

PLANNING COMMISSION REPORT
Regular Agenda – Non Public Hearing Item

PC Staff Report
6/25/12

ITEM NO. 5A: ANNEXATION; 12.29 ACRES; 1783 E 1450 ROAD (SLD)

A-5-2-12: Consider annexation of approximately 12.29 acres, located at 1783 E. 1450 Road (also known as 1545 N. 3rd Street), for Lawrence Recycle Center. Submitted by Landplan Engineering, for Advantage Metals Recycling LLC, property owner of record.

<p>STAFF RECOMMENDATION: Staff recommends approval of the requested annexation of approximately 12.29 acres subject to payment of rural water district fees.</p>

Reason for Request: Property is located in urban growth area and is adjacent to city limits on two sides. Annexation is intended to facilitate development to City standards.

KEY POINTS

- Annexation of approximately 12.29 acre is being requested for the development of a facility that processes and recycles metals.
- The subject property is located within Service Area 2 of the Urban Growth Area.
- Annexation requests larger than 10 acres require a Planning Commission recommendation.
- This request is accompanied by a Zoning request, a Preliminary Plat and a Special Use Permit application.
- Property is adjacent to city limits on the south and east side.
- Sanitary sewer service is adjacent to the south property line.
- City water is available to serve this property from the east.
- Development will have implications for stormwater runoff and the City system.
- Property is within 500 of the Levee and subject to Corps of Engineer's review.
- Property is within gateway to City of Lawrence.
- Annexation of this property is recommended to assure that development is compatible with urbanization of the area.

COMPREHENSIVE PLAN FACTORS TO CONSIDER

- The proposal is compliant with the Comprehensive Plan.

ASSOCIATED CASES

- Rezoning request [Z-5-7-12] from I-2 (Light Industrial) County District to IG-FP (General Industrial - Floodplain Overlay) District.
- Special Use Permit [SUP-5-5-12] for the salvage/recycling operation.
- FP-5-6-12; local Floodplain Development Permit.
- Submission and approval of applicable public improvement plans.

OTHER ACTION REQUIRED

- City Commission approval of annexation and adoption/publication of ordinance.
- City Commission approval of rezoning request and adoption/publication of ordinance.
- City Commission approval of the Special Use Permit and adoption/publication of ordinance.
- City Commission acceptance of dedication of easements and rights-of-way.
- Submittal of final plat for administrative approval and recordation.

PUBLIC COMMENT

- Inquiries via phone regarding proposed development. Concerns expressed by callers related to planned improvements to the right-of-way and screening of the use from the street.

EXISTING CONDITIONS

Current Zoning and Land Use: I-2 (County-Light Industrial); vacant property previously used as a salvage and automotive related use.

Surrounding Zoning and Land Use: To the North: I-2 (Light Industrial) District and A (Agricultural) District existing warehouse and exterior storage and agricultural field.

To the Northeast: OS (Open Space); KDOT maintenance facility and storage.

To the South: IG (General Industrial) City District; existing Storage facility.

To the East: B-2 (General Business) County District) Tee Pee Junction. Also to the east RS10 (Single-Family Residential) District) "White School House".

To the Southeast and East on the east side of US 40/59 (N. 3rd Street): CS (Commercial Strip) City District and IG (General Industrial) City District; office warehouse and industrial uses.

To the West: I-2 (Light Industrial) District and OS (Open Space) City District. Existing railroad tracks and Riverfront Park.

Site Summary

Gross Area: 12.29 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 12.29 acres located on the southwest corner of N 1800 Road and E 1450 Road (N. 3rd Street Extended also known as U.S Highway 40/59). The annexation is desired so that the property may be developed in a manner sensitive to the City development standards, stormwater run-off impacts, and gateway treatment of the corridor. The Annexation and associated Zoning, Preliminary Plat and Special Use Permit applications replace the previous Conditional Use Permit request made earlier this year (CUP-3-2-12).

Annexation Procedure:

City policy requires the Lawrence-Douglas County Metropolitan Planning Commission to review all annexation requests in excess of ten acres. A related rezoning request has been submitted for this property from I-2 (Light Industrial) County District to IG-FP (General Industrial - Floodplain Overlay) District.

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 applicant will be subject to the applicable fees associated with this policy.

General Location and Site Characteristics:

The site requested for annexation is located at the southwest corner of the intersection of N 1800 Road and E 1450 Road (Highway 40/59). The property includes more than 1,200' feet of highway frontage and varies from 314' in width at the north end to 474' of width at the south end. The site includes numerous buildings located along the highway frontage.

The property is almost completely encumbered by regulatory floodplain; therefore, a rezoning to the Floodplain Management Regulations Overlay District is also required. An application for a Floodplain Development Permit has been submitted for the proposed development and use of the property.

Infrastructure and Utility Extensions:

A sanitary sewer line extends to the south end of this property and provides the opportunity to connect to city services from this property.

Public Right-of-Way: The subject property abuts a County road to the north and Highway 40/59 along the east side. Platting of the property will include the dedication of additional right-of-way for both streets.

COMPREHENSIVE PLAN:

The subject property is located within Service Area 2 of the Urban Growth Area as shown in Map 3-1 of *Horizon 2020*. This area includes lands which are proximate to the existing city limits and can be readily served by community facilities and services. The Annexation Policies listed on page 4-5 of *Horizon 2020* states that annexation shall be required prior to development in Service Area 1 of the Lawrence Urban Growth Area. While not in Service Area 1, this property is adjacent to the city limits and can be served by municipal services. This annexation request is also considered under the Transportation Chapter of *Horizon 2020* since it will impact the gateway along the highway frontage.

Transportation Policy 2.10: Streetscape and Gateways criteria for development (page 8-10 *Horizon 2020*) recommends the use of a streetscape that provides visually attractive and physically comfortable environments and using landscaping buffers between automobile traffic lanes and developed sites.

Screening will be considered with the review of the Special Use Permit site plan. Appropriate and applicable design standards as they relate to screening along the corridor are required to comply with the Industrial Design Guidelines.

The annexation request is consistent with the growth management and transportation policies found in *Horizon 2020*.

CONCLUSION

The subject property is located within Service Area 2 of the UGA. This land use proposal will accommodate development sensitive to the adopted plans and design standards of the City of Lawrence. The proposed annexation is compliant with recommendations of *Horizon 2020*.

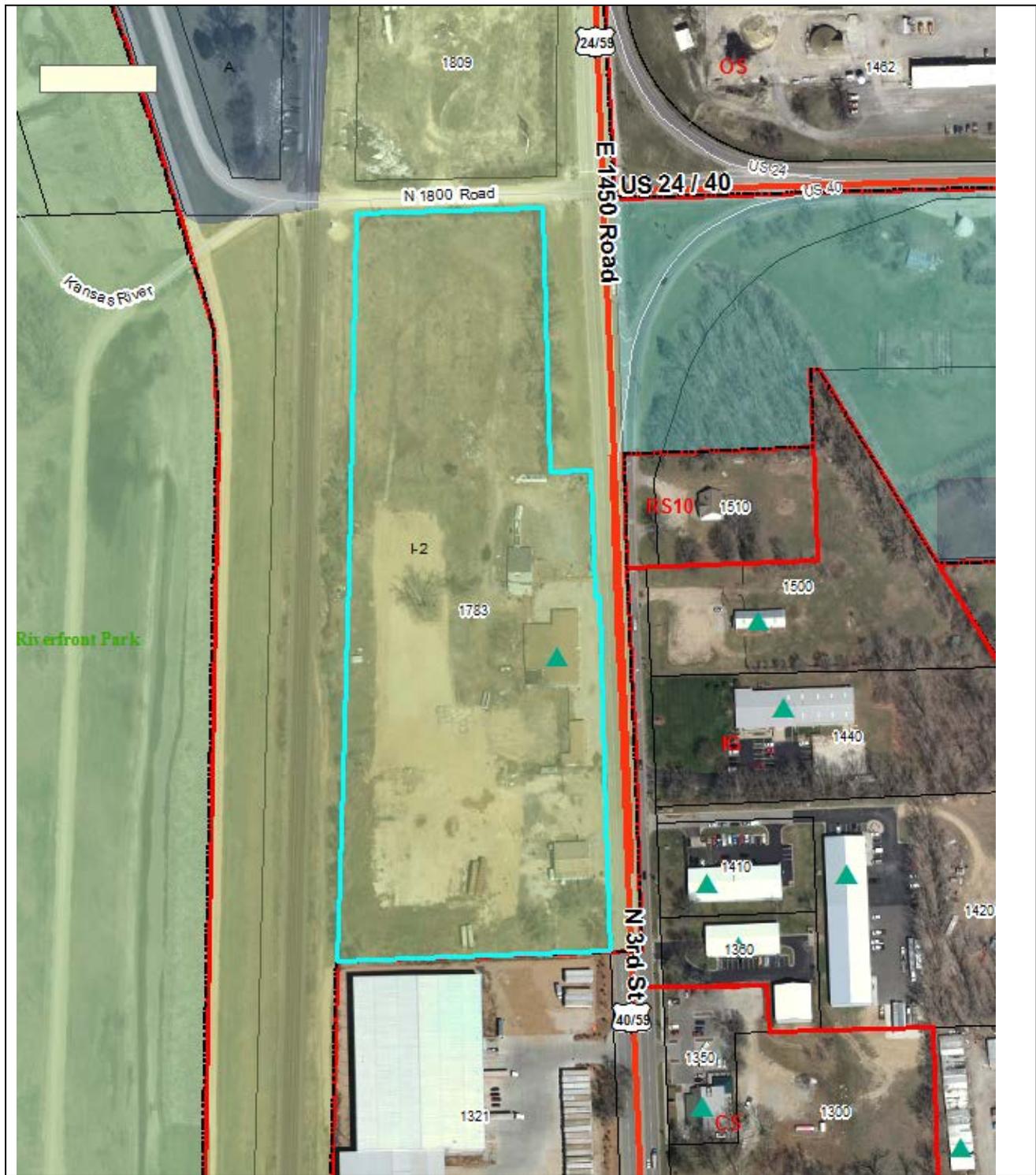


Figure 1. Property included in this annexation is highlighted with a blue outline.