

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

DATE: December 15, 2016

TO: Justin M. Waggoner, Assistant County Counselor

FROM: Dale Miller, Director of Planning

RE: **A16-05 - The Advisability of Proposed Island Annexation by the City of Wichita (Resolution No. 16-426).**

Background

Based upon the request of a petitioning landowner, the City of Wichita passed Resolution No. 16-426 on November 1, 2016 to island annex 24.41 acres of land generally located south of 31st St. South and east of Rock Road. The annexation area is bordered on the east by property located with the City of Wichita's incorporated area. However, this abutting property was annexed into the City through island annexation procedures. Since there is intervening unincorporated territory between the abutting property and the Wichita city limits, the subject property must also be annexed through island annexation procedures.

The annexation area consists of 24.41 acres of undeveloped, LC-Limited Commercial zoned land. On August 25, 2016, the Subdivision Committee of the Wichita-Sedgwick County Metropolitan Area Planning Commission approved a preliminary plat for the Rocky Ford Addition on the subject site. The Rocky Ford Addition creates 54 lots for the development of duplexes. The adjacent unincorporated properties to the north and south are zoned SF-20 Single Family Residential and are used for agriculture. The adjacent incorporated property to the east is zoned IP Industrial Park and is undeveloped. The adjacent unincorporated property to west (separated by Rock Road) is zoned AFB Air Force Base and is developed with the McConnell Air Force Base. No portion of the right-of-way for Rock Road abutting the annexation site has been included in the Rocky Ford Addition preliminary plan, nor is included in this island annexation request. It is recommended that this segment of Rock Road (approximately 1,300 linear feet) abutting the west side of the annexation site remain in County jurisdiction/control, since the closest segment of Rock Road within Wichita's jurisdiction is located ¾ miles to the north.

To approve this island annexation by the City of Wichita, 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 Wichita. 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 (and reflected in its capital improvement plan).

Evaluation:

- The Community Investments Plan 2015-2035, being the official joint Wichita-Sedgwick County Comprehensive Plan, identifies Wichita's intent over the next 20 years to support new employment and housing growth/expansion south and east of the intersection of 31st St. South and Rock Road, including the proposed island annexation site. The proposed island annexation site falls within the Wichita 2035 Urban Growth Area as depicted in the Community Investments Plan 2015-2035.
- No other city in Sedgwick County has identified the annexation site 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 conditions of the Rocky Ford Addition subdivision approval require the developer to guarantee the extension of Wichita water and sanitary sewer services to the site.
- Upon annexation, it would be the responsibility of the City of Wichita to maintain all storm drainage and stormwater facilities within this site.
- The proposed island annexation site falls within the Sedgwick County Fire District #1. Upon annexation, the City of Wichita Fire Department would assume primary responsibility to provide fire services to this site (in conjunction with a first-responder agreement with the Sedgwick County Fire Department). The nearest City Fire Station is Fire Station No. 15 located at 7923 E. Lincoln Street.
- The County Sheriff's Department currently services the proposed island annexation site. Upon annexation, it would become the responsibility of the City of Wichita Police Department to provide police services to this site from the Patrol East Bureau located at 350 S. Edgemoor Street.
- That portion of Rock Road right-of-way abutting the west side of the annexation site and platted area would remain within the jurisdiction and control of Sedgwick County. This represents the most efficient and cost-effective way of publicly maintaining this stretch of Rock Road, until such time as the remaining unincorporated lands to the east are also annexed into the City of Wichita.

Findings

- ***The annexation will not hinder the properly planned growth and development of the area.*** The provision of Wichita municipal services to this site is consistent and compatible with the City's long-term plans and servicing/infrastructure capacity to support future urban growth south of 31st St. South and east of Rock Road.
- ***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 site as a future urban growth area.

Recommendation

That the Sedgwick County Board of County Commissioners find:

1. The proposed island annexation by City of Wichita Resolution No. 16-426 would not hinder the proper growth and development of the area or site, nor any other city in Sedgwick County.