

Annexation Proposal
Property located to the northeast of SW 29th Street and SW Auburn Road
Fact Sheet & Department Comments

Site

Address/Location: property located to the northeast of SW 29th Street and SW Auburn Road.

Owner: Auburn Washburn Unified School District #437

Size: Approximately 93.05 acres

Existing Land Use: Vacant

Proposed Land Use: Middle School

Subdivision: Property will be platted in the future

Planning

Existing Zoning: PUD with underlying R-1, O&I-1, and C-2 and RR-1

Proposed Zoning: R-1 Zoning

Current Population: 0 residents

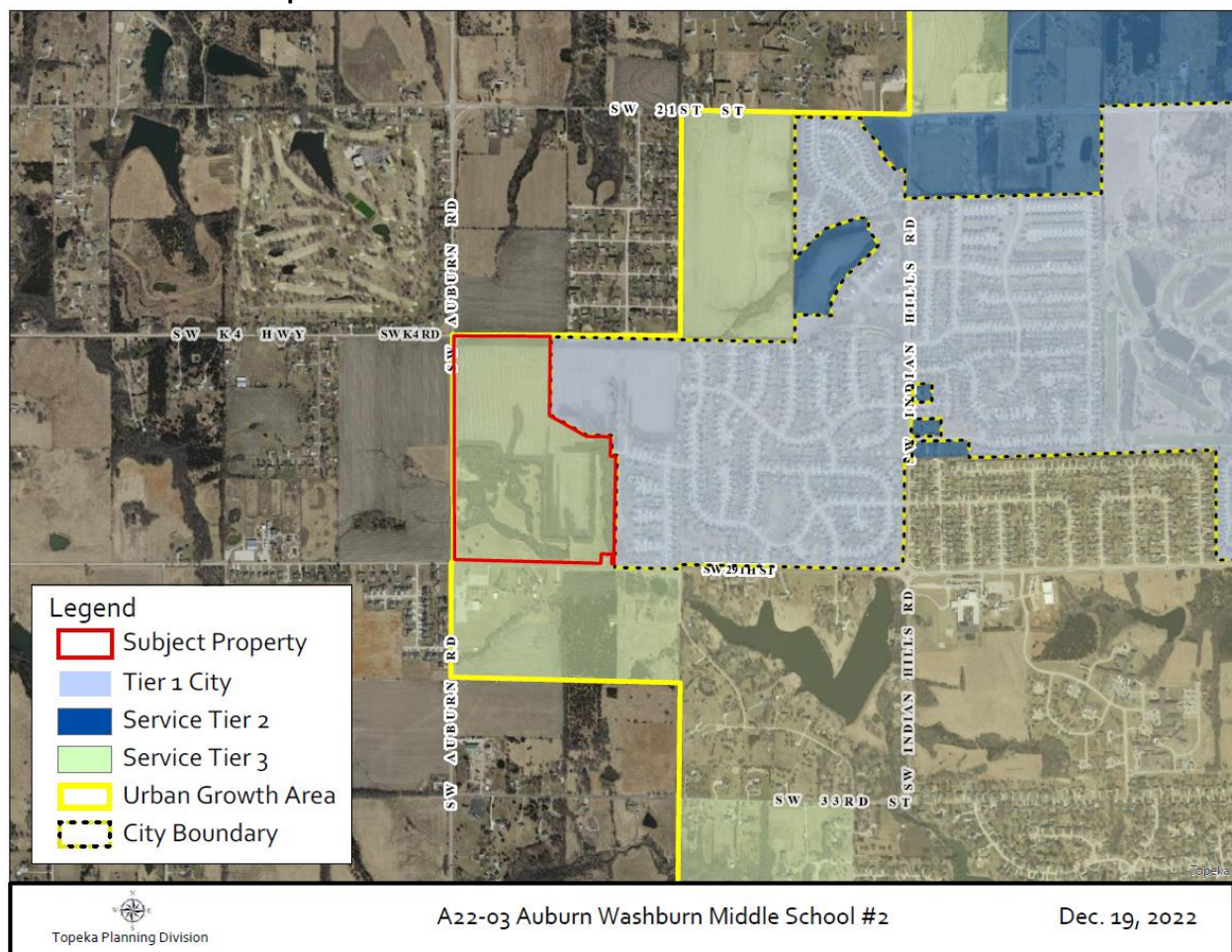
Projected Population: 0 residents

Density: N/A

Comprehensive Plan: Urban Growth Area – Tier 3

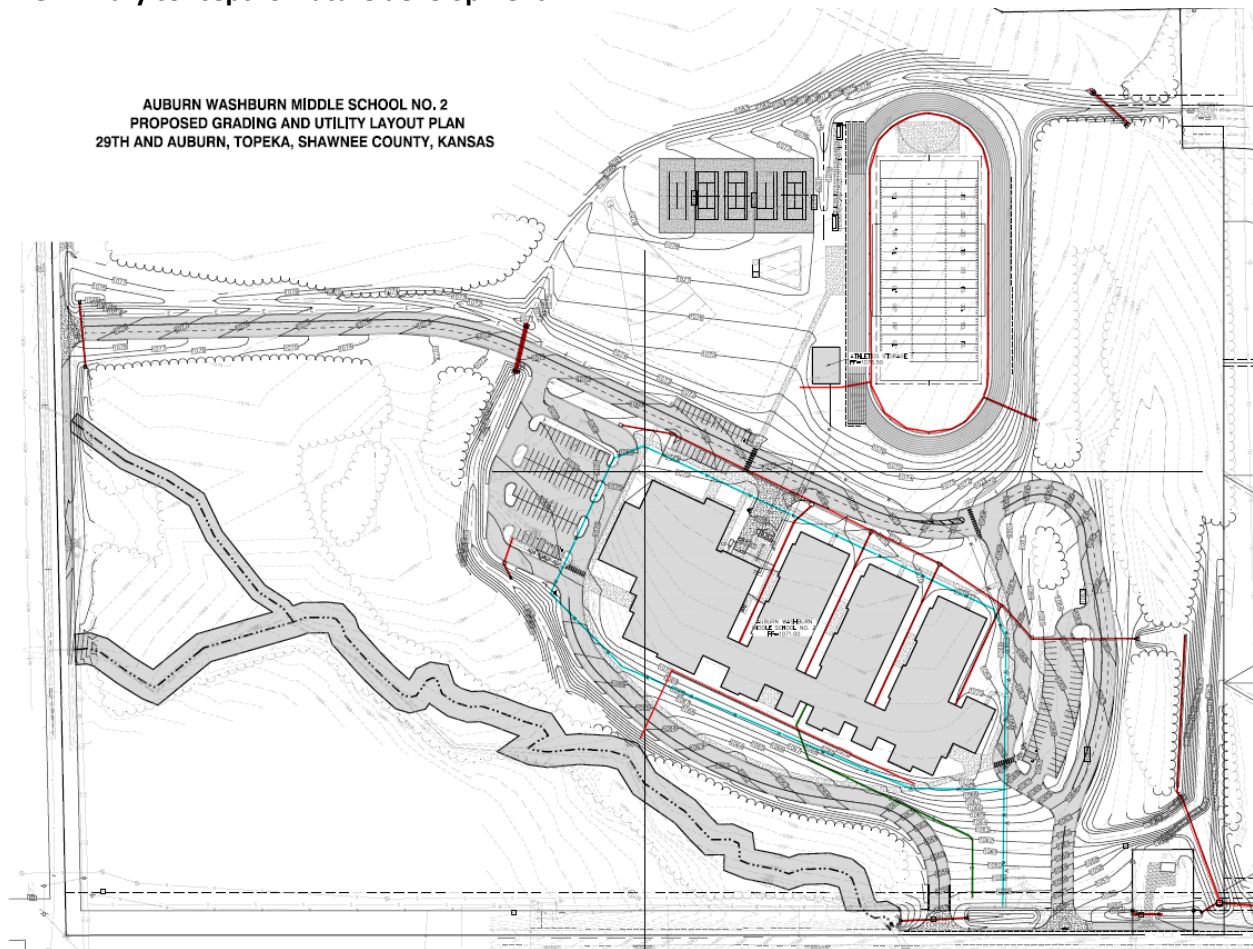
Primary Service Area (Sewer Required): Sewer service will be provided by the Sherwood Improvement District.

Urban Growth Area Map



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Preliminary concept for future development



Annexation Procedure

Contiguous?: Yes

Consent?: Yes. Owner provided a written consent.

Requirements: Eligible for annexation under KSA 12-520(7). No required hearings or notices. No service extension plan is required.

Approval Method: COT governing body passes ordinance.

Revenue/Expenses Estimates

Property tax revenue to the City of Topeka in 2022 would be approximately **\$0** before any development takes place. **Future annual property tax revenue** to the City of Topeka upon build-out of development is estimated to be approximately **\$0** (This is due to the property being owned by USD – 437). Current property tax revenue to Mission Township is approximately **\$153.16** in 2022.

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There is no existing **utility revenue**. **Future annual COT Stormwater revenue** to the City of Topeka upon development of the property is estimated to be approximately **\$7,380**. Wastewater service will be provided by the Sherwood Improvement District. **Water service** will be provided by Rural Water District No. 1, but the City of Topeka will generate an estimated **\$3,840**.

There are no additional costs to serve the proposed annexation for Fire, Police, and Forestry.

Streets will incur no additional operations or maintenance cost due to the property being annexed at the property line, not the centerline of the street, all costs can be accommodated within the existing streets budget.

Stormwater will have no additional annualized infrastructure operational and replacement costs do to the use of an open ditch system surrounding the property.

Water will not have no additional annualized infrastructure operational and replacement cost do to the property being served by Shawnee County Rural Water District No. 1.

Sanitary sewer service is provided by the Sherwood Sewer District and will not have any yearly expenses or revenues.

Utility and Service Providers

	Current	Proposed
Water	Rural Water District No. 1	Rural Water District No. 1
Wastewater	Sherwood Sewer District	Sherwood Sewer District
Fire	Mission Township	COT
Police	Shawnee County	COT
Streets – Local	N/A	N/A
Parks	Shawnee County	Shawnee County
Governing Body	Shawnee County (#1)	COT (#8)

Utilities

The subject property is proposed for a middle school for the Auburn/Washburn school district. Water service will be provided by Rural Water District No. 1 and sanitary sewer service provided by the Sherwood Sewer District.

Streets

The proposed development will utilize the existing SW 29th Street (minor arterial) and SW Auburn Road (minor arterial) for overall circulation. Private drives will be utilized for interior circulation and privately owned by USD 437, meaning there will be no impact of the COT streets budget.

Metro Bus Service

Fixed-route service is not currently offered to this area. Current service stops at SW 29th Street and SW Urish Road. Service would need to be expanded to serve this development.

Ability to Provide Adequate Public Services

FIRE

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- 1) What is the estimated cost (operational and capital) to your Department/Division to provide adequate service to the proposed annexation?**

No additional.

- 2) Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?**

Yes.

- 3) Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.**

Due to the location, there may be potential delayed response times with the current resource deployment.

Ability to Provide Adequate Public Services
FORESTRY

- 1) What is the estimated cost (operational and capital) to your Department/Division to provide adequate service to the proposed annexation?**

No cost at this time since we do not know if they will have trees in the right-of-way.

- 2) Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?**

Yes.

- 3) Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.**

Single small annexation can be taken care of by forestry without major budget impacts. However, the cumulative effects of multiple small annexations will ultimately not be sustainable at current budget levels.

Ability to Provide Adequate Public Services
POLICE

- 1) What is the estimated cost (operational and capital) to your Department/Division to provide adequate service to the proposed annexation?**

At the present time, the Shawnee county Sherriff's Office provides law enforcement services to the proposed annexed area and the developing school district has its own police force. Therefore, the proposed annexed area will not require the City of Topeka to increase police officer numbers, even after construction is completed of the middle school.

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- 2) Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?**

Yes. This proposed annexation would not have a significant budgetary impact related to police service. Any impact could easily be absorbed at the current department funding level.

- 3) Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.**

No other peripheral issues have been identified that would negatively impact adequate service to the proposed annexation area or to existing residents/businesses.

Ability to Provide Adequate Public Services

STREETS

- 1) What is the estimated cost/benefit of providing adequate service to the proposed annexation (in current year \$'s):**
- a. Estimate annualized operations/maintenance cost over the lifecycle of the assets:
N/A
 - b. Estimate annualized replacement cost of the asset:
N/A
- 2) Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so? Yes**
- 3) Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.**
N/A

Ability to Provide Adequate Public Services

STORMWATER

- 1) What is the estimated cost/benefit of providing adequate service to the proposed annexation (in 2023 \$'s):**
- a. Estimate annualized operations/maintenance cost over the lifecycle of the assets
N/A
 - b. Estimate annualized replacement cost of the asset This is based on 100 year replacement cycle.
N/A
 - c. Estimate annualized revenue over the lifecycle of the assets).
Estimates based upon 200,000 of impervious surface would generate \$7,380.

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- 2) Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?**

Yes

- 3) Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.**

N/A

Ability to Provide Adequate Public Services
WASTEWATER

N/A. Wastewater would be served by the Sherwood Sewer District.

Ability to Provide Adequate Public Services
WATER

N/A. Water service would be provided by the Shawnee County Rural Water District No. 1. An increase in demand by the Rural Water District would provide an estimated \$3,840 in revenue.

Ability to Provide Adequate Public Services
Topeka Metro Bus Service

- 1) Do you currently provide service to this subdivision/immediate area?**

No

- 2) If not, can you provide service?**

No, would require extension of Route 29

- 3) What is the estimated cost of providing service to this subdivision?**

Rough high-level costs, not accounting for additional run time of routes, comes to an estimate of \$30,000 to \$40,000 per year.