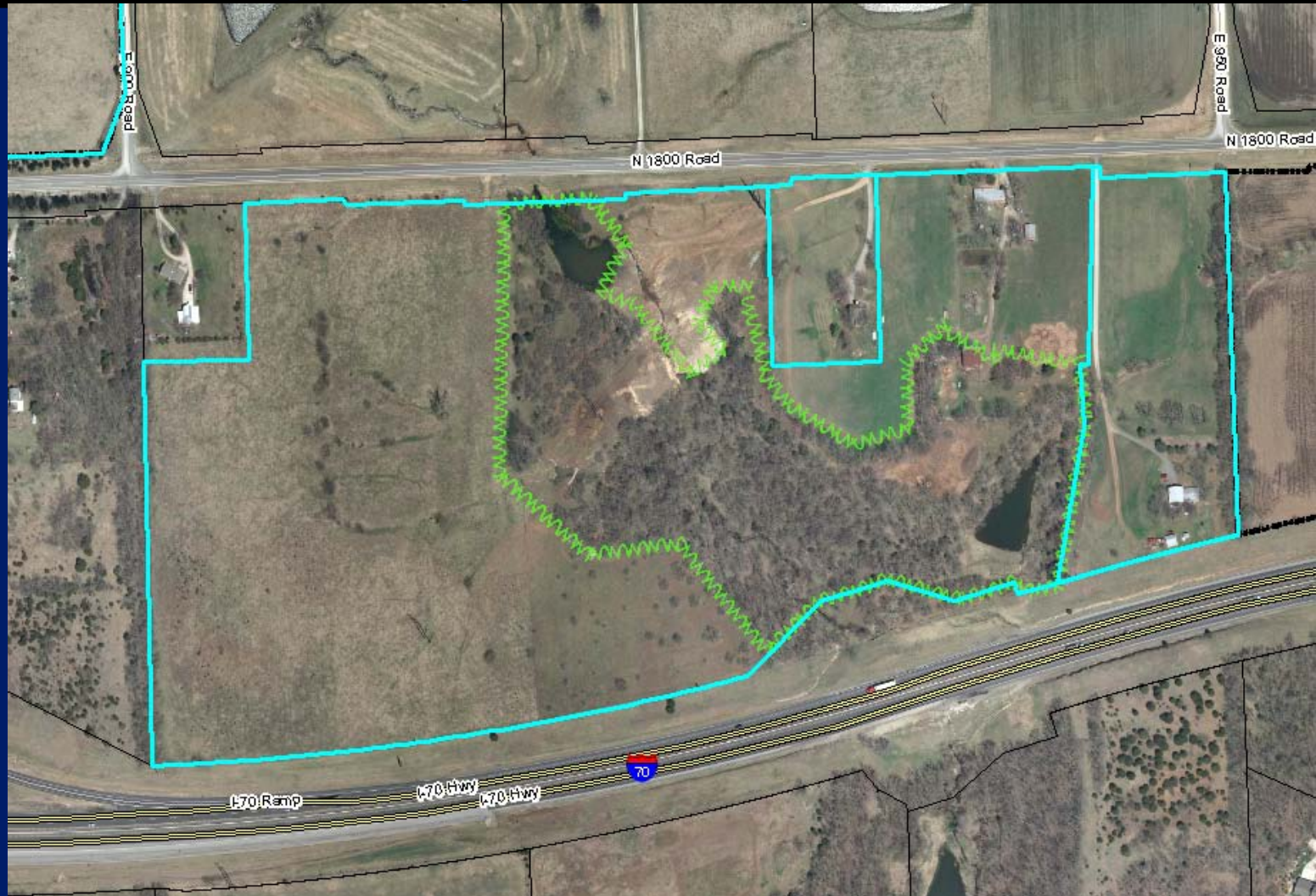
Property Features





A-3-1-11 / Z-3-8-11

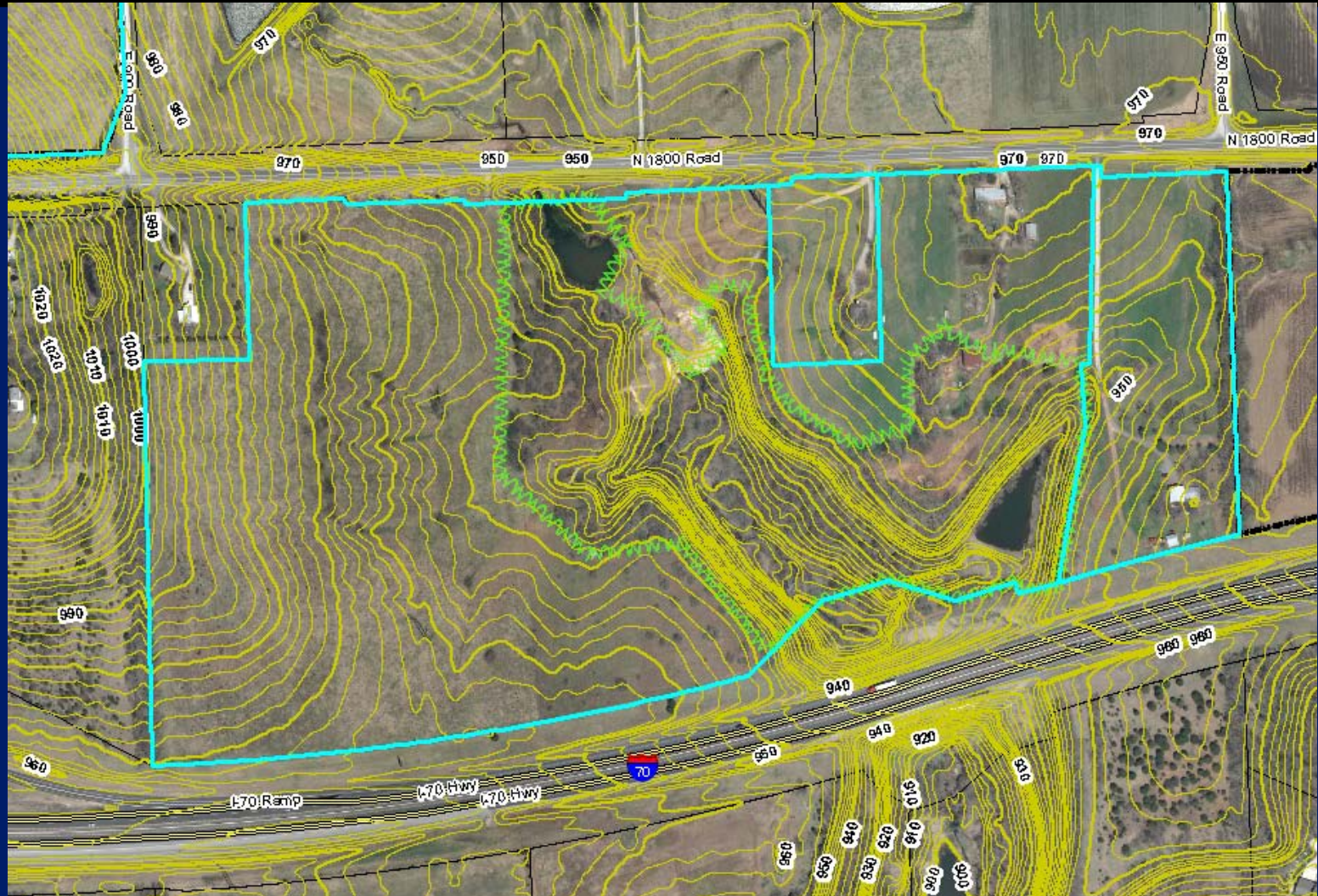
Property Features

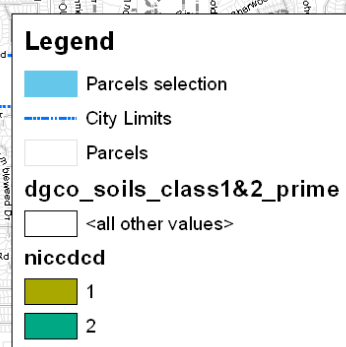




A-3-1-11 / Z-3-8-11

Property Features

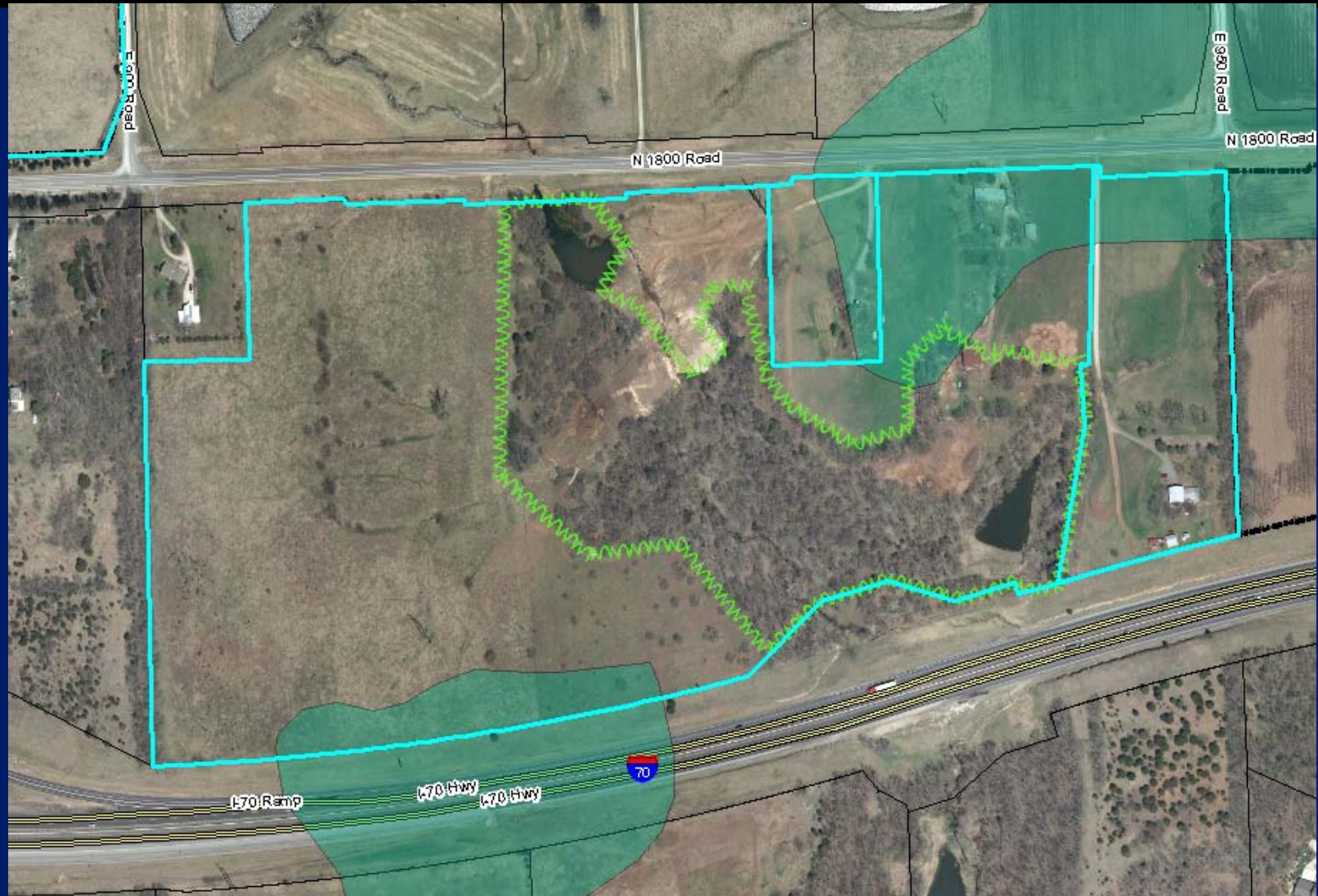






A-3-1-11 / Z-3-8-11

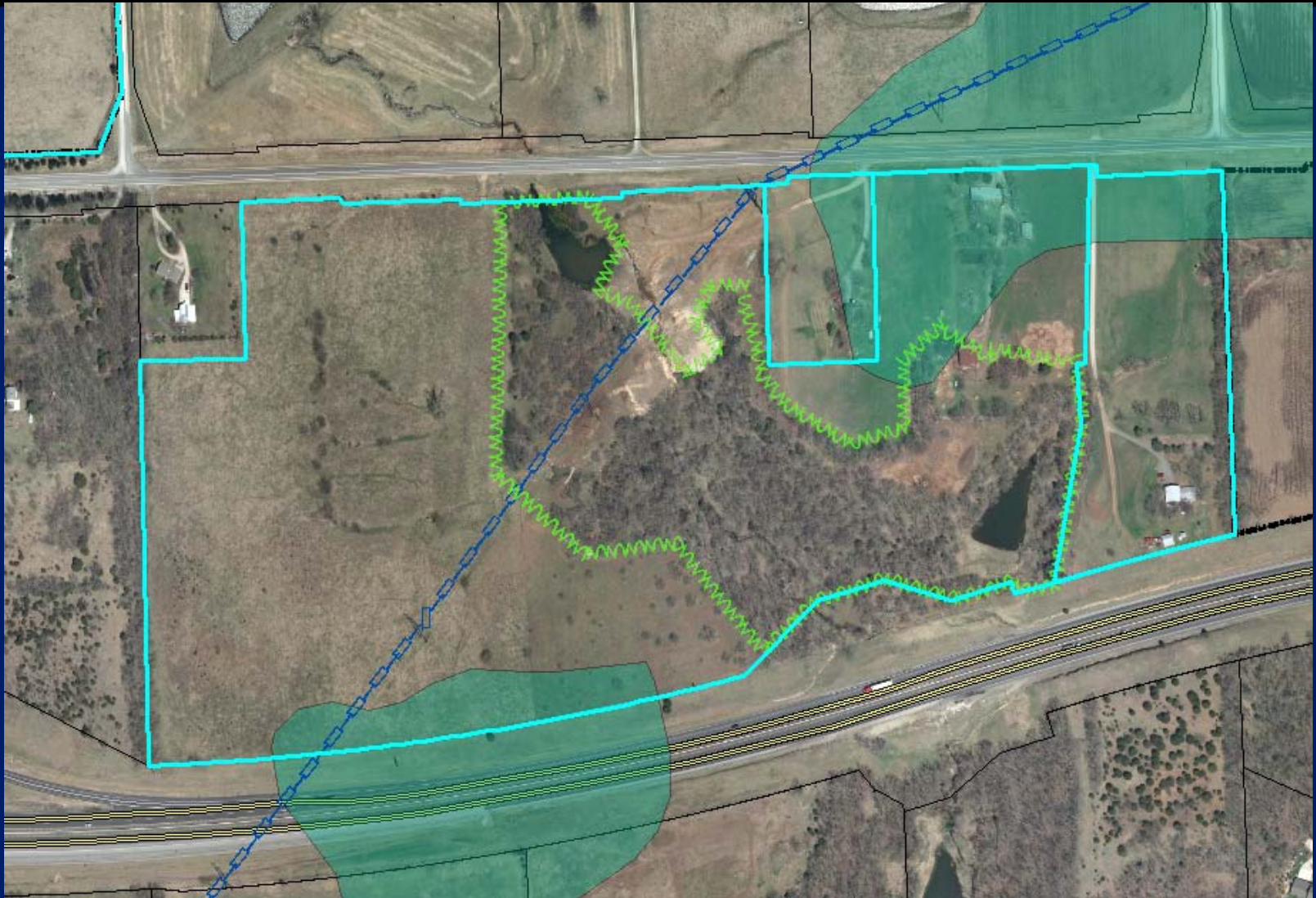
Property Features

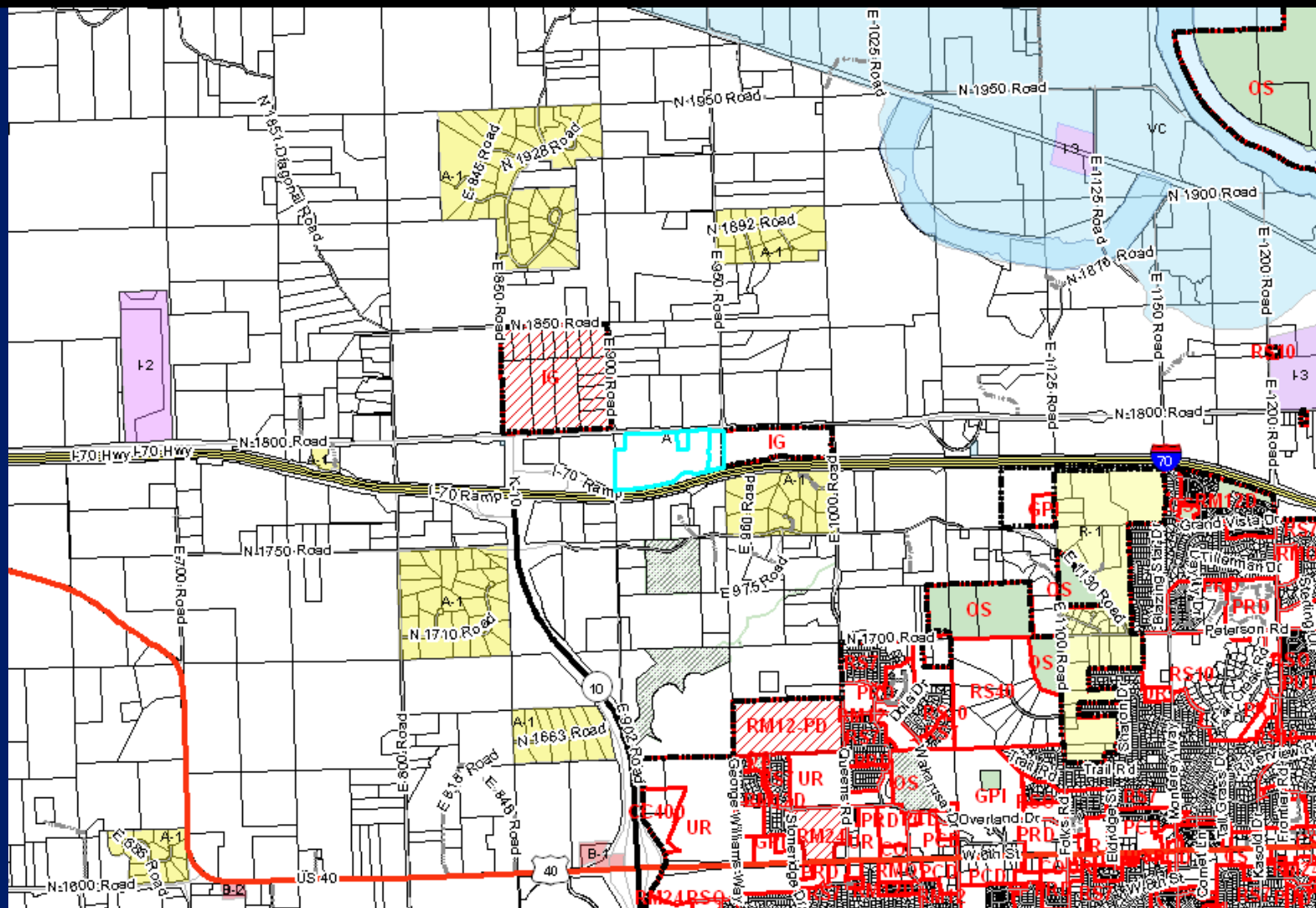


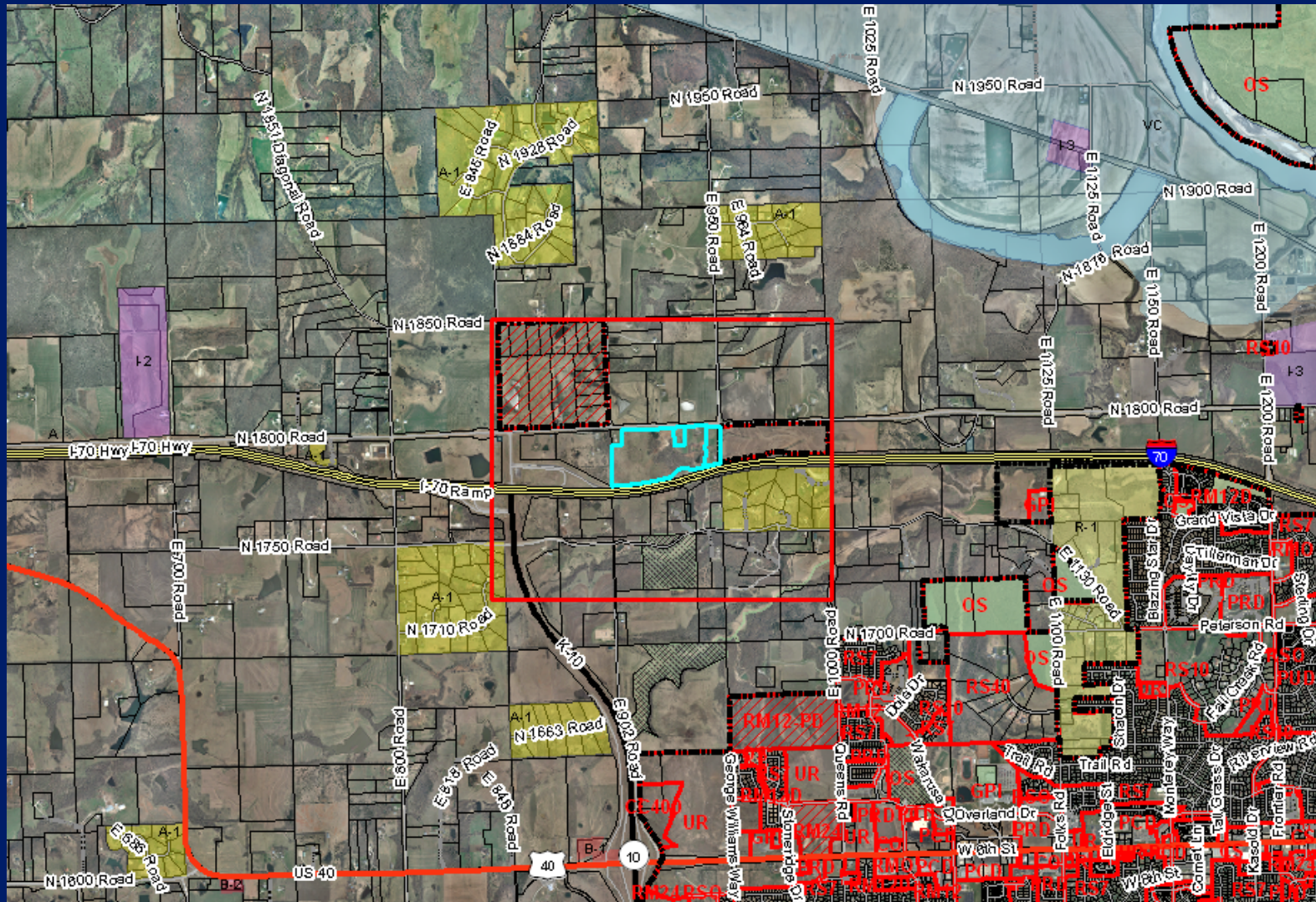
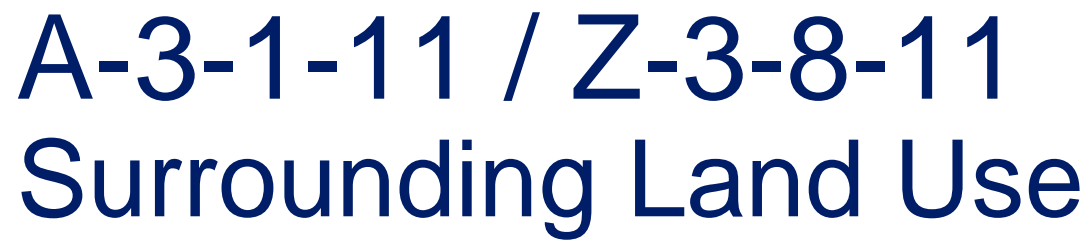


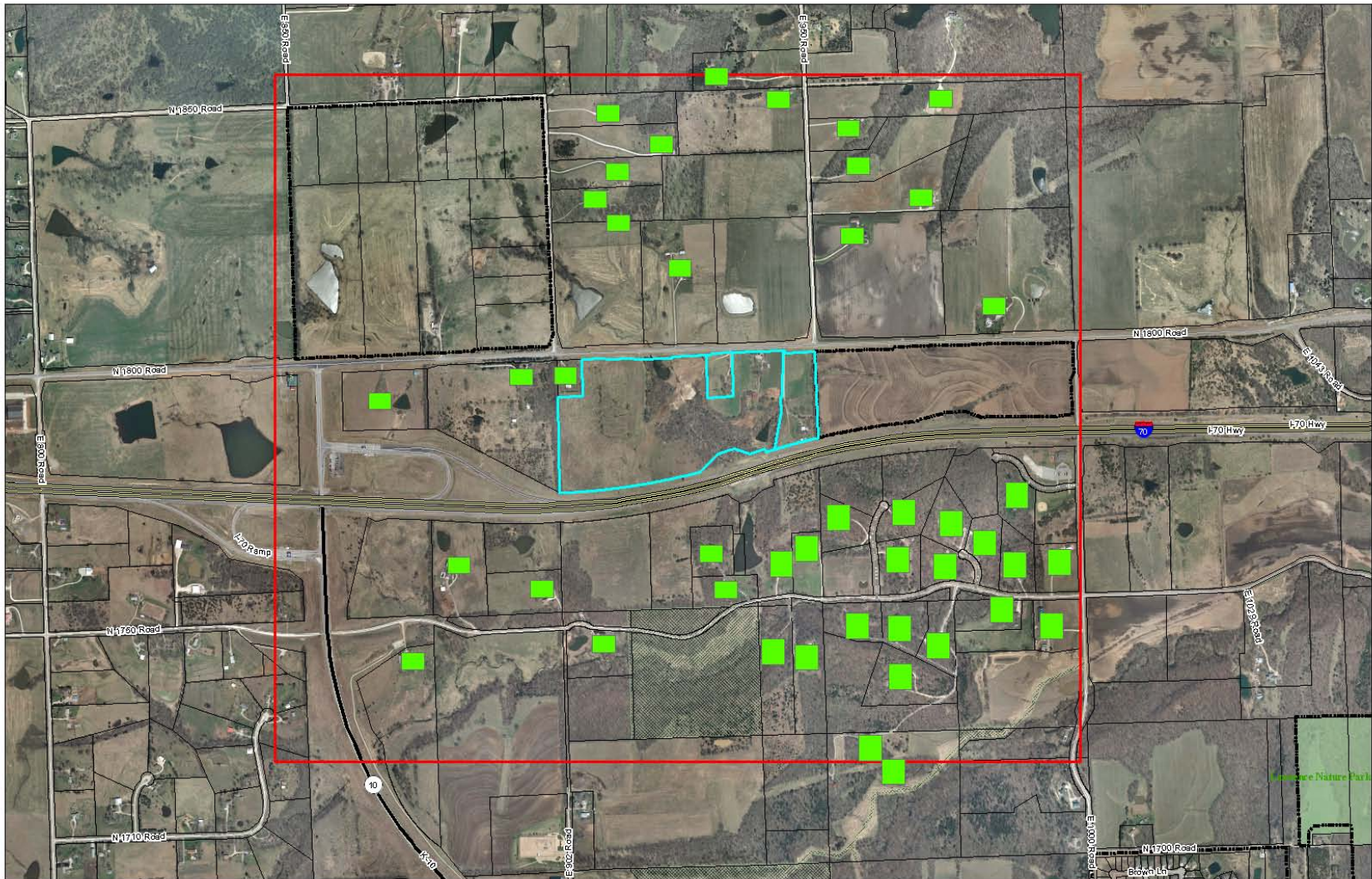
A-3-1-11 / Z-3-8-11

Property Features





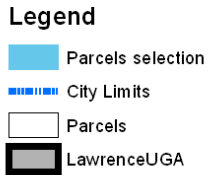


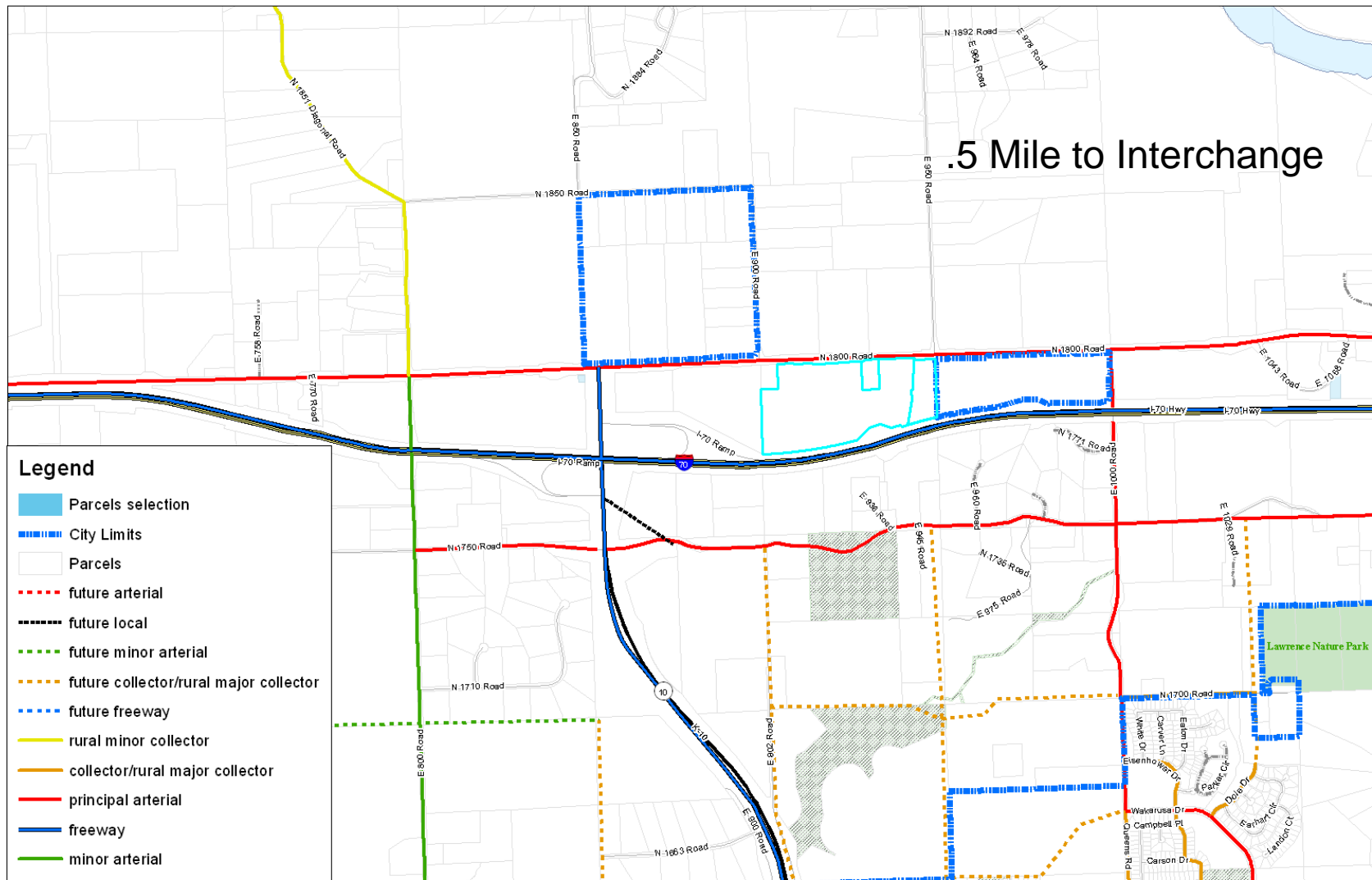




A-3-1-11 / Z-3-8-11

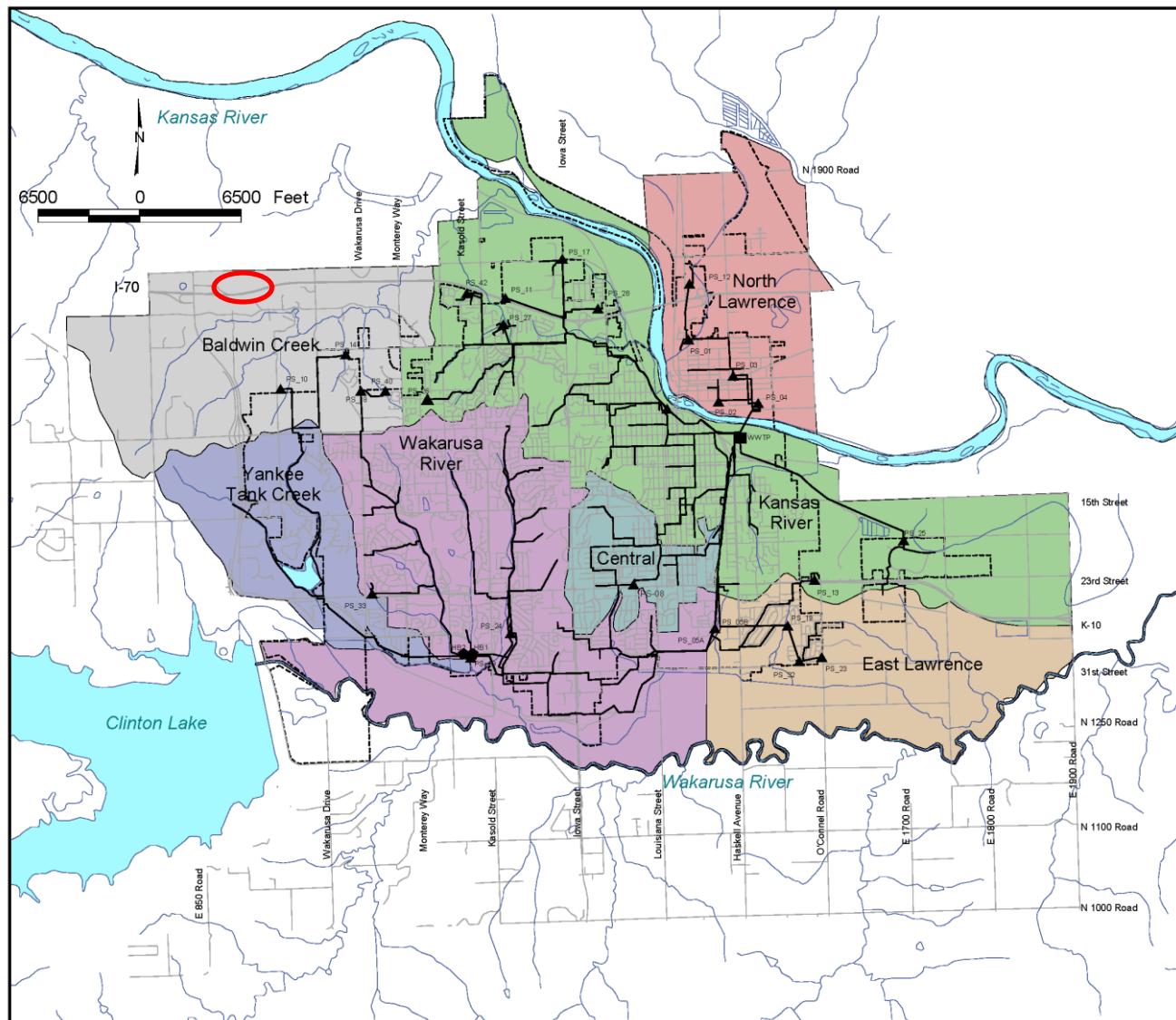
Annexation – A-3-1-11; 69 acres



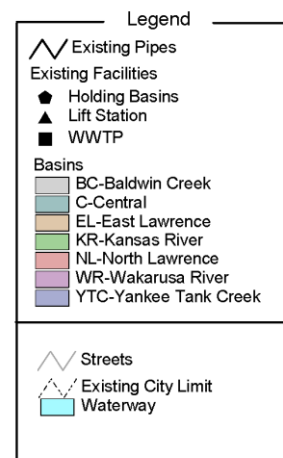




A-3-1-11: Sanitary Sewer

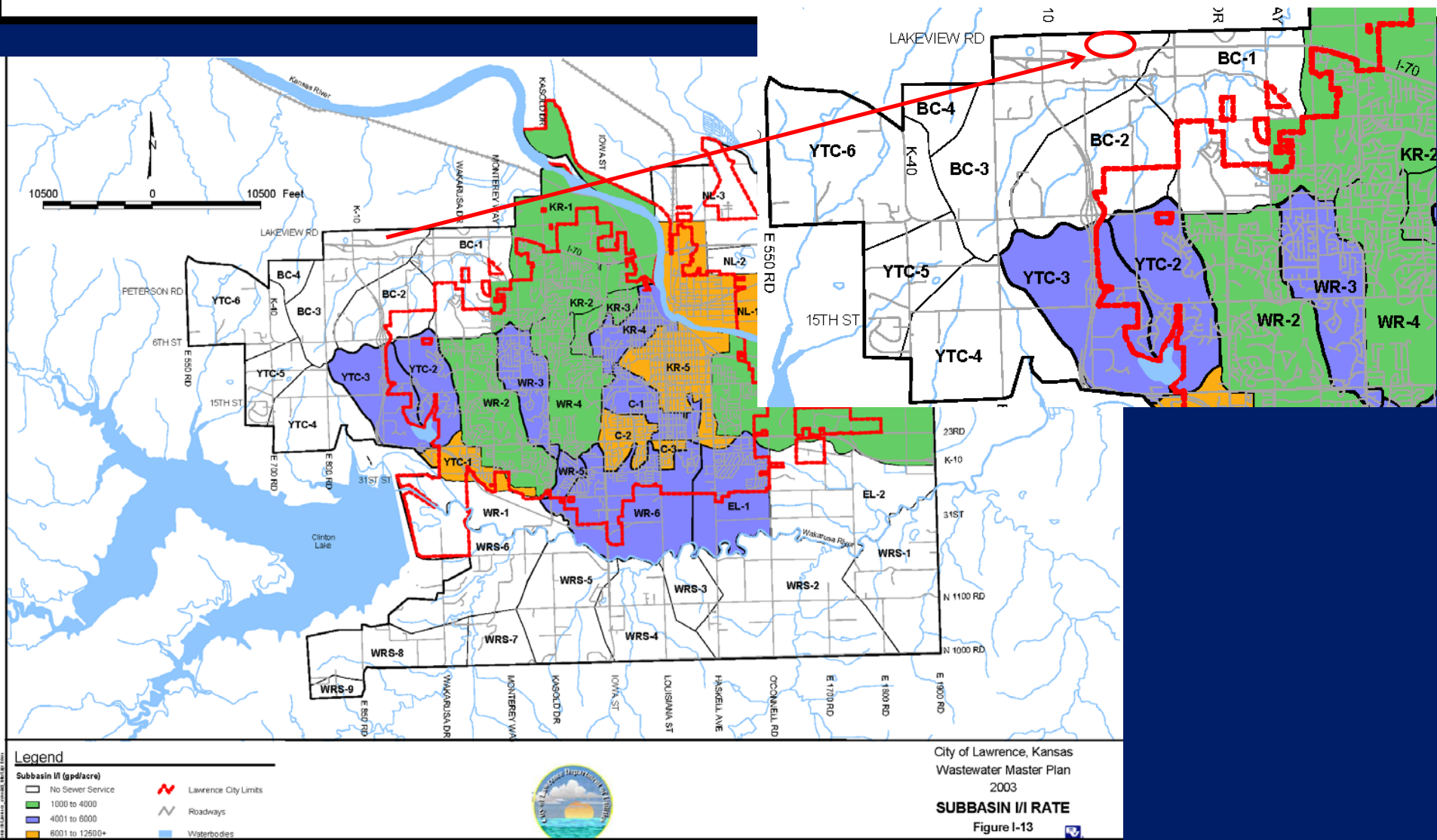


City of Lawrence, Kansas
Wastewater Master Plan
2003



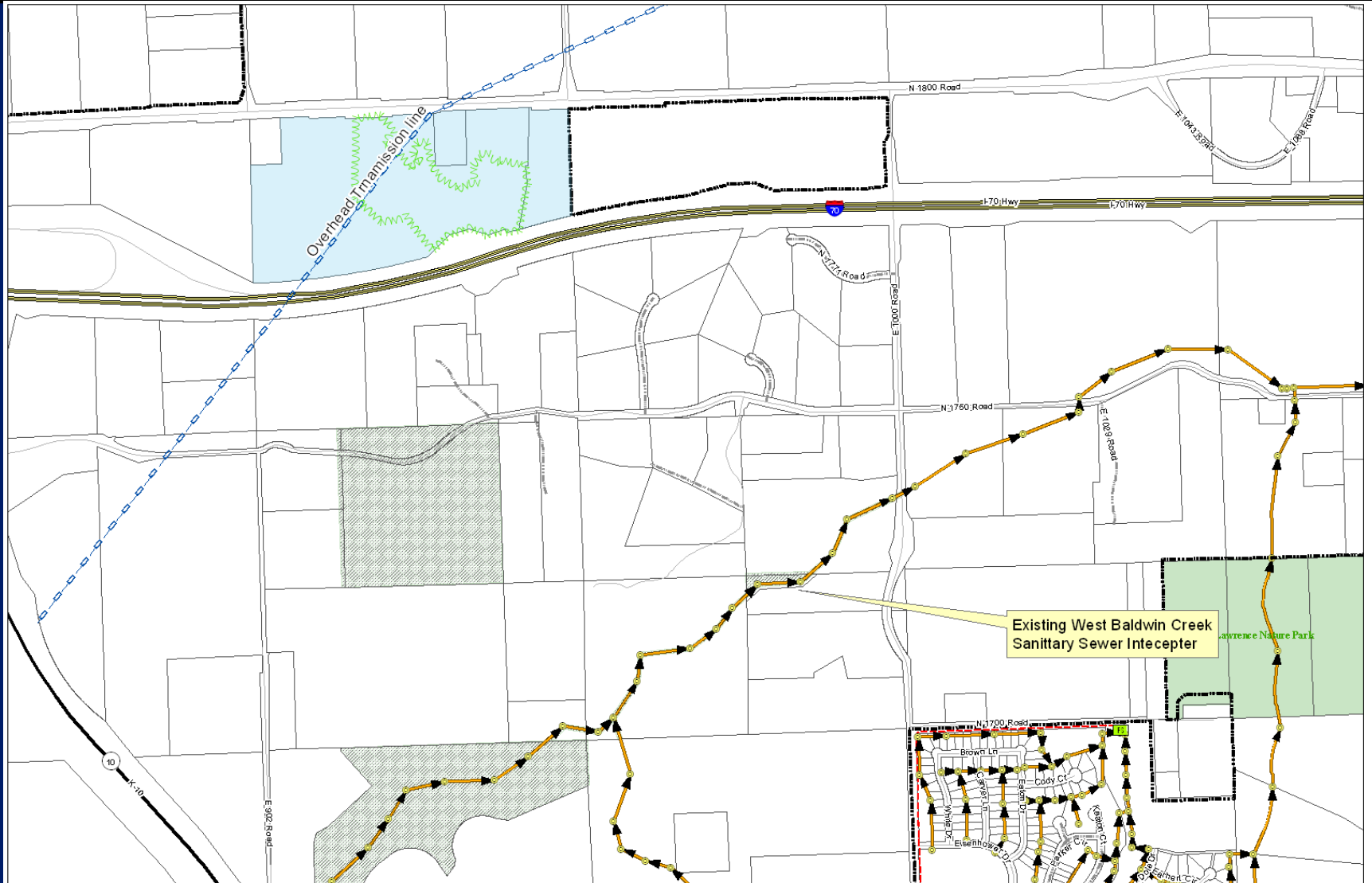
Existing Collection
System Facilities and
Drainage Basins

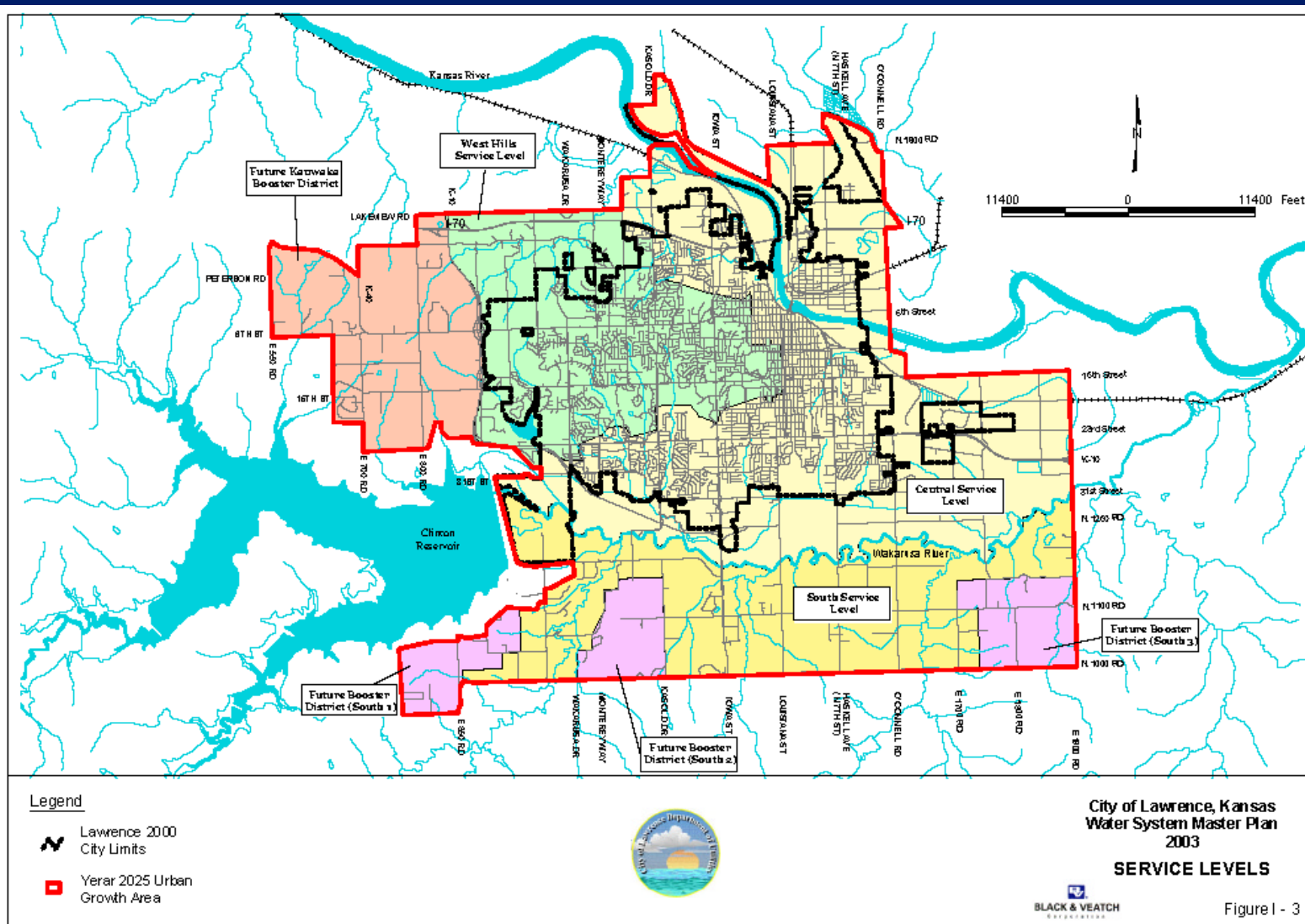
Figure III-2





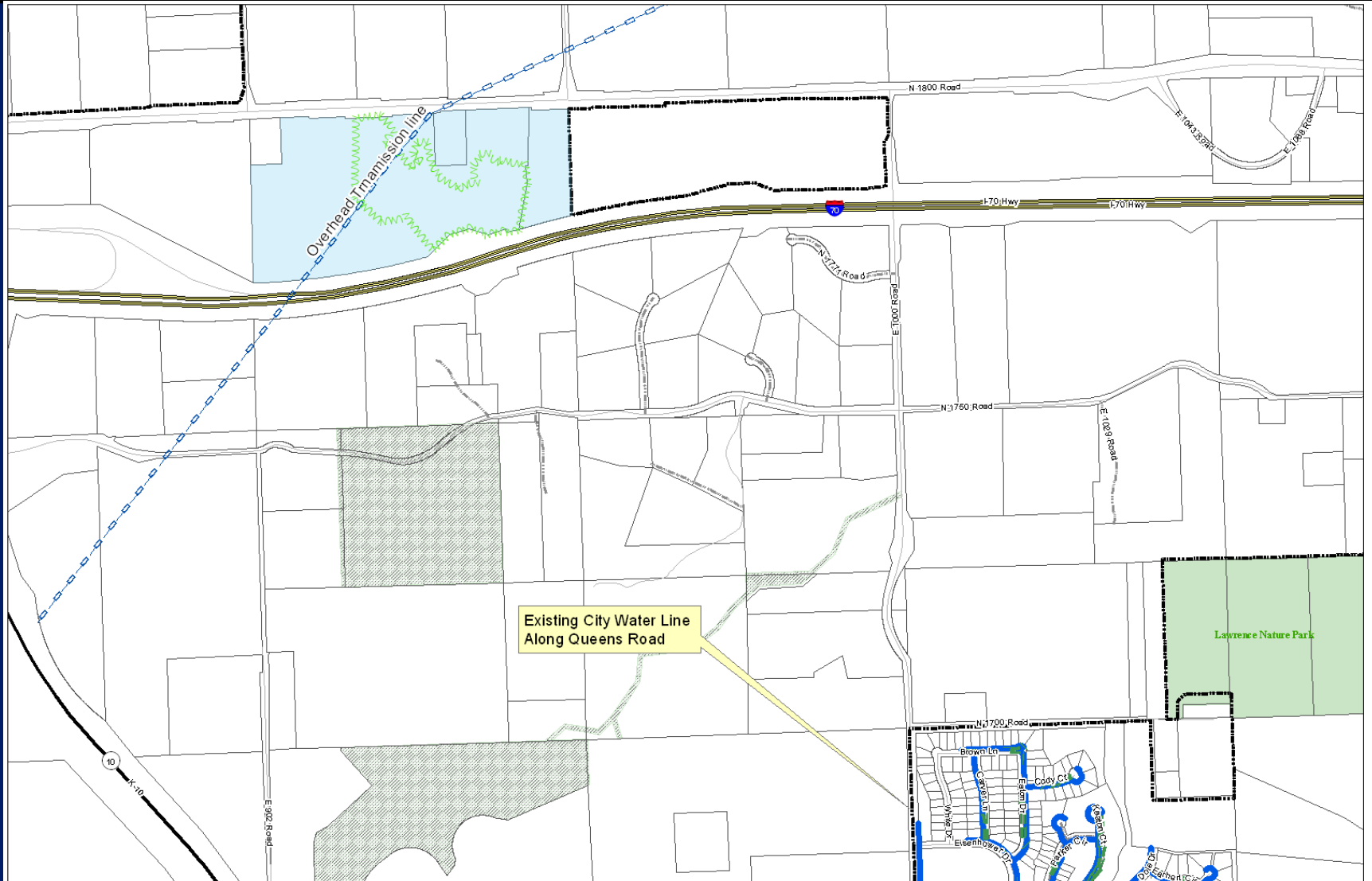
A-3-1-11: Sanitary Sewer







A-3-1-11: Water





A-3-1-11: Annexation Policies

Chapter 4 Growth Management

- Lawrence will actively seek voluntary annexation of land within the UGA as development is proposed.
- Annexation shall be required prior to development in Service Area 1 of the Lawrence UGA
- Non-Contiguous parcels of land may be developed subject to the policies of the Comprehensive Plan and upon agreement by the owner to annex at the time the parcel of land becomes contiguous to the City.

Annexation Request

- Request is voluntary by property owner
- Request is located within Service Area 4 of the Lawrence UGA. Currently being updated by City Water and wastewater master plans.
- Plan accounts for non-contiguous development subject to City Policies. There is no immediate development request.



A-3-1-11: Annexation Policies

Growth Management Policy 3.3

“Lawrence and Douglas County should cooperate in management of non-farm land use and **development within the identified annexation areas (UGA)**. This cooperation should specifically address”

1. Recognition **watershed basins as natural boundaries** for defining and regulating future expansions of Lawrence.
2. County approval of development in the UGA **should not occur without** on-site wastewater management systems, rural water service, hard surfaced roadways, and the ability to develop the land without encroachment into environmentally sensitive lands.
3. Road ROW for county subdivisions should **comply with adopted Access Management Standards**
4. **Subdivisions** within City or County should not be approved when lots **front directly onto future arterial streets/roads**.



A-3-1-11: Annexation

Annexation Request:

- Property abuts arterial road network with direct proximity to highway access.
- Annexation facilitates industrial development with proximity to highway access.
- Annexation establishes land use intent for future development.
- Annexation allows development to be contained within the existing Urban Growth Boundary.
- Annexation allows development to be evaluated based on Lawrence City Codes and Regulations



Z-3-8-11

Zoning –Z-3-8-110 County A to IG

Use Group		IBP	IL	IG
Industrial Facilities	Explosive Storage	-	-	P
	Industrial, General Example: Pur-O-Zone Hallmark Cards Allen Press	-	P	P
	Industrial, Intensive Example: Penny Ready-mix Midwest Concrete Hamm	-	-	P
	Manufacturing and Production, Technological Example: Martin Logan M-Pact Microtech Scanning America	P	P	P
	Research Service	P	P	P



Use Group		IBP	IL	IG
Retail Sales and Service	Building Maintenance	-	P	P
	Personal Convenience	-	P	-
	Repair Service , Consumer	-	P	-
	Retail Sales, General O'Riley Pawn Shop Thrift Store Westlake/Orscheln (W/O Exterior storage)	-	P	-
	Food and Beverage Sales	P	-	P
	Construction Sales and Service Westlake/Orscheln	-	P	P
Agriculture	Agricultural Sales Tractor Supply	-	P	P



Z-3-8-11

1. Area surrounded by both County Agricultural zoning and uses and City Industrial Zoning
2. Character of the area transitional with rural residential uses and agricultural activities as well as major a major transportation corridor and highway access.
3. Upon annexation the current county zoning will not be appropriate.



Z-3-8-11

4. Current zoning has been in place since 1966
 - Structures added 1910 to 1980.
 - Interchange completed in mid 1990's.
 - Industrial zoning requests in the area made in early 1990's but were denied
 - Area Plan approved in 2009
 - Similar annexation and rezoning requests made 2009 and 2010.



Z-3-8-11: Zoning

5. Detrimental impact and restrictions

- Development Code Regulations
 - Buffering
 - Screening
- Subdivision Regulations
- Industrial Design Guidelines *(Adopted Nov. 2010)*



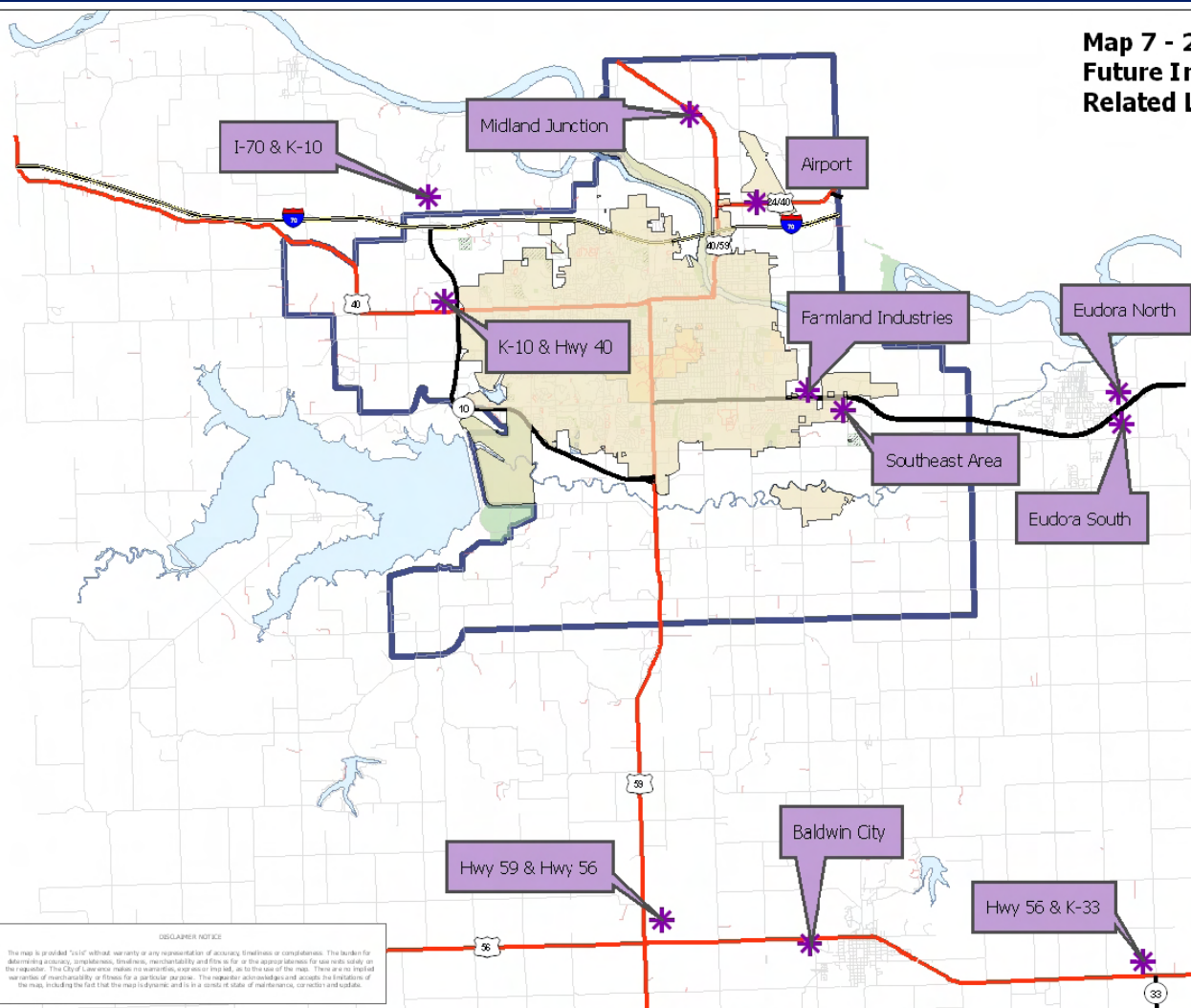
Horizon 2020 Map 7-2

Map 7 - 2, Potential Locations for Future Industrial and Employment Related Land Use

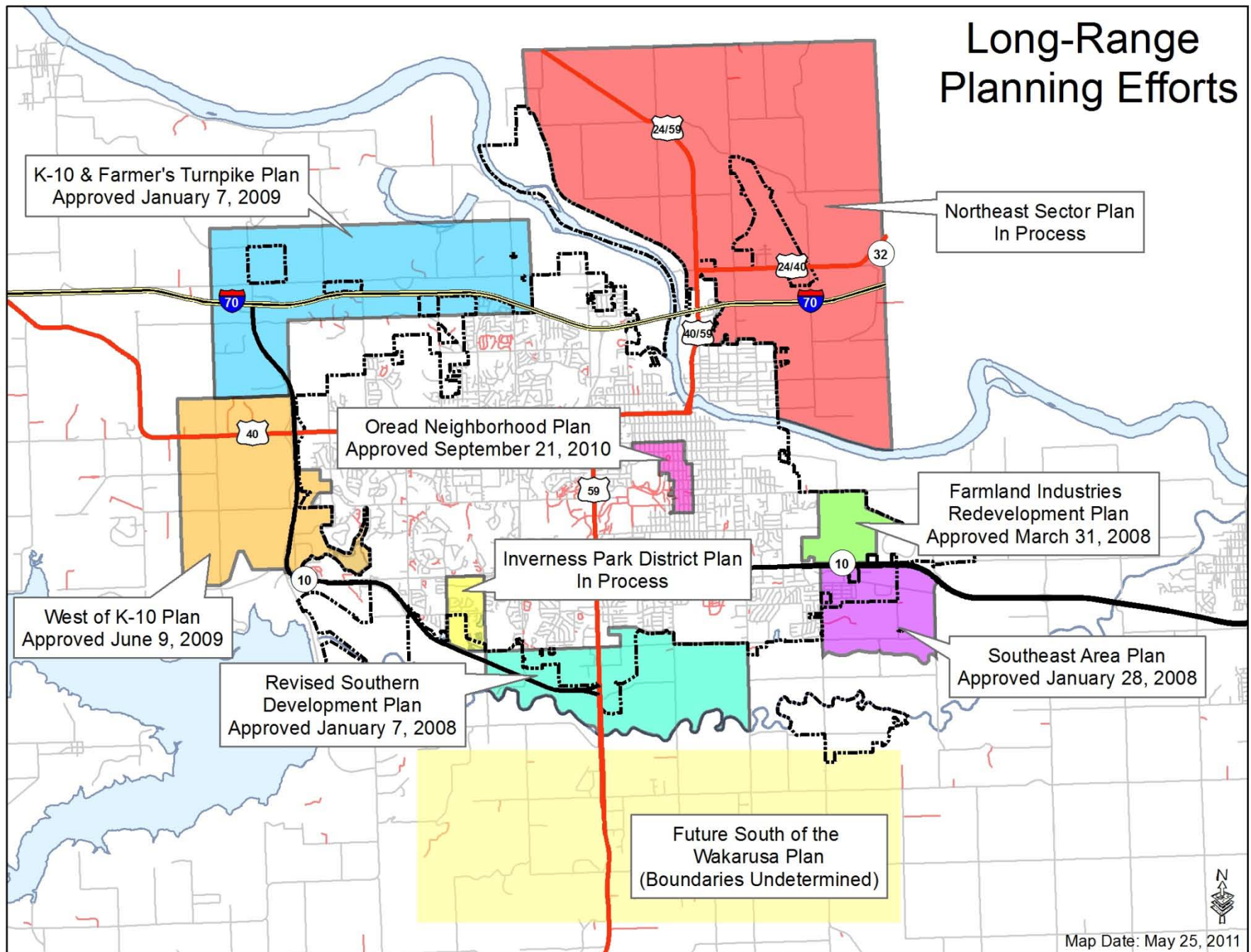
March 2008

Legend

-  Future Industrial Sites
-  City of Lawrence
-  Urban Growth Area



Long-Range Planning Efforts







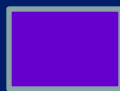
K-10 and Farmer's Turnpike Plan

“The Plan identifies appropriate land uses along an arterial road corridor and a highway interchange that aid in meeting a recognized need for industrial/employment center opportunities that will support the general health and prosperity of the region.”

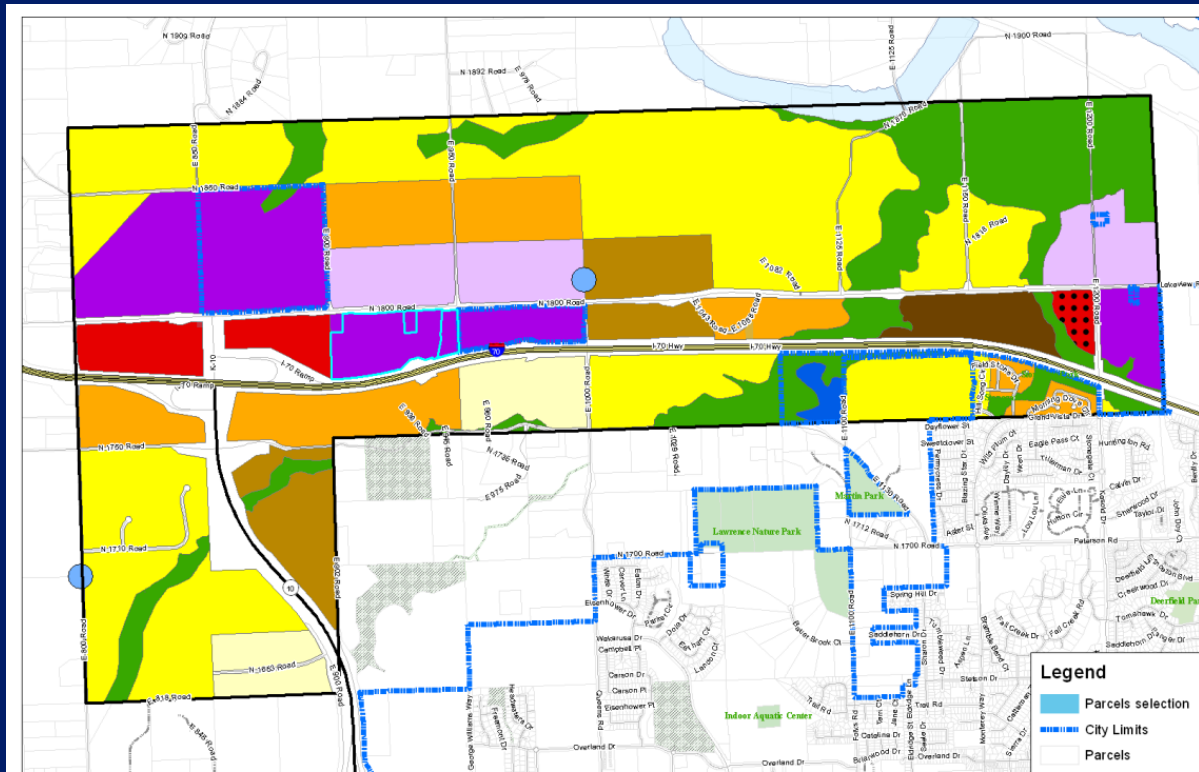
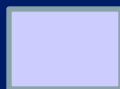
Plan Features:

- Large parcel development
- Minimal slope
- Ideal for industrial and employment development access to highway
- High activity node

Industrial



Office/Research





Z-3-8-11: Zoning

Recommendation: 3.2 Land Use

“The intent of the industrial use is to allow for moderate to high-impact uses including large scale or specialized industrial uses geared toward utilizing K-10 Highway and I-70 for materials transportation.”

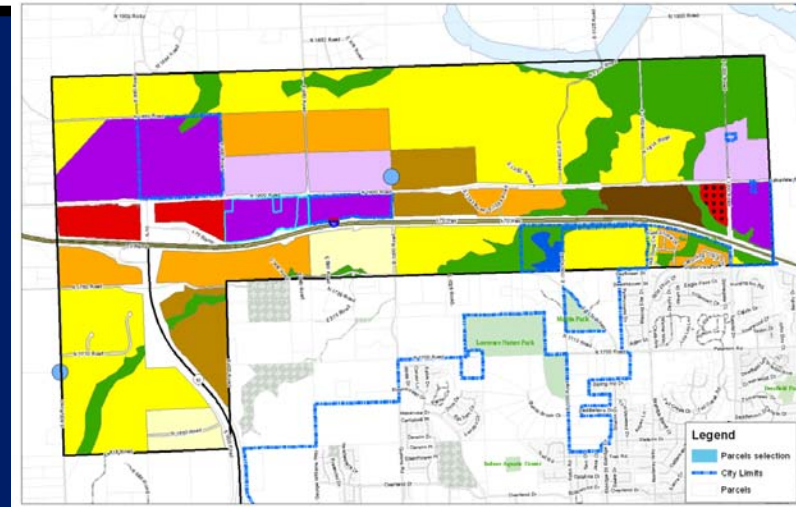


Z-3-8-11: Zoning

Recommendation: 3.2.1.8

Intensity: Medium-High

Applicable Area: N 1800 Rd. (Farmer's Turnpike) on the north,
I-70 on the south,
E 900 Road extended on the west and
E 1000 Road on the east.





A-3-1-11 / Z-3-8-11 Summary

- Location in the Urban Growth Area
- Proximity to major transportation network
- Conformance with *H2020* and Sector Plan
- Industrial uses are associated with long lead time for development
- City engaged in facility planning for water and sewer
- Some industrial users can function with low utility impact.



A-3-1-11 / Z-3-8-11

Staff Recommendations



Staff Findings Annexation: A-3-1-11

Annexation is:

- within the Lawrence UGA
- Consistent with *Horizon 2020*
- Consistent with *K-10 and Farmer's Turnpike Plan*
- *“The annexation will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located within the county.”*



A-3-1-11: Annexation Recommendation

STAFF RECOMMENDATION #1:

Staff recommends that the Planning Commission forward a recommendation to the County Commission that they find that the annexation will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located within the Douglas County and that the annexation is compatible with *Horizon 2020* and the *K-10 and Farmer's Turnpike Plan*



A-3-1-11: Annexation Recommendation

STAFF RECOMMENDATION #2:

Staff recommends that the Planning Commission forward a recommendation to the City Commission to approve the requested annexation of approximately 69 acres located on the south side of N 1800 Road (Farmer's Turnpike) and between the extended alignments of E 900 road and E 950 Road subject to the following conditions:

1. Building permits may be issued for the property if the City of Lawrence reasonably determines that either City water or City sanitary sewer service is not required to serve the use or uses on the property, the uses being those that can be served by rural water or on-site sanitary sewer management systems (including, but not limited to sewage storage tanks).
2. The applicant shall execute an agreement not to protest the future annexation of any adjacent rights of way or roadway easements.



Staff Findings Zoning: Z-3-8-11

Zoning is:

- Consistent with *Horizon 2020* and with *K-10 and Farmer's Turnpike Plan*.
- Close proximity to a major transportation corridor.
- The land is presently developed with residential uses and will create a non-conform scenario.
- Development will be subject to City Development Standards.
- Providing additional opportunities for industrial development adding to the City's economic base.



Z-3-8-11: Zoning Recommendation

- **STAFF RECOMMENDATION:** Staff recommends approval of the rezoning request for 69 acres from County A (Agricultural) to City IG (General Industrial) District and forwarding it to the City Commission with a recommendation for approval based on the findings of fact found in the body of the staff report.