

**PLANNING COMMISSION REPORT**  
**Regular Agenda – Non Public Hearing Item**

PC Staff Report  
12/18/13

**ITEM NO. 6A ANNEXATION OF 21.17 ACRES; N OF 1352 N 1300 RD (SLD)**

**A-13-00443:** Consider a request to annex approximately 21.17 acres located directly north of 1352 N 1300 Rd for an extension of Naismith Valley Park. Submitted by the City of Lawrence, property owner of record. *Initiated by City Commission on 11/5/13.*

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested annexation [A-13-00443] of approximately 21.17 acres located directly north of 1352 N 1300 Rd for an extension of Naismith Valley Park 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:**

*"This land is being donated to the City for parks and recreation and open space use and as an extension of Naismith Valley Park. The additional tract should be annexed along with adjacent tracts in this area also being annexed at this time."*

**KEY POINTS**

- This property is part of the area known as the Snodgrass property.
- This property abuts existing city limits along the east, west and portions of the north property line.
- This property is intended to extend the Naismith Valley Park.
- The property is located within the boundary of the *Revised Southern Development Plan*.

**ASSOCIATED CASES/OTHER ACTION REQUIRED**

- Z-13-00449; A-FW & FF County Overlay to OS-FP Overlay

**Other action required:**

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

**PUBLIC COMMENT**

- None received.

**ATTACHMENTS**

- Area Map

**EXISTING CONDITIONS**

Land Area:	17.4 acres (estimated)
Right-of-way:	4.3 acres (estimated)
Total Annexation Request	21.7 acres (application)

Current Zoning and Land Use: A (County-Agricultural) and FW - FF (County Floodway and 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. 29<sup>th</sup> Terrace. And, proposed RM12D (Multi-Dwelling Residential) District; undeveloped between subject property and existing development.

To the east:  
OS-FP (Open Space – Floodplain Overlay) District; Proposed Pump Station No. 10 and RS7 (Single-Dwelling Residential); existing church and accessory residence on the southwest corner of Louisiana Street and W. 29<sup>th</sup> Terrace

To the West:  
CR-FP (Community Regional Floodplain Overlay) District. Existing residence. Property has recently been annexed in anticipation of commercial development related to the Menards project.

To the south:  
A (Agricultural) District and B-2 (County General Business) District and FW - FF (County Floodway and Floodway Fringe Overlay) Districts along the south side of N 1300 Road also known as 31<sup>st</sup> Street.

### **Project Summary**

This property is part of a larger acreage previously owned by the Snodgrass family. This property was donated to the City of Lawrence in anticipation of extending Naismith Valley Park and protecting existing floodplain areas. Annexation of this property will extend the City Limits to the centerline of N 1300 Road (31<sup>st</sup> 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 along the north side of N 1300 Road (31<sup>st</sup> St.)

and is adjacent to existing city limits as described above in the Existing Conditions section of this report.

### **Infrastructure and Utility Extensions**

*Public Right-of-Way:* N 1300 Road (31<sup>st</sup> St.) 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. As open space, intensive development is not anticipated. This property is adjacent and accessible from existing local streets on the north side of the property.

*Utility Extensions:* There are no plans to extend utilities to this property at this time. Future public park improvements may require the property to be platted and appropriate utility extensions made. A water line is being extended along the north side of 31<sup>st</sup> Street as part of the larger area improvements. Sanitary sewer improvements are 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. 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. This property has been donated to the City of Lawrence. The City is the owner/applicant. This annexation request is consistent with *Horizon 2020* growth management policies.

### **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 31<sup>st</sup> Street. Annexation of the area and planned 31<sup>st</sup> 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.