

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

DATE: June 20, 2017

TO: Justin M. Waggoner, Assistant County Counselor

FROM: Dale Miller, Director of Planning

RE: **DER2017-00004: The Advisability of Proposed Island Annexation by the City of Haysville (Resolution No. 17-11).**

Background

Based upon the request of a petitioning landowner, the City of Haysville passed Resolution No. 17-11 on June 12, 2017 to island annex the following property:

S 510 FT SE 1/4 SE 1/4 EXC W 254 FT THEREOF EXC S 30 FT FOR RD & EXC RD ON E
SEC 5-29-1E

The property is located at the northwest corner of South Broadway Avenue and East 79th Street South. The owners of the subject parcel have requested annexation into the City of Haysville in order to make the land more marketable.

To approve this island annexation by the City of Haysville, the Board of County Commissioners must find and determine pursuant to the requirements of KSA 12-520c that this annexation will not hinder the proper growth and development of the area or that of any other incorporated city located within Sedgwick County.

In accordance with the County's Resolution "Adopting Rules and Regulations Regarding the Responsibilities and Duties Imposed on Counties under K.S.A. 12-519", the MAPD submits the following findings regarding the advisability of this island annexation request by Haysville. The MAPD has evaluated whether this request will:

- a) Hinder the properly planned growth and development of the area; or
- b) Hinder the properly planned growth and development of any other incorporated city located within Sedgwick County.

The following two land use planning factors have been evaluated:

Factor 1 - Comprehensive Plan Considerations

Although comprehensive plans in the State of Kansas are not binding with respect to future municipal land use and development, they reflect a reasonable level of rational planning assessment and community consensus regarding patterns of future municipal growth and the future delivery of municipal services. Significant long term infrastructure decisions are usually made by a municipality based upon its adopted comprehensive plan (as frequently reflected in its capital improvement plan).

Evaluation:

- The official 2012 City of Haysville Comprehensive Plan indicates that the City has positive feelings concerning the annexation of developable land, but does not specify a specific area for future annexation.
- The proposed island annexation is consistent with the 2035 Urban Growth Area designation for the City of Haysville as depicted in the Community Investments Plan 2015-2035 adopted by the MAPC on November 19, 2015.
- No other city in Sedgwick County has identified the annexation parcel as part of its future urban growth area.

Factor 2 - Efficient Delivery of Urban Municipal Services

Man-made physical features, topography and associated drainage patterns have a significant impact on the efficient and cost-effective delivery of many municipal services, especially sanitary and storm sewer systems.

Evaluation:

- Should this annexation request be approved, the City of Haysville intends to provide and maintain water, storm water, and sewer services to the annexation area.
- The City of Haysville would assume responsibility for any future streets created within the proposed annexation area.
- Fire protection for the City of Haysville and the annexation area is provided by the Sedgwick County Fire Department. The delivery of fire services to this area would not be affected by the proposed annexation.
- The County Sheriff's Department currently services the proposed annexation area. Should this annexation request be approved, it would become the responsibility of the City of Haysville Police Department to service the annexation area.

Findings

1. ***The annexation will not hinder the properly planned growth and development of the area.*** The City of Haysville intends to provide necessary water, sewer, and storm sewer services to the property.
2. ***The annexation will not hinder the properly planned growth and development of any other incorporated city within Sedgwick County.*** The orderly and properly planned growth of other cities in Sedgwick County will be unaffected by this annexation. No other city has identified this area or this parcel as a future urban growth area.

Recommendation

That the Sedgwick County Board of County Commissioners find that the proposed island annexation by the City of Haysville Resolution No. 17-11 would not hinder the proper growth and development of the area, nor any other city in Sedgwick County.