



## Memo

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**File #:** 405-22

**Agenda Date:** 8/2/2022

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**TO:** Mayor and City Council

**FROM:** James V. Capparelli, City Manager

**SUBJECT:**

**A Resolution Approving Dedication of a 0.18-Acre Portion of Spencer Road and a 0.85-Acre Portion of Spencer Road as Public Right of Way.**

**BACKGROUND:**

The subject Resolution approving dedication of a 0.18-acre portion of Spencer Road and a 0.85-acre portion of Spencer Road as public right of way is tied to a previously approved annexation associated with 97.1 acres of land located at the southeast corner of Cherry Hill Road and Spencer Road. The annexation, zoning reclassification to I-1 (light industrial) district, annexation agreement and supplementary road dedications were approved by the City Council at its May 17, 2022, meeting at the request of the developer, Northern Builders, Inc. The subject dedication of public right of way was omitted from those approvals at that time.

The proposed dedication of public right of way is located east of the annexing property, along the north side of Spencer Road. Per the previously approved annexation agreement, the intent is to construct this segment of Spencer Road to the same three-lane road standard that will be constructed to the west. However, watermain, sanitary sewer, sidewalks, street lighting, and landscaping will be deferred until the developer constructs buildings on the north side of Spencer Road.

The annexation request was brought to the Council with intent to develop a future light industrial use on the 97.1-acre parcel. The attached Concept Site Plan shows two separate office-warehouse buildings, which will be placed on two separate lots when the property is further subdivided in the future. Building #1 is 700,000 square feet in size, with the potential to expand up to an additional 425,000 square feet. Building #2 is 294,500 square feet in size and would not be expanded. The site is currently undeveloped farmland.

**CONCLUSION:**

The subject dedication of a 0.18-acre portion of Spencer Road and a 0.85-acre portion of Spencer Road was omitted from the previously approved right of way dedications associated with the annexation of 97.1 acres of land located at the southeast corner of Cherry Hill Road and Spencer Road. Acceptance of the subject dedication will allow for a continued three-lane road east of the annexed property, with construction of future public improvements along the north side of Spencer Road as the adjoining property develops in the future.

**RECOMMENDATION:**

The Administration recommends that the Mayor and City Council adopt the following:

1. A Resolution Approving Dedication of a 0.18-Acre Portion of Spencer Road and a 0.85-Acre Portion of Spencer Road as Public Right of Way.