

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

PC Staff Report  
11/18/13

**ITEM NO. 2A: ANNEXATION OF 10.684 ACRES; LOCATED AT 1338 E 1600 RD (SLD)**

**A-13-00291:** Consider a request to annex approximately 10.684 acres, located at 1338 E 1600 Road. Submitted by Grob Engineering Services, LLC., for Going South, LLC., property owner of record. *Initiated by City Commission on 11/5/13.*

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested annexation [A-13-00291] of approximately 10.684 acres located 1338 E 1600 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: *"Annexation is predicated on multi-family zoning."*

**KEY POINTS**

- The property abuts city limits along the north and west property lines.
- The property is located within Service Area 1 of the Urban Growth Area, an area that has been identified for future urbanization.
- Annexation requests of more than 10 acres require a Planning Commission recommendation.
- This annexation includes right-of-way area for O'Connell Road and E. 28<sup>th</sup> Street extended.
- The property is not within any Rural Water District service area.

**COMPREHENSIVE PLAN FACTORS TO CONSIDER**

- The annexation request is compliant with the Growth Management and Transportation policies of the Comprehensive Plan.

**ASSOCIATED CASES/OTHER ACTION REQUIRED**

- Z-13-00290: A to RM15
- PP-00343: Going South preliminary plat – pending future Planning Commission Agenda.

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**

- Map of area
- Annexation vicinity map
- Concept plan for site development
- Southeast Area Land Use Plan Map

## EXISTING CONDITIONS

- Current Zoning and Land Use: A (County-Agricultural) existing vacant land.
- Surrounding Zoning and Land Use:
- To the north:  
PD [Prairie View PRD]; existing duplex development
  - To the east:  
A (County-Agricultural); open space part of O'Connell Youth Ranch group home.
  - To the south:  
A (County-Agricultural); Heart of America, Teen Challenge group home.
  - To the west:  
RS7 (Single-Dwelling Residential); developed subdivision with detached residences.

## Site Summary

Gross Area: 10.684 acres includes right-of-way for existing O'Connell Road and area for right-of-way to extend E. 28<sup>th</sup> Street.

## Project Summary

The applicant is proposing to develop this property for medium density residential uses. In order for the developer to improve this property, the property must be located within the city limits.

In addition to this application, the developer has submitted an accompanying application for RM15 zoning. The applicant also submitted a preliminary plat that will be placed on a future Planning the Planning Commission agenda.

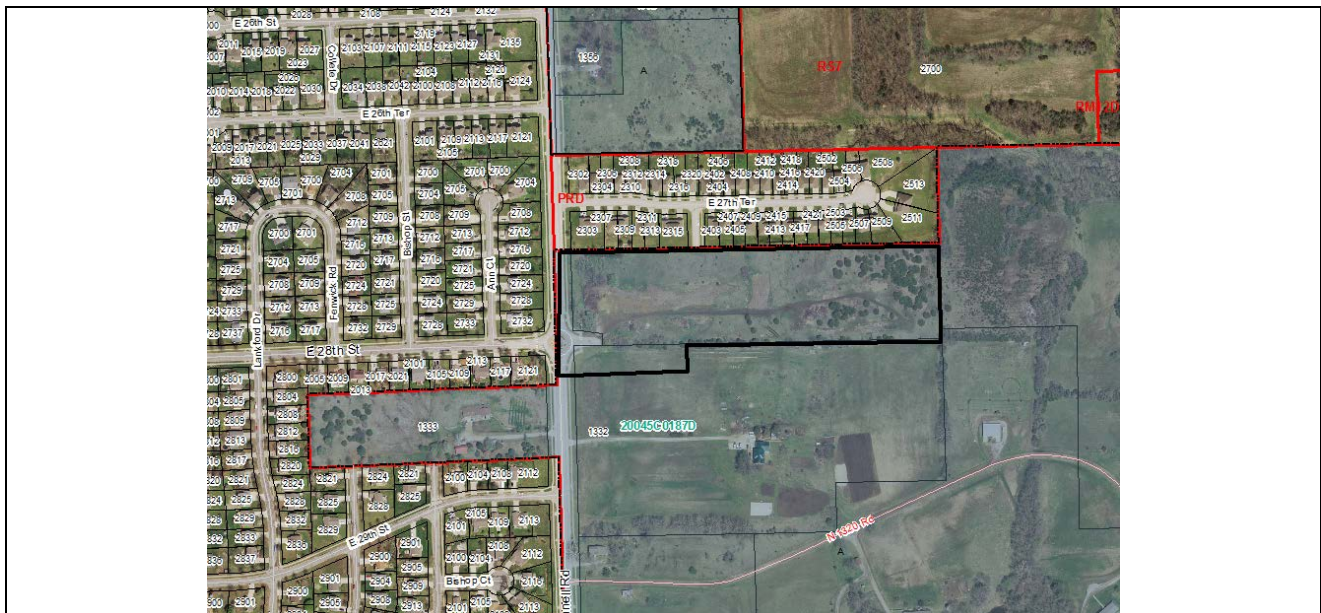


Figure 1. Proposed annexation

### **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. 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**

This property is located on the east side of O'Connell Road north of E. 28<sup>th</sup> Street extended. The annexation includes right-of-way for E. 28<sup>th</sup> Street as a requirement for development of this property. The property is also located within the boundary of the *Southeast Area Plan*.

### **Infrastructure and Utility Extensions**

Water lines are in place along O'Connell Road and will be extended to this property as the area develops. The application states this property is part of the SE Lawrence Sanitary Sewer Benefit District. As this area develops, sanitary sewer lines will need to be extended to serve this property.

### **COMPREHENSIVE PLAN**

The subject property is located within the Lawrence Urban Growth Area. As city services become available, properties will be 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.

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 boundary of the *Southeast Area Plan*. Annexation of the area and planned E. 31<sup>st</sup> Street improvements to the south provide the opportunity for improved connectivity as this part of the City is urbanized.

### **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.