



Date: June 9, 2011

To: Thomas J. Bonfield, City Manager
Through: Wanda Page, Deputy City Manager
From: Bertha Johnson, Director of Budget & Management Services
Roberta E. Bibby, Corporate Sr. Budget & Management Services Analyst

Subject: Voluntary Annexation Petition Received by October 2010

Executive Summary

A voluntary annexation petition has been received and reviewed for the Cardinal Oaks development located on the South side of Cheek Road and, west of intersection with Burton Road, now requesting a public hearing on Monday, June 20, 2011 to hear citizen comments concerning the petitioned annexation and to adopt an ordinance annexing this area into the City.

Recommendation

The Administration recommends the City Council adopt an ordinance annexing the Cardinal Oaks development into the City of Durham effective June 30, 2011, and authorize the City Manager to enter into a half base contract with the Redwood VFD in connection with Cardinal Oaks.

Background

The Administration is requesting the Council set June 30, 2011 as the public hearing date for this area requesting to be annexed into the City. The public hearing will be held in compliance with N.C. General Statute 160A-31. The area under review has estimated revenues exceeding estimated expenditures at within the 5 year build-out window.

A future rezoning agenda item will be presented by Planning involving a translational zoning action RR to RR – PDR 4.000.

Alternative(s)

The Council can choose not to annex the area, which would result in the City providing water and/or sewer services to the petitioned area outside the City limits. In the future, the City could decide to pursue annexation through the City-initiated process. The City-initiated annexation process is much more costly and contentious than the petition process. Staff investigation of qualification criteria, education of citizens, and writing of extensive reports results in considerable administrative expense. Statutes require lengthy delays and numerous public hearings. In addition, citizens opposing the City-initiated annexations frequently challenge the City's action in court, resulting in delays, uncertain start dates for the annexation, and additional legal costs.

Agenda Item #49

Financial Impact

Requested Zoning (Cardinal Oaks):

The estimated General Fund revenues generated from this one annexation area under requested zoning at build out in FY2014-15 would be \$227,573. The total estimated expenditures associated with providing the City services at build out in FY2014-15 would be \$15,540. The estimated net gain to the City at build out in FY2014-15 would be \$212,032. The cumulative estimated net gain to the City at build out in FY2014-15 would be \$655,072.

A cost benefit analysis is attached that provides additional details through FY2020-21.

SDBE Summary

Not applicable; no service is being provided.

Attachments

- Ordinance
- Clerk Certification
- Legal Description
- Context Map
- Cost / Benefit Analysis