

## Staff Report for Town Council

**Meeting Date:** June 14, 2018



### **18-A-02 Rex Hospital Inc. Annexation**

**Purpose:** Conduct public hearing and consider action on requested annexation.

**Prepared by:** Wayne Nicholas, Planning

**Speaker:** Desmond Corley, Planning

**Executive Summary:** The owners of property located at 4295 NC 55 Highway (approximately 550 feet south of the NC 55 Highway and McCrimmon Parkway intersection) have petitioned for annexation of the property. Pursuant to statute, the Town Council must hold a public hearing before taking action on the request.

**Associated Case(s):** **Development Plan 18-DP-0480** (UNCHCS Panther Creek Medical Office Building)

**Recommendation:** That Council conduct a public hearing and consider action on the requested annexation.

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The documents that Council will review at this meeting are attached

### **Background:**

Owners of property located outside of the corporate limits of the Town that desire to develop using Town utilities or that otherwise desire to be located in the corporate limits must first petition to be annexed, pursuant to the requirements of either NCGS Chapter 160A, Article 4, Part 1, when their property is contiguous to the corporate limits, or to NCGS Chapter 160A, Article 4, Part 4, when their property is not contiguous to the corporate limits. In either case, if Council wishes to proceed with an annexation, Council must adopt a resolution calling for a public hearing on the matter. At the public hearing on a request for contiguous annexation, such as this, the owner may speak and allege that the Petition contains an error, and any Town resident may speak and question the necessity for the annexation.

Once property is annexed, the property and its citizens become subject to all the laws, ordinances, and regulations of the Town and are entitled to receive the services the Town provides (fire and police protection; solid waste; utilities; etc.). If the annexed property is located in an area served by a rural fire department, the Town may also be required to assume a proportionate share of any debt related to equipment or facilities of the rural fire department. If the property is located outside of the Town's extraterritorial jurisdiction, the property owner must also submit a rezoning application in order to establish initial Town zoning designation upon annexation.

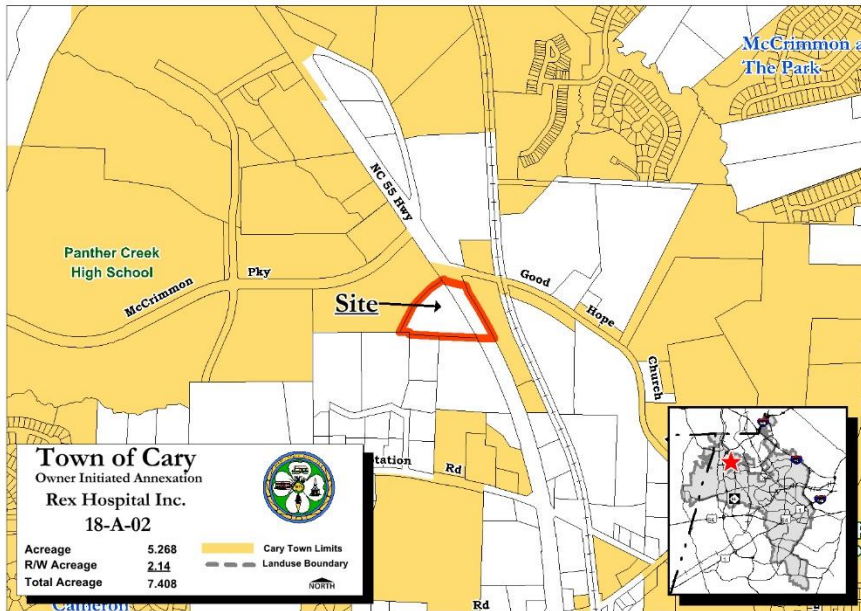
**Discussion:**

The owners of the following property filed an annexation petition with the Town on **1/11/2018**

**OWNER(S) AND PARCEL INFORMATION:**

| <b>Property Owner(s)<br/>Address List</b>                       | <b>Property<br/>Location</b> | <b>Wake Parcel<br/>Number<br/>(10-digit)</b> | <b>Wake<br/>Real<br/>Estate ID</b> | <b>Acreage</b> |
|---|------------------------------|--|------------------------------------|----------------|
| Rex Hospital Inc.<br>4420 Lake Boone Trail<br>Raleigh, NC 27607 | 4295 NC 55 Highway           | 0735663402                                   | 0120865                            | 5.268          |
|   |                              |  | Adjacent Right-of-Way              | 2.140          |
|   |                              |  | Total Acres                        | 7.408          |

**VICINITY MAP**



[Click the map to see surrounding development activity.](#)

This annexation is associated with a development plan (18-DP-0480) that proposes a 99,000 square-foot building for medical office use on the property. The site is part of the Alston Activity Center Concept Plan approved in March 2006, and is located within an area of the Plan that allows for commercial, office and residential uses. The development plan is currently in the review process and, based on the size of the proposed building, can be approved administratively by staff when it is determined that the plan meets all applicable requirements of the Land Development Ordinance (LDO). In accordance with the LDO, the property must be annexed into the corporate limits before a development plan can be approved.

As required by statute, the Town Clerk has certified that the petition is valid. The Town Council initially adopted a Resolution calling for a public hearing on the petition to be held on 4/26/2018. That meeting did not convene and, subsequently, on 5/3/2018 the Town Council adopted an Amended Resolution calling for a public hearing on the petition to be held on 6/14/2018.

The following information may inform Council's decisions on this matter.

**ZONING & PROPOSED USE:**

**Current Zoning:** Residential 40 (R-40), within the Mixed Use Overlay District

**Acreage:** 5.268 plus 2.140 adjacent right of way = 7.408 total acres

**Contiguous to Primary Corporate Limits:** Yes; 56.6 % (excluding satellite town limits)

**Existing Use:** Vacant

**Proposed Use:** Medical Office Building

**UTILITIES:**

**Water:** Adjacent to site

**Sewer:** 850 feet south

**DISTRICTS & TAX VALUE:**

**Fire District:** Morrisville

**Voting District:** A

**Tax Value:** \$1,834,652

The ordinance that Council will consider for adoption at this meeting is attached.

#3100