

PLANNING COMMISSION REPORT
Regular Agenda – Non Public Hearing Item

PC Staff Report
12/18/13

ITEM NO. 5A ANNEXATION OF 14.53 ACRES; NW CORNER OF N 1300 RD/W 31ST ST & LOUISIANA ST (SLD)

A-13-00437: Consider a request to annex approximately 14.53 acres, located at the NW corner of N 1300 Rd/W 31st St and Louisiana St. Submitted by Landplan Engineering PA on behalf of Savannah Holdings LC, property owner of record. *Initiated by City Commission on 11/5/13.*

STAFF RECOMMENDATION:

Staff recommends approval of the requested annexation [A-13-00437] of approximately 14.53 acres located at the NW corner of N 1300 Rd/W 31st St and Louisiana St. based on the findings in the body of the staff report and forwarding this request to the City Commission with a recommendation for approval.

Reason for Request:

“Due to development pressures from multiple sources, all County property at the NW corner of W. 31st Street and Louisiana Street is currently or soon to be under consideration for annexation. An annexation request for approximately 8.5 acres of land owned by the Snodgrass family was submitted in August by Menards, Inc. The City of Lawrence has closed or will soon close on acquisition of approximately 25 acres of Snodgrass family property. Annexation requests for those parcels are slated to be submitted today [10/14/13]/ Those annexation requests, were they approved would leave these approximately 14.5 acres as an island of County land surrounded by City. This annexation request is timely and the accompanying rezoning request conforms to the land use recommendations of the Revised Southern Development Plan.”

KEY POINTS

- The property being annexed is the remaining land known as the Snodgrass property.
- The property abuts existing city limits along the north property line and will be adjacent to the extended Naismith Valley Park.
- The property is located within the boundary of the Revised Southern Development Plan.

ASSOCIATED CASES/OTHER ACTION REQUIRED

- Z-13-00438; A-FF to RM12D and A-FF to RM12D-FP

Other action required:

- City Commission approval of annexation and adoption/publication of ordinance.

PUBLIC COMMENT

- None received.

ATTACHMENTS

- Area Map

EXISTING CONDITIONS

Land Area: 14.530 acres
Right-of-way: 0
Total Annexation Request 14.530 acres

Current Zoning and Land Use: A (County-Agricultural) and F-F (Floodway Fringe Overlay) Districts; existing open space.

Surrounding Zoning and Land Use: To the north:
RM12 (Multi-Dwelling Residential) District; existing duplex, triplex and 4-plex development along W. 29th Terrace. RS7 (Single-Dwelling Residential) along the north property line east of Belle Haven Drive along W. 29th Terrace; existing residential development and church property.

To the east, west and south:

Proposed OS (Open Space-FP Overlay) District; extension of Naismith Park.

Project Summary

This property is part of a larger remaining acreage previously owned by the Snodgrass family. This property is intended for future residential development and is retained by the Snodgrass family. Annexation of this property along with the adjacent annexation request to the south for the Naismith Creek property will extend the City Limits to the centerline of N 1300 Road (31st Street).

Annexation Procedure

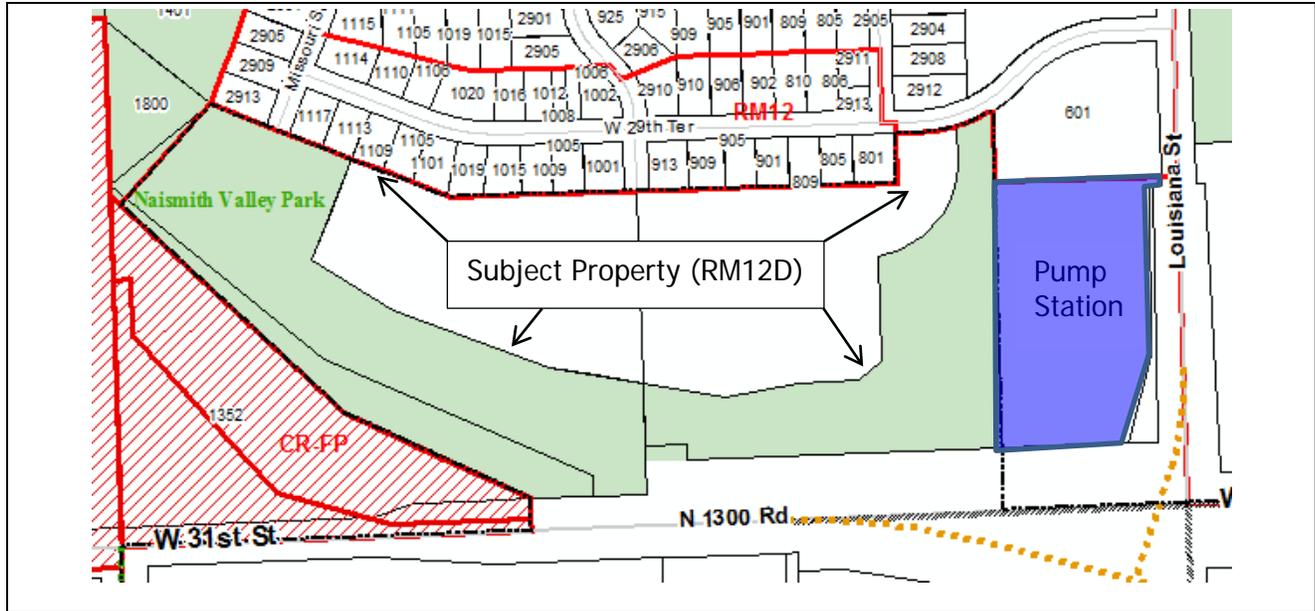
Kansas Law [*K.S.A. 12-519 et. seq.*] provides for annexation by ordinance of the City Commission. Lawrence City policy requires the Lawrence-Douglas County Metropolitan Planning Commission to review all annexation requests in excess of ten acres. This annexation request is accompanied by a rezoning request to be considered concurrently by the Planning Commission on this agenda.

The City Commission received the annexation request on November 5, 2013 and forwarded the request to the Planning Commission for a recommendation. Following a recommendation from the Planning Commission, the City Commission will consider the request and adopt an ordinance.

The City of Lawrence Administrative Annexation Policy (AP-74) requires that the costs associated with compensation to a Rural Water District be paid pursuant to Kansas Statutes. The property included in this request is located in a part of the county that is not served by any Rural Water District; therefore, no additional action is required for compliance.

General Location

The property requested for annexation is located between W. 29th Terrace and Naismith Creek. The property is adjacent to existing city limits along the north property line. The following graphic shows the location of the subject property related to the surrounding area .



Infrastructure and Utility Extensions

Public Right-of-Way: This property is adjacent and accessible from existing local streets on the north side of the property. Additional street extensions will be required for future development.

Utility Extensions: There are no plans to extend utilities to this property at this time. Residential development of this property will require subdivision approval and appropriate utility extensions.

During discussions between the Snodgrass family and the City Utility Department the intent for future development of this property for residential use was identified. Utility services can be extended to serve this property.

COMPREHENSIVE PLAN

The subject property is located within Service Area 1 of the Lawrence Urban Growth Area. As city services become available, properties are encouraged to annex prior to development in this service area. Annexation Policy No. 1 listed on page 4-5 of *Horizon 2020* states that Lawrence will actively seek voluntary annexation of land within the UGA as development is proposed. The plan also states: *Requests for annexation shall be consistent with approved watershed/sub-basin, sector, neighborhood, nodal, corridor, specific issues/district plans* (Chapter 5, Residential Development Strategies). This property is specifically addressed in the *Revised Southern Development Plan*.

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

COMPLIANCE WITH ADOPTED AREA PLANS

The subject property is located within the *Revised Southern Development Plan*, a specific sector plan. This plan was recently revised to extend the commercial limits along 31st Street. Annexation of the area and planned 31st Street improvements provide the opportunity for improved connectivity and reduced congestion in the southern part of the city.

CONCLUSION

The proposed annexation is compliant with recommendations of *Horizon 2020*. The subject property is located within the Lawrence Urban Growth Area and City services are available to serve the property; therefore, annexation is appropriate.