



Legislation Details (With Text)

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Title: Ordinance Annexing Territory into the Corporate Limits Located at 5300 High Point Road and Portion of NCDOT ROW - 146.4 Acres

Sponsors: Planning

Indexes:

Code sections:

Attachments: 1. High Point Road anx map, 2. high point road anx petition, 3. High Point Road Description, 4. KSL SEDGEFIELD PILOT, LLC, 5. PB 2015 Feb Minutes, 6. 15-0212 Ord. HP Road.pdf

Date	Ver.	Action By	Action	Result
4/21/2015	1	City Council	adopt	Pass

Ordinance Annexing Territory into the Corporate Limits Located at 5300 High Point Road and Portion of NCDOT ROW - 146.4 Acres

Department: Planning
Council District: Nearest to District #5

Public Hearing: Yes
Advertising Date/By: April 9, 2015/City Clerk

Contact 1 and Phone: Steve Galanti at 373-2918
Contact 2 and Phone: Sue Schwartz at 373-2149

PURPOSE:

KSL Sedgefield Pilot, LLC has petitioned for annexation of their property located at 5300 High Point Road. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

This property is within the Tier 1 Growth Area (2013-2019) on the Growth Strategy Map in the Comprehensive Plan, is considered contiguous since it abuts the City’s primary corporate limits along its western boundary, and the site is proposed to be developed with a mix of residential and commercial uses.

City water is available by connecting to the existing 16-inch line located within High Point Road. In order for this site to be served with water the owner would be responsible for all costs associated with extending it to and across the frontage of the site, and for connecting to the public line.

City sanitary sewer can be provided with the installation of a sewer lift station. In order for this site to be served with sanitary sewer the owner would be responsible for all costs associated with the off-site extension, the extension through the site to the abutting property, and for connecting to the public line.

The City's Fire Department notes that this site is currently served by the Pinecroft-Sedgefield Station #23 on Mackay Road and will continue to be served by this location upon annexation.

The City's Police Department notes that, upon full build-out and if developed as a mix of uses, it estimates that additional personnel and equipment (\$524,453.23 - 3 officers) will be necessary to provide service to this site.

Provision of other City services will involve a travel distance almost equal to that necessary to provide service to the previously-annexed property to the west.

BUDGET IMPACT:

Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council. The Planning Board recommended this annexation at its February meeting on a vote of 6-0-1.

Accordingly, it is recommended that on April 21, 2015, the City Council hold a public hearing to receive public comment and to consider adoption of an ordinance annexing the above-mentioned property into the City of Greensboro.