



Legislation Details (With Text)

File #:	ID 15-0135	Version:	1	Name:	
Type:	Ordinance	Status:		Passed	
File created:	1/30/2015	In control:		City Council	
On agenda:	3/3/2015	Final action:		3/3/2015	
Title:	Ordinance Annexing Territory into the Corporate Limits Located at 200 Willowlake Road And NCDOT Right-of-way - 29.1 Acres				
Sponsors:	Planning				
Indexes:					
Code sections:					
Attachments:	1. Willowlake Map, 2. Willowlake Description, 3. Willowlake Petition, 4. Dec 2014 pb minutes, 5. Kotis SOS.pdf, 6. 15-0135 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS.pdf				

Date	Ver.	Action By	Action	Result
3/3/2015	1	City Council	adopt	Pass

Ordinance Annexing Territory into the Corporate Limits Located at 200 Willowlake Road And NCDOT Right-of-way - 29.1 Acres

Department: Planning

Council District: Nearest to District #2

Public Hearing: Yes

Advertising Date/By:

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PURPOSE:

Kotis Company, LLC has petitioned for annexation of their property located at 200 Willowlake 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 and considered contiguous since it abuts the City's primary corporate limits along its eastern boundary. The site is proposed to be developed with commercial uses.

City water is available by connecting to the existing 12-inch line located along Burlington 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 is available by connecting to the existing 15-inch sewer outfall located along Willowlake Road. In order for this site to be served with sanitary sewer the owner would be responsible for all costs associated with connecting to the public line.

The City's Fire Department notes that this site is currently served the McLeansville Fire Department Station #37 on Knox Road and will be served by the City Station #57 on Mount Hope Church Road 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 (\$188,888 - 1 officer) 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 located to the east.

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 December meeting on a vote of 7-0.

Accordingly, it is recommended that on March 3, 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.