

## Staff Report for Town Council



**Meeting Date:** November 10, 2016

**16-A-17 HHHunt Wackena, LLC Annexation**

**Purpose:** Conduct public hearing on a proposed annexation and consider action on proposed ordinance.

**Prepared by:** Wayne Nicholas, Planning

**Speaker:** Wayne Nicholas, Planning

**Recommendation:** Staff recommends conducting a public hearing and adopting the annexation ordinance with an effective date determined by council action.

**Executive Summary:** Request by the property owner(s) to annex property located at 1350, 1500, 1501, 1509, 1517, 1524, 1525, 1533, 1616, 1621, 1705, 1707, 1721, 1809, 1833 Wackena Road, and 7001 Indian Wells Road (1,520 feet SW of Indian Wells Road and N.C. 55 intersection). Associated Case(s): 15-SB-022 (Wackena Hills Subdivision)

**Annexation Petition Number:** 16-A-17

**Petition Date:** 9/2/2016

**OWNER(S) AND PARCEL INFORMATION**

Property Owner(s)	Property Location	County Parcel Number (10-digit)	Real Estate ID	Deeded Acreage
HHHunt Wackena, LLC 1401 Sunday Drive, Suite 109 Raleigh, NC 27607-5173	1350 Wackena Road	0735310493,	0121842,	8.11
	1500 Wackena Road	0735318386,	0086293,	1.92
	1501 Wackena Road	0735317829,	0084262,	6.73
	1509 Wackena Road	0735411855,	0084263,	3.04
	1517 Wackena Road	0735413872,	0084264,	3.14
	1524 Wackena Road	0735415117,	0084271,	3.03
	1525 Wackena Road	0735415882,	0084265,	3.43
	1533 Wackena Road	0735418850,	0084266,	4.71
	1616 Wackena Road	0735417056,	0084272,	4.39
	1621 Wackena Road	0735511802,	0084267,	3.55
	1705 Wackena Road	0735513804,	0041207,	3.88
	1707 Wackena Road	0735514560,	0162537,	2.06
	1721 Wackena Road	0735517818,	0162536,	2.95
	1809 Wackena Road	0735525318,	0066728,	5.84
	1833 Wackena Road	0735528909,	0004602,	3.24
7001 Indian Wells Rd.	0735525834	0041204	1.71	
			<b>Total Acres</b>	<b>61.73</b>

**ZONING & PROPOSED USE:**

**Current Zoning:** Residential 8 Conditional Use (R-8-CU), Resource/Recreation (R/R) and Residential 40 (R-40)

**Acreage:** 61.73 plus 2.47 adjacent right of way = 64.20 total acres

**Contiguous to Primary Corporate Limits:** Yes; 31% (excluding satellite town limits)

**Existing Use:** Residential, vacant

**Proposed Use:** Residential (Subdivision)

**Active Associated Case(s):** 15-SB-022 (Wackena Hills Subdivision)

**UTILITIES:**

**Water:** Adjacent to site

**Sewer:** Adjacent to site

**DISTRICTS & TAX VALUE:**

**Fire District:** Morrisville Fire District

**Voting District:** A

**Tax Value:** \$6,781,513

**10/13/2016 MEETING:**

Town Council – Certificate of Sufficiency and Resolution Ordering Public Hearing

**STAFF RECOMMENDATION:**

Forward to public hearing on **11/10/2016**

**Action:** Forwarded to public hearing

**VICINITY MAP**

