

STAFF REPORT

Town Council, October 22, 2015

Ridgefield Farms Annexation 15-A-14 (PL16-013a)

Conduct public hearing on a proposed annexation

Speaker: Wayne Nicholas

From: Jeff Ulma, Planning Director

Prepared by: Wayne Nicholas, Planning Manager

Approved by: Mike Bajorek, Interim Town Manager

Approved by: Russ Overton, Assistant Town Manager

Executive Summary: Request by the property owner(s) to annex property located at **7400, 7404, 7405, 7408, 7410, 7416, 7420 and unaddressed property on Ridgefield Drive; unaddressed property on Green Level Church Road** (South of Green Level Church Road and Ridgefield Drive intersection).

Associated Case(s): 15-SB-010 (Ridgefield Farms Subdivision)

OWNER(S) AND PARCEL INFORMATION:

Ridgefield Farms

Leo T & Nancy R Burka
7420 Ridgefield Drive
Cary, NC 27519

Jimmie R & F Joan Suttle
7416 Ridgefield Drive
Cary, NC 27519

Dennis M & Andrea L Lambert
7410 Ridgefield Drive
Cary, NC 27519

7408 Ridgefield LLC
728 Pierside Drive
Cary, NC 27519

Christopher C & Wendy Lu K Cook
7404 Ridgefield Drive
Cary, NC 27519

Robert Murray & Rosemary B Lucas
601 Foxtail Street
Fort Collins, CO 80524

Donald P & Sherry T Knepper
7405 Ridgefield Drive
Cary, NC 27519

James Lee Chao & Juliana M Ma
7424 Ridgefield Drive
Cary, NC 27519

VIBEBO LLC
3 Crosswinds Estates Drive
Pittsboro, NC 27312

Robert J Trawick & Sabra J Faires
7401 Ridgefield Drive
Cary, NC 27519

Annexation Petition Number: 15-A-14

Wake County Parcel Number: 0735084854, 0735087959, 0735191012, 0735184707, 0735184325, 0735172800, 0735078423, 0735076945, 0735071789, 0735072127

Real ID Number: 0127702, 0127703, 0127704, 0127705, 0127706, 0127707, 0127709, 0127710, 0127711, 0127712

Petition Date: 7/2/2015

ZONING & PROPOSED USE:

Current Zoning: Residential 8 Conditional Use (R-8-CU)

Acreage: 79.95 plus 2.21 adjacent right of way = 82.16 total deeded acres

Contiguous to Primary Corporate Limits: Yes

% Contiguity (excluding satellite town limits): 39%

Existing Use: Residential

Proposed Use: Residential (Subdivision)

UTILITIES:

Water: On Site

Sewer: 300 feet W

DISTRICTS & TAX VALUE:

Fire District: Morrisville

Voting District: A

Tax Value: \$4,182,639

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

Action: Public hearing held; no action taken

