

PLANNING COMMISSION REPORT
Regular Agenda – Non Public Hearing Item

PC Staff Report
10/21/13

ITEM NO. 3A: ANNEXATION OF 8.4 ACRES; located at 1352 N 1300 ROAD (SLD)

A-13-00340: Consider a request to annex approximately 8.4 acres located at 1352 N 1300 Rd. Submitted by Menard Inc., for Bruce Snodgrass, property owner of record. *Initiated by City Commission on 9/10/13.*

STAFF RECOMMENDATION:

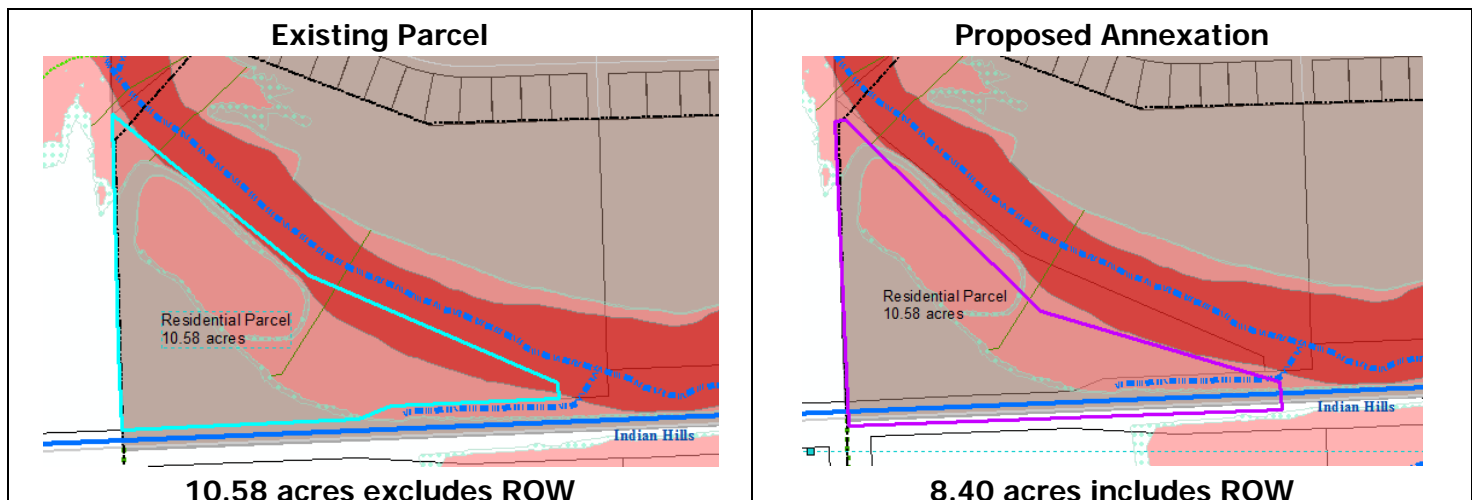
Staff recommends approval of the requested annexation [A-13-00340] of approximately 8.4 acres located at 1352 N 1300 Road based on the findings in the body of the staff report and forwarding this request to the City Commission with a recommendation for approval.

Reason for Request:

Applicant's response: *"Menards is requesting consensual annexation of the land with the permission of the property owner. The property will be incorporated into the Menards development and round out the commercial area. After the property is annexed Menards intends to proceed to rezoning the property as it is already designated for commercial in H2020 and the Southern Development Plan."*

KEY POINTS

- The property being annexed is part of an overall 47.46-acre combination of parcels that make up what is known as the Snodgrass property.
- The property abuts existing city limits along the west property line.
- The property is located within the boundary of the Revised Southern Development Plan.
- This request excludes approximately 2 acres of floodway that encumbers the residential parcel.



ASSOCIATED CASES/OTHER ACTION REQUIRED

- Z-13-00337; A to CR-FP overlay
- PP-13-00338; Preliminary Plat for Menards Addition.

Other action required:

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

PUBLIC COMMENT

- No written public comments were received prior to the printing of this staff report.

ATTACHMENTS

1. Map of area with floodplain overlay
2. Applicant's request

EXISTING CONDITIONS

Current Zoning and Land Use:

A (County-Agricultural) and F-F (Floodway Fringe Overlay) Districts; existing residential use and pond.

Surrounding Zoning and Land Use:

To the north/northeast/east:

OS (Open Space) City Zoning District and A (Agricultural) County Zoning District; Existing open space.

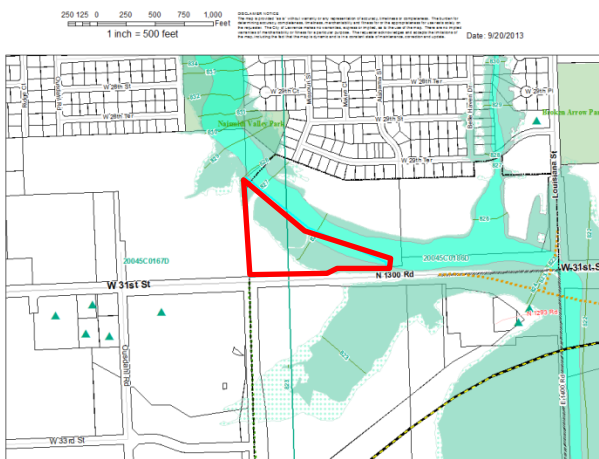
To the west:

CR (Regional Commercial) District; Planned Menards store; existing vacant land, former mobile home park.

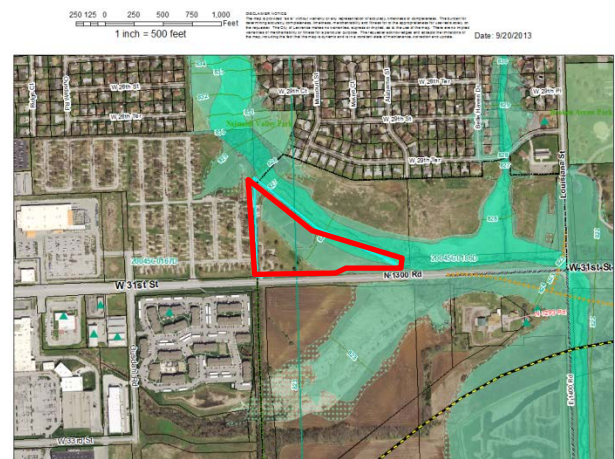
To the south:

A (County-Agricultural) and F-F (Floodway Fringe Overlay) Districts; agriculture.

Existing Zoning



Existing Land Use



Site Summary

Gross Area: 8.41 acres [Red outline highlights subject property.]

Project Summary

This property is part of a larger 47-acre area owned by the Snodgrass family. The west 8.4 acres (excluding floodway property) is intended to be included in a commercial development project – Menards. The balance of the property includes: property encumbered by flood plain; property being acquired for a city utility project; and an area north of Naismith Creek intended for future residential development. The subject of this report addresses only the 8.4 acres to be incorporated into the commercial project to the west.

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 and a preliminary plat to be considered concurrently by the Planning Commission on this agenda. When an annexation application is submitted as part of a development project, the request is typically considered by the Planning Commission even if it is not 10 acres in size.

The City Commission received the annexation request on September 10, 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 along the north side of N 1300 Road and is adjacent to existing city limits along the west property line and a portion of the north property line.

Infrastructure and Utility Extensions

Public Right-of-Way: 31st Street is classified as a future arterial on the Thoroughfares Map. The right-of-way width between Louisiana and Iowa Street varies and is evaluated as part of the subdivision review process. Interior access for future lots is also considered as part of the subdivision review process.

Utility Extensions: This property is included in the preliminary plat of the Menards Addition. A water line is being extended along the north side of 31st Street as part of the larger area improvements. Sanitary sewer improvements are also planned to the east with the pump station and the future Wakarusa Reclamation Facility (WWRF).

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 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 to include this property. 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.

Other plans include construction of a pump station on the western 6.7 acres adjacent to Louisiana Street and future dedication of land for extension of Naismith Valley Park (floodway and floodplain areas). Future applications for annexation and zoning are expected in the near future.

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.