



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Feb. 10, 2025
 Department: Planning & Economic Development Division
 Agenda Section: Regular
 Public hearing: No
 Date of public hearing: N/A

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II

ITEM TO BE CONSIDERED

Subject: Annexation interest letter for 224 Oakdale Drive (voluntary, contiguous request)

Attachments:

1. Vicinity, Zoning, and Future Land Use Maps
2. Annexation interest letter

Summary:

Annexation Interest - 224 Oakdale Drive	
Interested party	Nasser Massry with Starlight Construction LLC
Annexation type	Voluntary, contiguous
Parcel ID Number & address	9863-86-4896, 224 Oakdale Drive
Acreage	+/- 4.62 acres
Future Land Use designation	Medium Density Residential
Current zoning	R1 in Orange County
Proposed zoning	R10 in the Town of Hillsborough
Proposed land use	Residential subdivision (19 lots max)

Financial impacts:

None anticipated other than the standard impacts associated with in-fill residential development. For example, the subdivision properties would be subject to town taxes, and the town would provide municipal services.

Staff recommendation and comments:

Zoning designation

The applicant wants to rezone to R10. This would be consistent with Section 4.1.1, *Residential Districts* in the Unified Development Ordinance. The R10 district is intended for moderate intensity neighborhoods and has a minimum lot size of 10,000 sq. ft. (approximately 0.23 acres). Lots zoned R10 are to have water and sewer service, as well as direct access to a local or collector street.

Future Land Use Map designation

The Future Land Use Map designates this property as Medium Density Residential, which is compatible with the R10 zoning district and defined as follows:

“These areas include existing and future areas for development of more dense residential neighborhoods that provide a diversity of housing types and housing options. Areas include single-family detached units, mobile homes, townhouses, duplexes, condominiums, apartments, senior housing, and other multi-family dwelling units. Housing densities should range from 3-8 dwelling units per acre. Other types of uses that may occur are schools, parks, and other public facilities.”

Water and sewer availability

Capacity will need to be evaluated at the time a formal annexation petition is made. Timing is important relative to downstream Capital Improvement Plan project schedules. As of now, staff anticipates being able to serve the project assuming certain improvements are made at the developer’s expense (e.g., upsizing outfalls).

Staff recommendation

Staff recommends allowing the applicant to proceed with annexation and rezoning requests.

Action requested:

Indicate whether the applicant may proceed with annexation and rezoning requests.