

STAFF REPORT

Town Council, May 12, 2016

K. Hovnanian at Lily Orchard LLC Annexation 15-A-27 (PL16-072b)

Consider action for proposed annexation ordinance and adoption date.

Speaker: Mr. Wayne Nicholas

From: Jeff G. Ulma, Planning Director

Prepared by: Wayne Nicholas, Planning Manager

Approved by: Mike Bajorek, Interim Town Manager

Approved by: Russ Overton, Assistant Town Manager

Executive Summary: Request by the property owner(s) to annex property located at 0 Stephenson Road (600 feet SE of Lily Orchard Way and Stephenson Road intersection). Associated Case(s): 14-SB-011 (Lily Orchard Subdivision)

OWNER(S) AND PARCEL INFORMATION:

K. Hovnanian at Lily Orchard LLC

110 W. Front St.

Red Bank, NJ 07701-1139

Annexation Petition Number: 15-A-27

Wake County Parcel Number: 0751900557

Real ID Number: 0433216

Petition Date: 12/9/2015

ZONING & PROPOSED USE:

Current Zoning: Wake County R-30

Acreage: 0.12 plus 0.00 adjacent right of way = 0.12 total deeded acres

Contiguous to Primary Corporate Limits: Yes

% Contiguity (excluding satellite town limits): 52%

Existing Use: Open space within subdivision

Proposed Use: Open space within subdivision

UTILITIES:

Water: 2,250 feet SW

Sewer: 3,020 feet SW

DISTRICTS & TAX VALUE:

Fire District: Fairview Fire District

Voting District: C

Tax Value: \$660

2/25/2016 MEETING:

Town Council – Certificate of Sufficiency and Resolution Ordering Public Hearing

STAFF RECOMMENDATION:

Forward to public hearing on **3/23/2016**

Action: Forwarded to public hearing.

3/23/2016 MEETING:

Town Council – Public Hearing

STAFF RECOMMENDATION:

Hold public hearing on **3/23/2016** and defer action to a future council meeting to allow final vote on the annexation to coincide with the final vote on the associated **14-SB-011 (Lily Orchard Subdivision)**
Action: Public hearing held; no action taken

5/12/2016 MEETING:

Town Council – Ordinance Adoption

STAFF RECOMMENDATION:

Adoption with an effective date determined by council action

Action: Adopted with effective date of 5/12/2016



