



Legislation Text

File #: ID 15-0431, **Version:** 1

Ordinance Annexing Territory into the Corporate Limits Located at 5605 Sapp Road - 1.01 Acres

Department: Planning

Council District: Nearest to District #5

Public Hearing: Yes

Advertising Date/By: 7.9.2015/ City Clerk

Contact 1 and Phone: Steve Galanti at 373-2918

Contact 2 and Phone: Sue Schwartz at 373-2149

PURPOSE:

Nickie Tsintzos has petitioned for annexation of the property located at 5605 Sapp 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 southern and eastern boundary.

The site is currently vacant and it is proposed to be developed for commercial use.

City water is available by connecting to the existing 12-inch line located within Sapp 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 on the southern side of East Wendover Avenue and would need to be extended across East Wendover Avenue and along the rear of the property for gravity sewer service. 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 Pinecroft-Sedgefield Station #23 on Mackay Road and will be served by the Station #52 on Meadowood Street upon annexation.

Upon full build-out, and if developed as a commercial property, the Police Department estimates can provide service with little difficulty.

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 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 May meeting on a vote of 8-0. Accordingly, it is recommended that on July 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.