

**STAFF REPORT**

Town Council, September 20, 2016

**Ashton Raleigh Residential LLC, Taylor Morrison of Carolinas, Inc. Annexation 16-A-16 (PL17-019)**

Consider sufficiency of annexation petition and adoption of resolution to set public hearing.

From: Jeff Ulma, Planning Director

Prepared by: Wayne Nicholas, Planning Manager

Approved by: Sean Stegall, Town Manager

Approved by: Russ Overton, Assistant Town Manager

**Speaker:** Wayne Nicholas

**Executive Summary:** Consideration of adopting a certificate of sufficiency and resolution calling for a public hearing on owner-initiated annexation 16-A-16 located at 7400, 7404, 7405, 7408, 7410, 7416, 7420 Ridgefield Drive, and unaddressed property on Ridgefield Drive and Green Level Church Road (South of Green Level Church Road and Ridgefield Drive intersection). Associated Case(s): Development Plan 15-SB-010 (Ridgefield Farms Subdivision)

**Proposed Council Action:** Council may take action.**Annexation Petition Number:** 16-A-16**Petition Date:** 9/1/2016**OWNER(S) AND PARCEL INFORMATION**

Property Owner(s)	Property Location	County Parcel Number (10-digit)	Real Estate ID	Deeded Acreage
Ashton Raleigh Residential LLC Taylor Morrison of Carolinas, Inc. 5711 Six Forks Road, Suite 300 Raleigh, NC 27609-3888	7420 Ridgefield Drive	0735084854	0127702	7.42
	7416 Ridgefield Drive	0735087959	0127703	8.19
	7410 Ridgefield Drive	0735191012	0127704	11.01
	7408 Ridgefield Drive	0735184707	0127705	8.11
	7404 Ridgefield Drive	0735184325	0127706	6.71
	7400 Ridgefield Drive	0735172800	0127707	5.97
	7405 Ridgefield Drive	0735078423	0127709	6.53
	0 Ridgefield Drive	0735076945	0127710	7.69
	0 Ridgefield Drive	0735071789	0127711	8.52
	0 Green Level Church Road	0735072127	0127712	9.80
<b>Total Acres</b>				79.95

**ZONING & PROPOSED USE:****Current Zoning:** Residential 8 Conditional Use (R-8-CU)**Acreage:** 79.95 plus 2.21 adjacent right of way = 82.16 total acres**Contiguous to Primary Corporate Limits:** Yes; 39% (excluding satellite town limits)**Existing Use:** Residential, vacant**Proposed Use:** Residential (Subdivision)**Active Associated Case(s):** Development Plan 15-SB-010 (Ridgefield Farms Subdivision)

**UTILITIES:**

**Water:** Adjacent to site

**Sewer:** 300 feet W

**DISTRICTS & TAX VALUE:**

**Fire District:** Morrisville Fire District

**Voting District:** A

**Tax Value:** \$4,182,639

**9/20/2016 MEETING:**

**Town Council – Certificate of Sufficiency and Resolution Ordering Public Hearing**

**STAFF RECOMMENDATION:**

Forward to public hearing on **10/13/2016**

**Action:**

