

Staff Report

Town Council, September 24, 2015

Standard Pacific of the Carolinas, LLC Annexation 15-A-09 (PL16-002)

Consider action for proposed annexation request for sufficiency and resolution to set public hearing

Speaker: Wayne Nicholas

From: Jeff Ulma, Planning Director

Prepared by: Wayne Nicholas, Planning Manager Approved

by: Benjamin T. Shivar, Town Manager Approved by: Russ

Overton, Assistant Town Manager

Executive Summary: Consideration of adopting a certificate of sufficiency and resolution calling for a public hearing on owner-initiated annexation 15-A-09 located at **6801, 6817, 6827 Indian Wells Road and unaddressed property on Indian Wells Road** (SW quadrant of Indian Wells Road and NC 55 Highway intersection). Associated Case(s): 15-SB-006 (Parkside Villas).

OWNER(S) AND PARCEL INFORMATION:

Standard Pacific of the Carolinas, LLC 1100
Perimeter Park Dr, Ste 112
Morrisville, NC 27560

Annexation Petition Number: 15-A-09

Wake County Parcel Number: 0735733336, 0735730305, 0735624845, 0735720245

Real ID Number: 0055290, 0094290, 0270716, 0020922

Petition Date: 8/3/2015

ZONING & PROPOSED USE:

Current Zoning: Transitional Residential Conditional Use (TR-CU) **Acreage:** 46.67 plus 0.77 adjacent right of way = 47.44 total deeded acres **Contiguous**

to Primary Corporate Limits: Yes

% Contiguity (excluding satellite town limits): 46%

Existing Use: Residential, agricultural

Proposed Use: Residential (Subdivision)

UTILITIES:

Water: On Site

Sewer: On Site

DISTRICTS & TAX VALUE:

Fire District: Morrisville

Voting District: A

Tax Value: \$6,153,939

9/24/2015 MEETING:

Town Council – Certificate of Sufficiency and Resolution Ordering Public Hearing STAFF

RECOMMENDATION:

Forward to public hearing on **10/22/2015**

Action: Forwarded to public hearing

10/22/2015 MEETING:

Town Council – Public Hearing

STAFF RECOMMENDATION:

Hold public hearing on **10/22/2015** and defer action to a future council meeting to allow final vote on the annexation to coincide with the final vote on the associated **15-SB-006 (Parkside Villas)**

Action: Public hearing held; no action taken

2/25/2016 MEETING:

Town Council – Ordinance Adoption

Staff Recommendation: Adoption with an effective date determined by council action

Action: Adopted with effective date of 2/25/16

