



Legislation Text

File #: ID 14-0586, **Version:** 1

Ordinance annexing territory to the corporate limits - 24.41-acre satellite annexation for Community Foundation Real Estate Management Fund Inc. located at 128 Birch Creek Road.

Department: Planning
Council District: Nearest to District #2

Public Hearing: Yes
Advertising Date/By:

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PURPOSE:

Community Foundation Real Estate Management Fund Inc. has petitioned for annexation of their property located at 128 Birch Creek 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 3 Growth Area (2025) on the Growth Strategy Map in the Comprehensive Plan and although it abuts existing satellite City Limits along a portion of its southern and western boundary is still considered a satellite annexation.

The site is currently vacant and it is proposed to be developed with approximate 91 single family detached dwellings.

City water is available by extending and connecting to the existing 8-inch line located to the west and approximately 820 feet south of the property. 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 extending and connecting to the existing 8-inch outfall located approximately 360 feet south of property. 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 McLeansville Station #47 on Frieden Church Road and will be served by the City Station #57 on Mt. Hope Church Road along with the McLeansville Station #47 in a reciprocal automatic aid agreement upon annexation.

Upon full build-out, and if developed as a single family development, the Police Department estimates that it

can provide service with little difficulty (additional personnel and equipment - \$7,366.28).

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 west and south.

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 August meeting on a vote of 8-0. Accordingly, it is recommended that on October 7, 2014, 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.