

CITY OF TOPEKA PLANNING DEPARTMENT

SUMMARY REPORT

Re: A17/2 by Reser's Fine Foods

Reser's Fine Foods has requested annexation of a 12-acre tract at 3636 SE 6th Avenue that is additional land for the previously approved food manufacturing and distribution use adjacent to the property to the east. The property is located within unincorporated Shawnee County, Kansas and is adjacent to the City of Topeka corporate limits.

The property is contiguous to the City boundary and the property owner has provided written consent to annexation. The property is eligible for annexation under KSA 12-520(7), which does not require hearings or public notice. No service extension plan is required. The Governing Body can approve the annexation by adopting an ordinance.

The proposed development will be served by all 5 city services (water, sewer, police, streets and fire). All essential public utilities, services and facilities are presently available, affordable, and will not be overburdened by the annexation. The cost benefit analysis produced for this annexation demonstrate that revenues produced by this development will be sufficient to cover the annual costs to maintain and replace utility and street infrastructure over the life cycle of those assets.

The key issues of the requested annexation relate to the appropriateness of annexing the property and the ability to deliver urban services. The property lies within Tier 3 of the Urban Growth Area as delineated in the LUGMP - 2040 which means there is an expectation the area will urbanize in the future. Generally speaking though, Tier 3 areas of the UGA are not ready for urbanization because investments haven't been made in all 5 of Topeka's urban services (fire, police, water, sewer, and streets).

However, investments in infrastructure and services have been made in this area. There is City water and sewer adjacent to the property, the police department is currently serving the area directly to the south, there is a fire station less than 1 mile from the subject property, and SE 6th Avenue/Street has been improved to a 5-lane urban arterial. All 5 urban services are available to this property. In addition, major transportation investments have been made which include I-70/Croco Road

interchange and construction of the Oakland Expressway connecting US Hwy. 24 to I-70.

The LUGMP – 2040 encourages quality urban growth by promoting pillars (a.k.a. policies) of a prosperous community. Policies related to this annexation proposal state new growth lead to a “Return on Investment” which means: “Topeka’s infrastructure and service investments are down payments for the future. It is imperative to develop those areas with existing investments at a level that seeks the greatest return on those initial investments.”

Annexing and developing the property generates significant return on previous investments in infrastructure and services, and allows the city to grow in a cost-effective manner.

Finally, LUGMP – 2040 policy states “If a property within Tier 3 is contiguous, consideration should be given to annexing the property prior to development if all urban services are available and it is cost effective for the City”. As discussed above, all 5 urban services are available to the subject property. The property is located adjacent to the corporate limits and would constitute a logical expansion of the City limits within the area. Annexing the subject property is consistent with the policies and principles of the LUGMP 2040 and allows the city to grow in a compact, efficient and affordable manner.

The Planning Commission discussed the proposal at their April 17, 2017 meeting and unanimously determined that the annexation is based on Land Use and Growth Management Principles of the Comprehensive Plan.

Staff recommends APPROVAL of the ordinance taking such land into and making it a part of the City, for all City purposes and assigning it to Council District No. 3.

Staff requests the Governing Body move to adopt the ordinance.