



CITY OF TOPEKA

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MEMORANDUM

To: Topeka Planning Commission

From: Dan Warner, AICP; Planning Division Director

Date: December 19, 2022

RE: A22/03 – Annexation request by USD#437 Auburn/Washburn for property located to the northeast corner of SW 29th Street and SW Auburn Road

Proposal

Auburn Washburn School District is requesting annexation of an approximately 93.05-acre property located at the northeast corner of SW 29th Street and SW Auburn Road (see Map 1). The owner will construct a new middle school on the 93-acre site (see Map 2).

It is undetermined at this time if the property will be serviced by City of Topeka water or Shawnee County Rural Water District No. 1. Sewer service provided by the Sherwood Sewer District. A subdivision plat is required. Annexation is required for a development that is contiguous and requires a subdivision plat. The property owner has consented to annexation.

Background

A unilateral annexation of this type, one in which the property owner has consented to the annexation and the property is contiguous to the City, requires City of Topeka Governing Body approval. Planning Commission review of annexations is not required by State Statute.

However, the Land Use and Growth Management Plan 2040 (LUGMP) established a policy that the Planning Commission should review annexations greater than 10 acres for consistency with growth management principles of the LUGMP.

LUGMP Review

The property lies within Tier 3 of the Urban Growth Area (see Map 1). Tier 3 areas make up the bulk of the UGA outside of Tier 1. Developing these areas requires graduating services to Tier 2 meaning, it is cost effective for the City to make investments for all of the urban services in the area.

The subject property is contiguous to the City and has existing services available within a reasonable distance. Sanitary sewer service is available off of SW 29th Street and an existing 8" water line abuts the east side of the property from SW 27th Street. There is developed urban single-family housing that is being served by the city directly to the east and southwest of the subject property.

The subject property is designated as Urban Growth Area (residential) by the Topeka Future Land Use Map. Educational uses are consistent with this designation.

Fire - The Topeka Fire Department indicated they would have no additional cost to provide adequate service to the proposed annexation.

Police - The Topeka Police Department indicated they would have no additional cost to provide adequate service to the proposed annexation.

Streets – The property is being annexed at the lot line and SW Auburn Road and SW 29th Street will remain Shawnee County's responsibility for maintenance. Shawnee County has a CIP project planned for the intersection of SW Auburn Road and SW 29th Street. An additional future SW Auburn Road project is planned that will add sidewalks and a multi-use path. The remaining driveways will be located on the property and privately owned and maintained.

Sewer – Sewer will be the responsibility of the Sherwood Sewer District and Shawnee County.

Water – Water Service will be provided by Rural Water District No. 1.

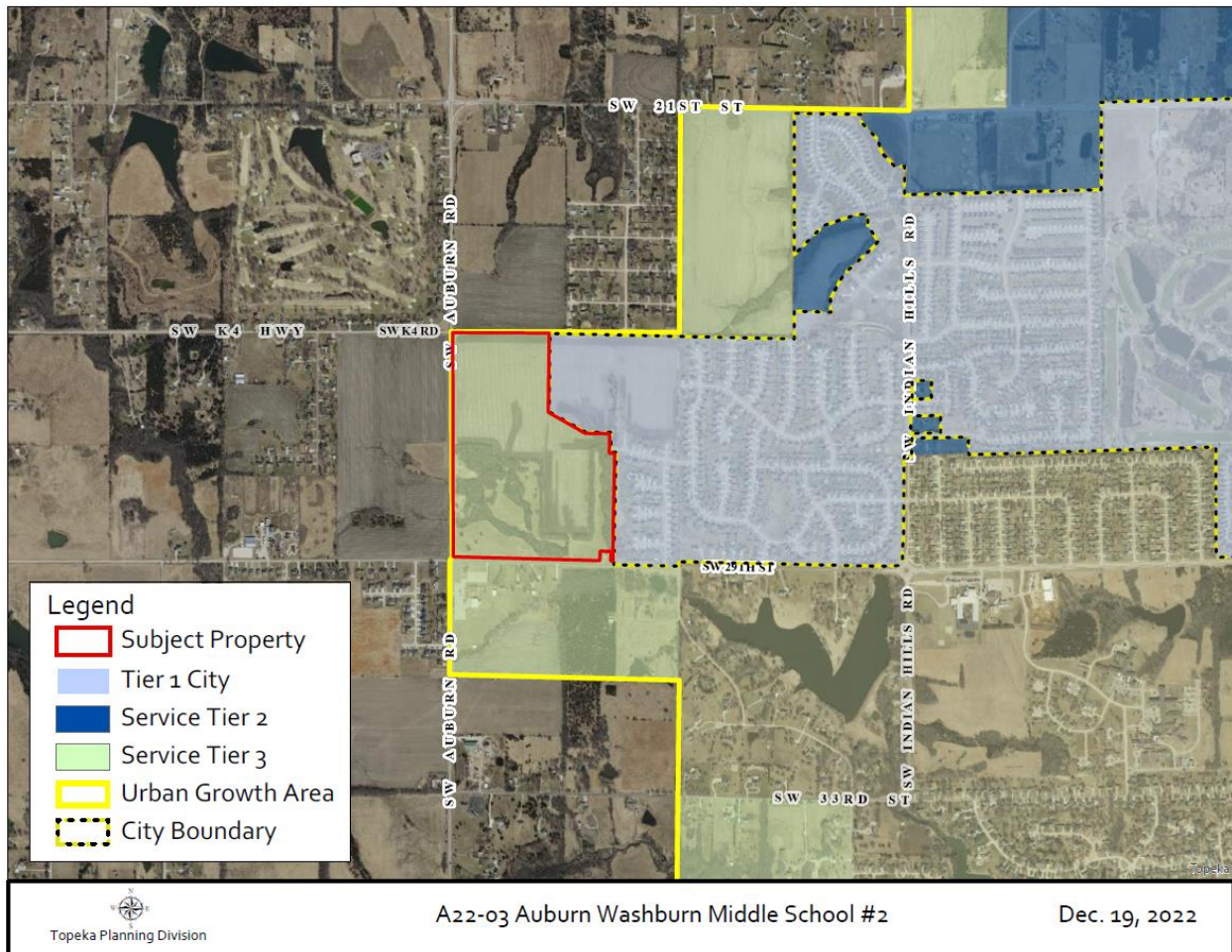
Street Network

SW Auburn Road and SW 29th street will remain Shawnee County roads. No new public roads are anticipated with the development of the middle school. New private driveways will serve the middle school with access off of SW Auburn Road and SW 29th Street. A pedestrian path is planned that will connect the campus to SW 27th Terrace.

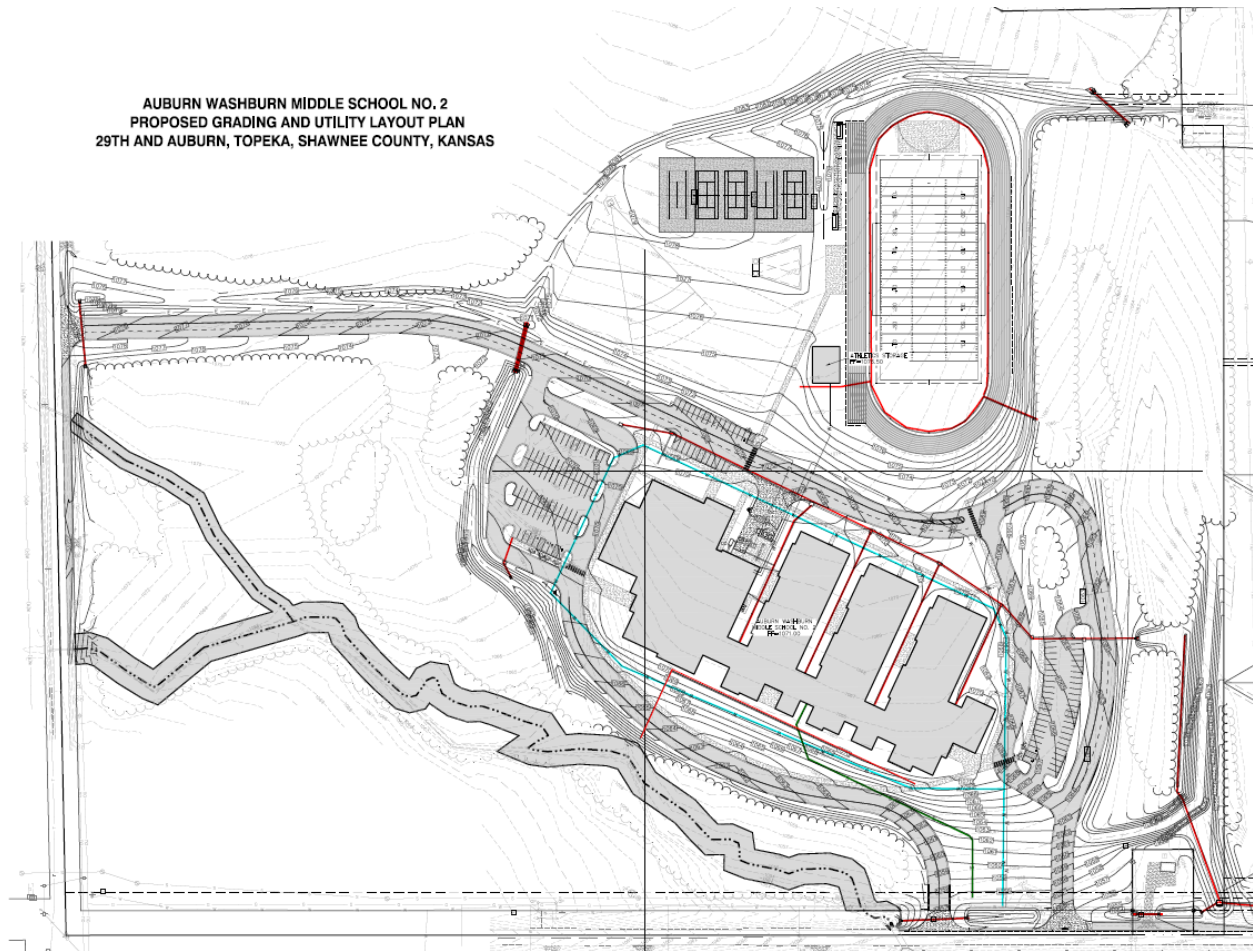
Recommendation

Annexing the subject property is consistent with the Comprehensive Plan.

Map 1 – Urban Growth Area Map



Map 2 – Site Concept



Attachments:
Auburn Washburn Middle School Annexation Fact Sheet