

PLANNING COMMISSION REPORT
Regular Agenda – Non Public Hearing Item

PC Staff Report
10/24/11

ITEM NO. 1 ANNEXATION; 45.4 ACRES; W 6TH ST & SOUTH LAWRENCE TRAFFICWAY (MJL)

A-9-5-11: Consider annexation of approximately 45.4 acres of a city owned future park, located north and east of the intersection of W. 6th Street and the South Lawrence Trafficway. Submitted by the City of Lawrence, property owner of record.

STAFF RECOMMENDATION: Staff recommends the following actions regarding this proposal:

1. Approval of the requested annexation of approximately 45.5 acres located north and east of the intersection of W. 6th Street and the South Lawrence Trafficway.
- Initiate rezonings from A (Agriculture) District to OS (Open Space) District and A to OS-FP (Floodplain Overlay) District.

Reason for Request: *This is city owned property identified for a future park/greenspace and is subject to city regulations.*

KEY POINTS

- *Horizon 2020* supports a park in this area and expansion of the park system.
- This is city owned property sited for future park uses.
- The park is within a half mile of city limits.

COMPREHENSIVE PLAN FACTORS TO CONSIDER

- Chapter 4 and Chapter 16 supports protecting environmental features
- Chapter 9 supports the expansion of the park system

ASSOCIATED CASES/OTHER ACTION REQUIRED

- Initiate rezonings from A (Agriculture) District to OS (Open Space) District and A to OS-FP (Floodplain Overlay) District.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Not required for annexation
- *Downstream Sanitary Sewer Analysis* – Not required for annexation
- *Drainage Study* – Not required for annexation
- *Retail Market Study* – Not applicable to park use request

ATTACHMENTS

- Area map

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- None

EXISTING CONDITIONS

Current Zoning and Land Use:	County A (Agriculture) District; undeveloped parkland
Surrounding Zoning and Land Use:	To the north: County A District; rural residences and crop agriculture
	To the south: County A District; crop agriculture
	To the east: County A District; undeveloped property
	To the west: County A District; crop agriculture

Site Summary

Gross Area: 45.4 acres

Area Requested for Annexation: 45.4 acres

Subject property is located within Service Area 2 of the Urban Growth Area as defined in *Horizon 2020*.

Project Summary:

The proposed annexation is for property northwest of the current city limits, northeast of the intersection of K-10 and W. 6th Street. The property abuts E 902 Road. The property was formerly known as the Emery property and was donated to the city for future parks and recreation use. The annexation is desired so that the city owned land will come under the jurisdiction of the city and will be subject to the city's laws and regulations. The Parks and Recreation Department envisions a walking trail through the property in the future. The city has no plans for development of the land other than for parks and recreation uses.

Annexation Procedure

Kansas Law [12-519 *et seq.*] provides for annexation by ordinance of the City Commission. Lawrence City policy requires the Lawrence-Douglas County Metropolitan Planning Commission to review and make recommendations on all annexation requests in excess of ten acres. Upon annexation, the property is required to be rezoned to a compatible City zoning district. The proposed request is not accompanied by a rezoning request.

The City of Lawrence Administrative Annexation Policy (AP-74) requires that the costs associated with compensation to a Rural Water District be paid to the City by the annexation applicant for Rural Water District facilities serving the property to be annexed. The subject property would be served by Rural Water District #1 though no facilities are located on the subject property. No compensation is required.

General Location and Site Characteristics:

The subject property is located along E 902 Road, northeast of the intersection of K-10 and W. 6th Street. The property has steep topography down to the South Branch of Baldwin Creek which runs through the property and includes floodplain and floodway. The City also has an 18" sanitary sewer interceptor through the property.

Infrastructure and Utility Extensions

Sanitary Sewer- An 18" sanitary sewer interceptor exists through the property though no connection is anticipated.

Water- No water extension is anticipated in the near future on the subject property.

Stormwater- This area contains floodway and floodplain and would act as stormwater collection for the area with no additional stormwater facilities anticipated.

Public Rights-of-way- Roadway improvements to city standards at a later date and upon development of the area would be anticipated but none for the park at this time.

Private utilities- No extension of other utilities are anticipated.

School facilities- None needed for a city park use.

COMPREHENSIVE PLAN:

Chapter 4 – Growth Management discusses annexation and development of land in Service Area 2, specifically Section 29 of which the subject property is located. This section speaks to development in this area not being permitted on steep slopes, regulatory floodplain, and other environmentally sensitive areas. This area has all three of the mentioned environmental features and annexing the property for park use provides a mechanism to protect the environmental features in addition to protect the City's interest in the sanitary sewer interceptor that runs through the property.

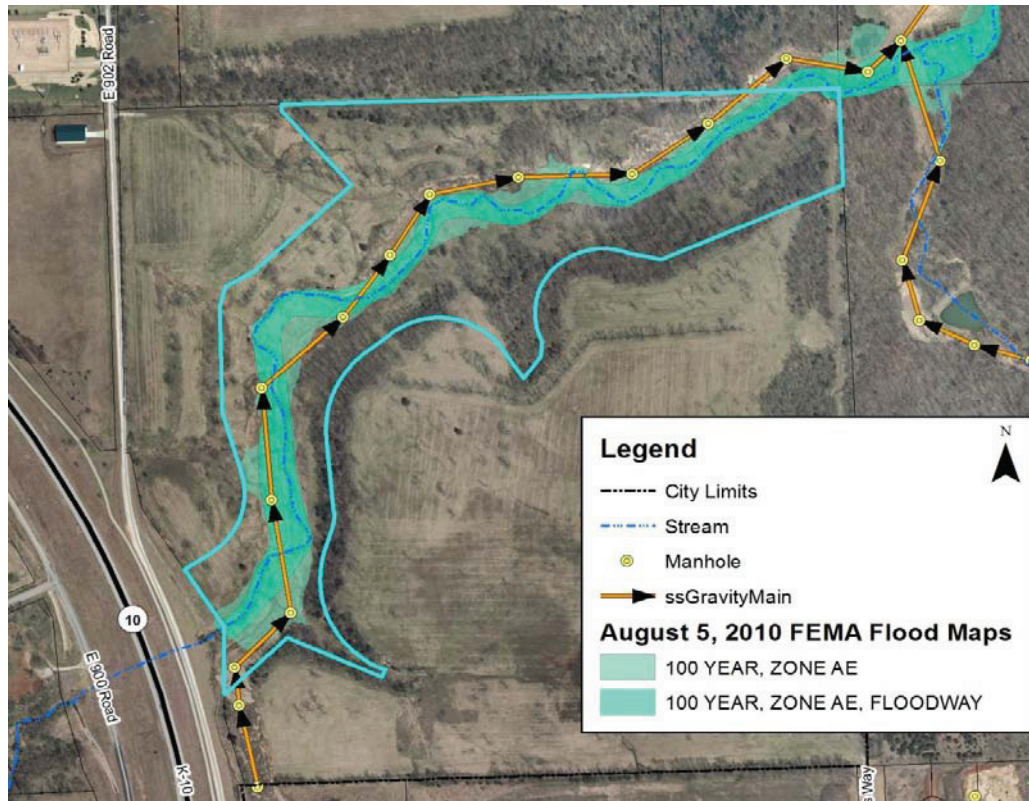
Chapter 9 - Parks, Recreation, Open Space; Goal 3 supports the expansion of the existing park, recreation and open space system, specifically to stay ahead of anticipated growth as unique opportunities arise. Additionally, Maps 9-1 and 9-2 identify this area as a future park zone where a park should be located.

Chapter 16 – Environment discusses protecting and enhancing the environment. By annexing this property, any development, though none is anticipated at this time, would be completed under the City regulations which include protection of environmental resources.

The future park is located within the planning area of *The Northwest Plan*, a sector plan considered out of date. In the plan, this property is identified as single-family residential and office/multi-family mix. The plan also discusses the need for park space within the planning area. Based on the topography of the property, it is unlikely that much development would have occurred had the property not been donated to the city for park purposes.

DISCUSSION OF LAND USE AND REQUEST:

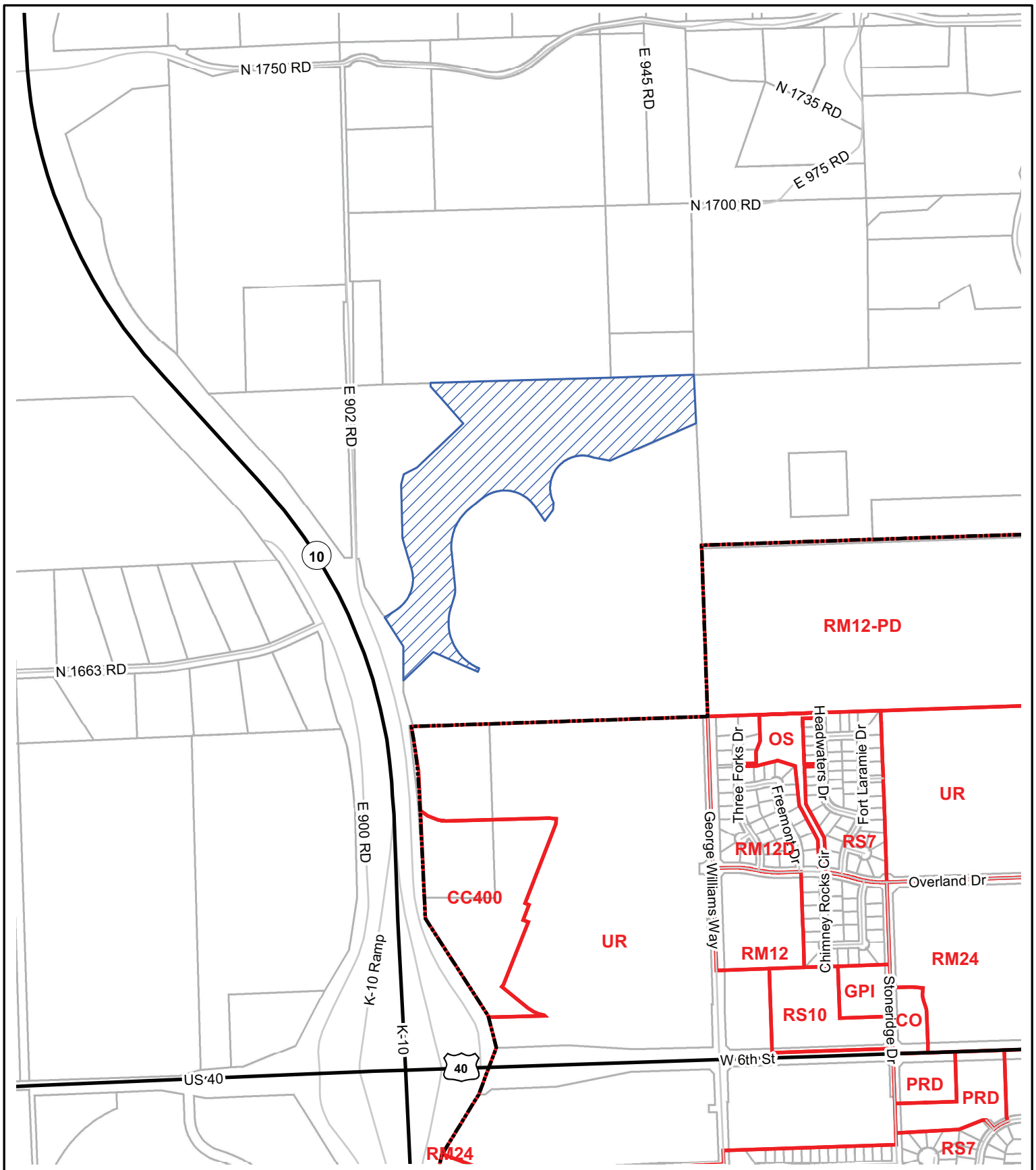
The proposed land use of the subject property is future park with a walking trail. This could require a small parking lot but no large facilities are expected. This property has very steep topography and would not be suitable for substantial development. A park use is most likely the best use for the property because of the environmental features and because a sanitary sewer interceptor is located through the property.



Portions of this property along Baldwin Creek are located in the regulatory floodplain and are subject to the standards of Article 12 of the Land Development Code. At such time that property is zoned to a City of Lawrence Zoning District, any area that is adjacent to the regulatory floodplain that has an elevation 2' or less than the adjacent Base Flood Elevation will be required to be placed in the Floodplain Overlay District and be subject to the regulations of Article 12.

CONCLUSION

This property is currently owned by the city and is identified as a future park. The city also has a sanitary sewer interceptor that runs through the property. The subject property is within approximately a half of a mile of the current city limits. *Horizon 2020* supports expansion of the park and open space system and protection of the environment.



**A-09-05-11: Annexation of 45.4 acres of a city owned future park
Northeast of W 6th St & South Lawrence Trafficway**



PLANNING COMMISSION REPORT
Regular Agenda -- Public Hearing Item
REVISED from 9/26/11 meeting

PC Staff Report
10/24/11

**ITEM NO. 2 TEXT AMENDMENT TO CITY OF LAWRENCE DEVELOPMENT CODE; CHP
20 (MJL)**

TA-8-12-11: Consider amendments to various sections of the City of Lawrence Land Development Code, Chapter 20, regarding revisions to the district criteria and development standards for development adjacent to R (Residential) Districts, clarify other density and dimensional standards, Section 20-1701 to clarify or add terms used in the density and dimensional standards table, and Sections 20-211 and 20-212 to make consistent with proposed changes in Article 6. *Initiated by City Commission on 7/12/11.* (Deferred from 9/26/11 meeting due to late hour)

Changes since the September 26, 2011 staff report are highlighted in yellow.

RECOMMENDATION: Staff recommends that the Planning Commission forward a recommendation for approval of the proposed amendments TA-8-12-11 to the Land Development Code, Sections 20-211, 20-212, 20-601, 20-602, and 20-1701 to the City Commission.

Reason for Request: To address inconsistencies in the sections and district criteria and revise standards for development adjacent to RS (Single-Dwelling Residential) Districts.

RELEVANT GOLDEN FACTOR:

- The amendment is in conformance with the comprehensive plan.

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- September 26, 2011 comments
 - League of Women Voters
 - LAN
 - East Lawrence Neighborhood Association

OVERVIEW OF PROPOSED AMENDMENT

The amendments are generally related to the density and dimensional standards table in Article 6. The main change is modifying the standard for development next to an RS zoned property from Section 20-602(g)(2), into the table in Section 20-601(a). Additional clean-up and consistency changes were made which lead to making changes to Sections 20-211, 20-212 and 20-1701. A more detailed description of the proposed changes can be found in the staff review section of this staff report. A general list of revised standards addressed is listed below.

- Removal of standards out of the CC and CR Districts descriptions in Article 2
- Revisions to setbacks (side and rear) adjacent to RS zoned districts
- Clarification of Max Building Lot Coverage and Max. Impervious Surface Coverage

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Horizon 2020 speaks to infill development that is compatible to the surrounding development and appropriate transition between uses. This amendment seeks to make the standards cleaner and more prescriptive as they related to RS zoned compatibility.