



Legislation Details (With Text)

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File created:	12/9/2019	In control:		City Council	
On agenda:	1/21/2020	Final action:		1/21/2020	
Title:	Ordinance Annexing Territory into the Corporate Limits for Property Located at 5594-5598 Garden Village Way and a Portion of Garden Village Way - 1.725-Acres (Triad Real Estate Exploration, LLC)				
Sponsors:	Planning				
Indexes:					
Code sections:					
Attachments:	1. PLP19-29_5594-5598GardenVillage_Annex.pdf, 2. PLP19-29_5594-5598GardenVillage_Aerial.pdf, 3. garden village petition.pdf, 4. Triad Ex SOS.pdf, 5. Planning Board Minutes.pdf, 6. 20-0003 ORD garden vill anx ord				

Date	Ver.	Action By	Action	Result
1/21/2020	1	City Council	adopt	Pass

Ordinance Annexing Territory into the Corporate Limits for Property Located at 5594-5598 Garden Village Way and a Portion of Garden Village Way - 1.725-Acres (Triad Real Estate Exploration, LLC)

Council Priority: Create an Environment to Promote Economic Development Opportunities and Job Creation / Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning

Council District: Proximate to District 5

Public Hearing: Yes

Advertising Date/By: January 9, 2020/City Clerk

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PURPOSE:

Triad Real Estate Exploration, LLC has petitioned for annexation of their property located at 5594-5598 Garden Village Way. The portion of common elements containing Garden Village Way is located between the site and Greensboro's current city limits and is annexed as part of the request. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

This contiguous annexation is within the Tier 1 Growth Area (2013-2019) on the Growth Strategy Map in the Comprehensive Plan.

City water will be available by connecting to the 6-inch line located in Garden Village Way. In order for this site to be served with water the owner would be responsible for all costs associated with extending and

connecting to the public line.

City sewer will be available by connecting to the existing 8-inch line located in Garden Village Way. The sewer line ends near the property line shared by 5594 and 5598 Garden Village Way. If 5598 Garden Village Way is subdivided, the sewer line may need to be extended to the end of 5598 Garden Village Way. In order for this site to be served with sewer the owner would be responsible for all costs associated with extending and connecting to the public line.

The City's Fire Department notes that this site is currently served by Greensboro Station #18 on Ballinger Road (southeast of the request). Upon annexation, the property will continue to be served by Greensboro Station #18. The response time will remain the same and stay within Greensboro Fire Department's standard of coverage.

The Police Department can provide service to the site with little difficulty. The Police Department can provide response service to the property under consideration as comparable to existing service as of the date of annexation. Additional resources may be required as development on the subject property and/or additional annexation in the general area occurs.

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 south and 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 November meeting on a vote of 8-0.

Accordingly, it is recommended that on January 21, 2020, 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.