

DURHAM



1869
CITY OF MEDICINE

Contiguous “Donut Hole” City-Initiated Annexation Procedures

City Council Work Session
April 7, 2011

DURHAM



1 8 6 9
CITY OF MEDICINE

Four Types of Annexation

- Legislative Act (General Assembly annexes to the City)
- Voluntary petitions contiguous to the city limits (by property owners, often they are developers)
- Voluntary petitions NOT contiguous to the city limits (often called “satellite” annexations) (still by property owners, often they are developers)
- “City Initiated” – referred to as the Standards and Services method

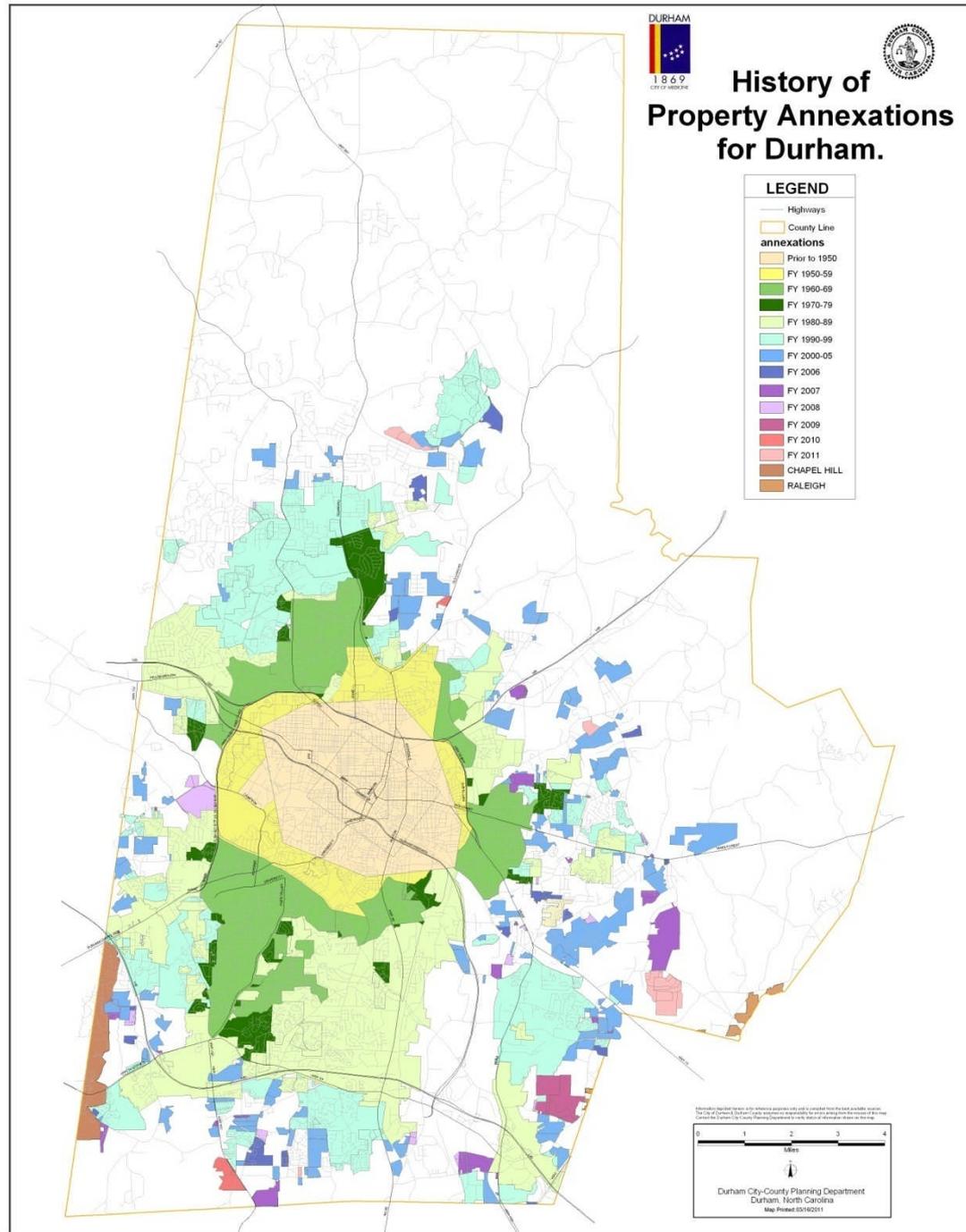
City Charter allows some special exceptions to these basic methods.

DURHAM



1869
CITY OF MEDICINE

City Annexation History



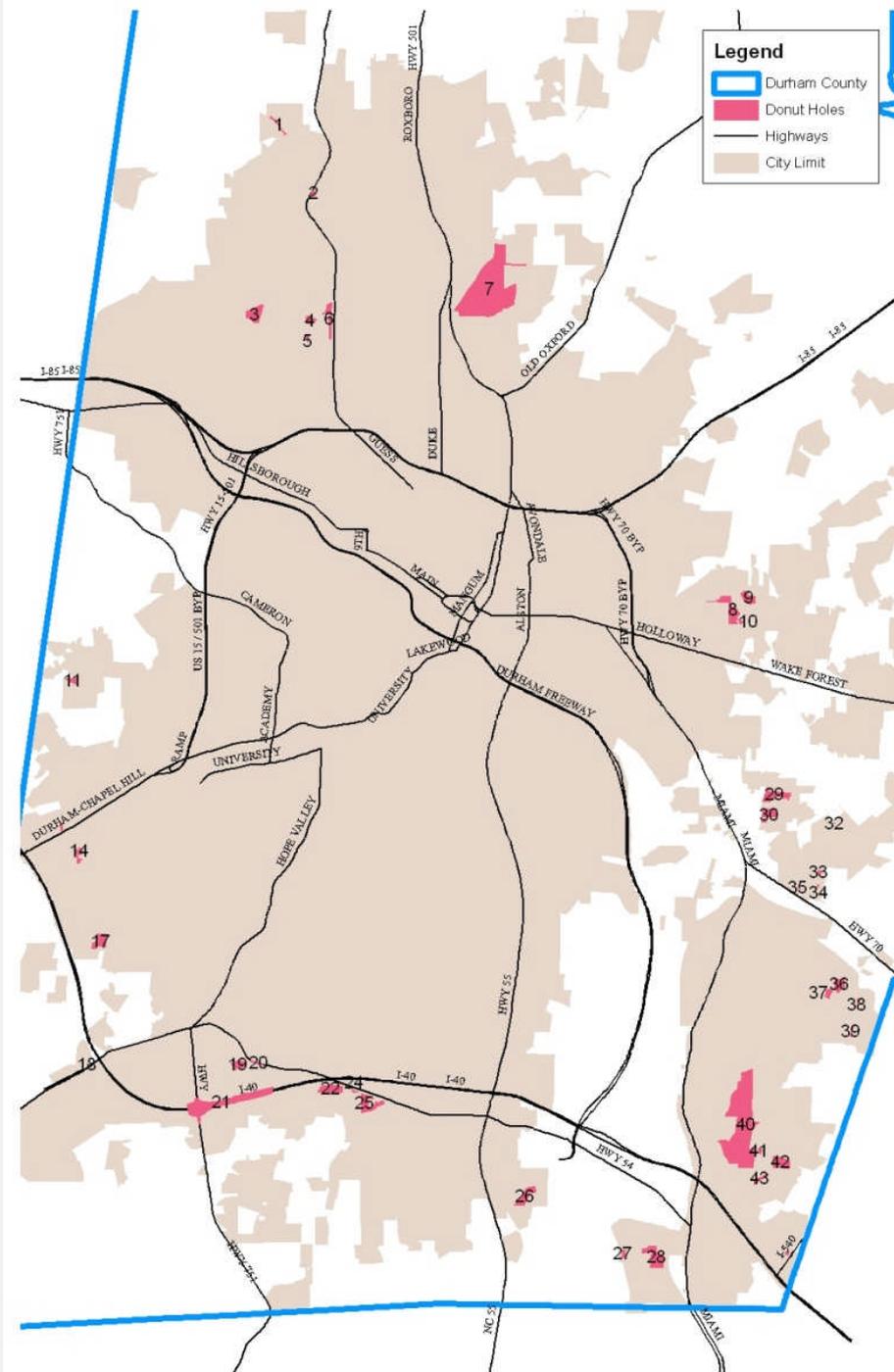
DURHAM



1869
CITY OF MEDICINE

Donut Hole Characteristics

- Durham has 44 separate “holes” within the contiguous city limit
- 753 total acres of “donut holes”
- Range in size from 262 acres to 261square feet
- Total assessed tax value of \$71.4 million



DURHAM



1869
CITY OF MEDICINE

City-Initiated Annexation Authority

- City Charter Section 2.1 authorizes the annexation of any area, or part thereof, that is surrounded by the corporate boundaries of the City.
- City Charter Section 2.5A provides an expedited procedure for the annexation of a street that is bordered on its two opposing sides by property within the City.

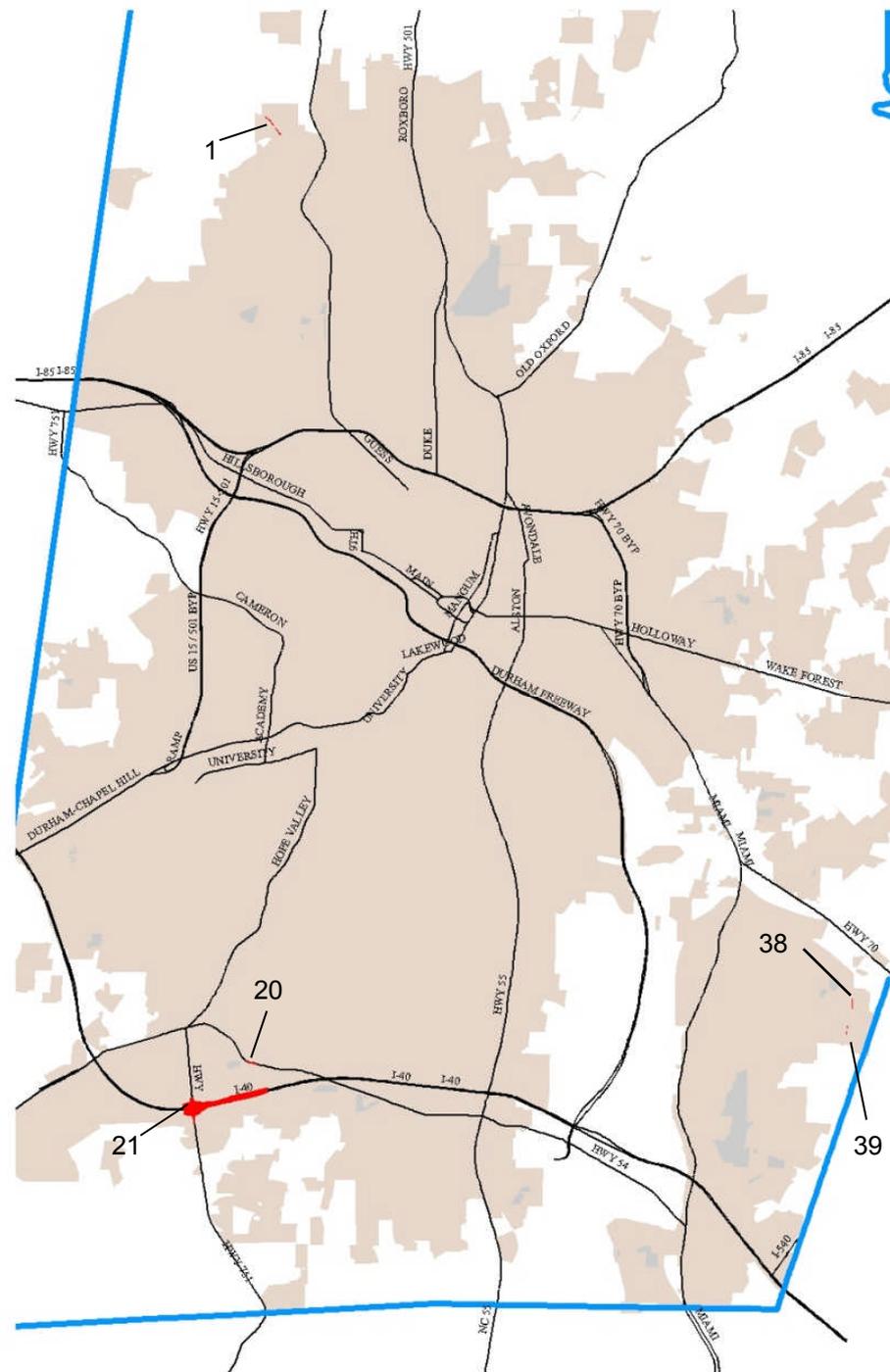
DURHAM



1869
CITY OF MEDICINE

Rights-Of-Way

Five “donut holes” are street rights-of-way that can be annexed through the expedited procedure established in Charter section 2.5A.



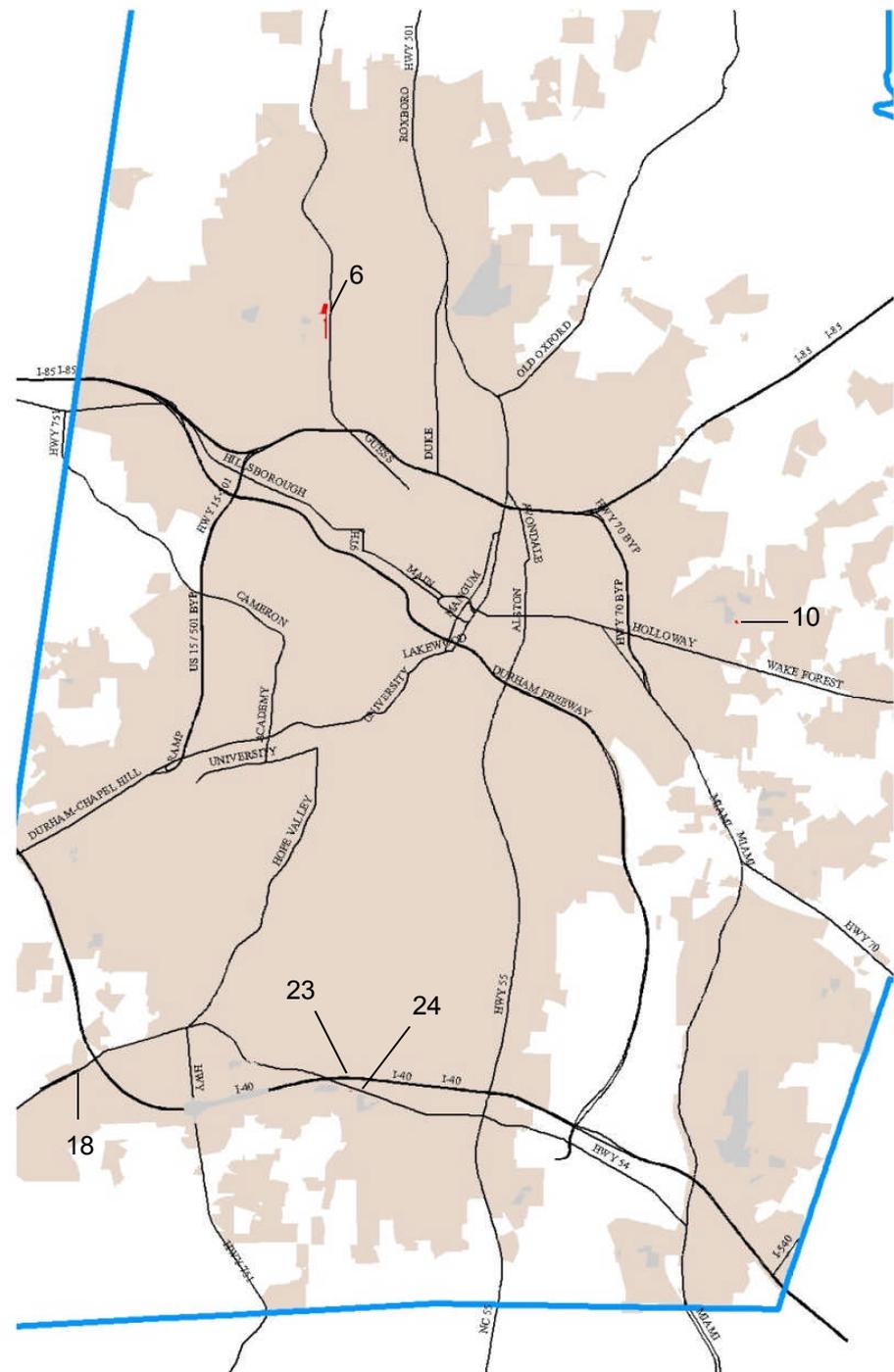
DURHAM



1869
CITY OF MEDICINE

Small Areas Partially in the City Limits

Five “donut holes” are properties partially in the City and already receiving City services.



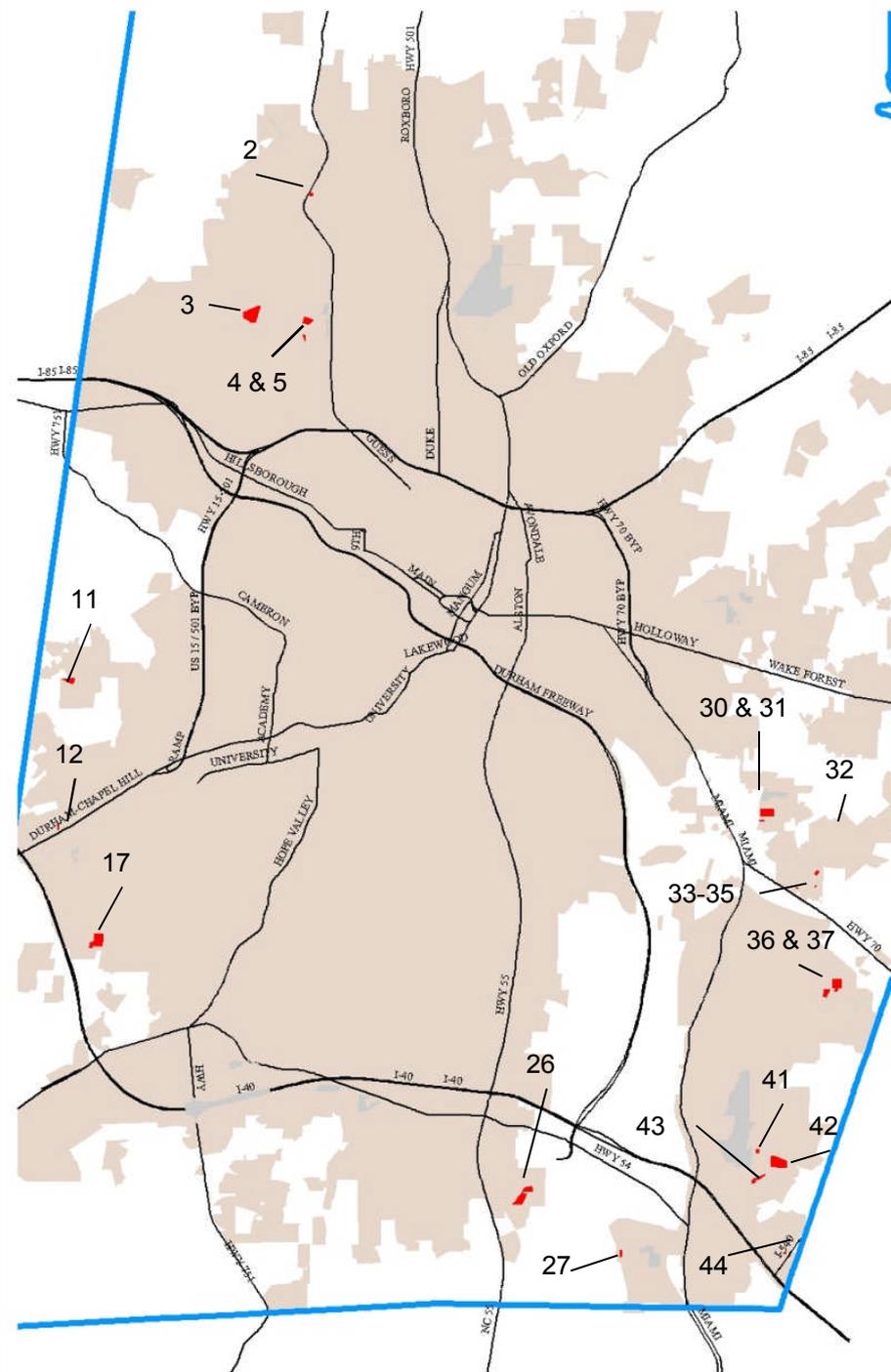
DURHAM



1869
CITY OF MEDICINE

Isolated Small Parcels

The majority (21) of the “donut holes” are small, isolated parcels which will have little or no service impacts.



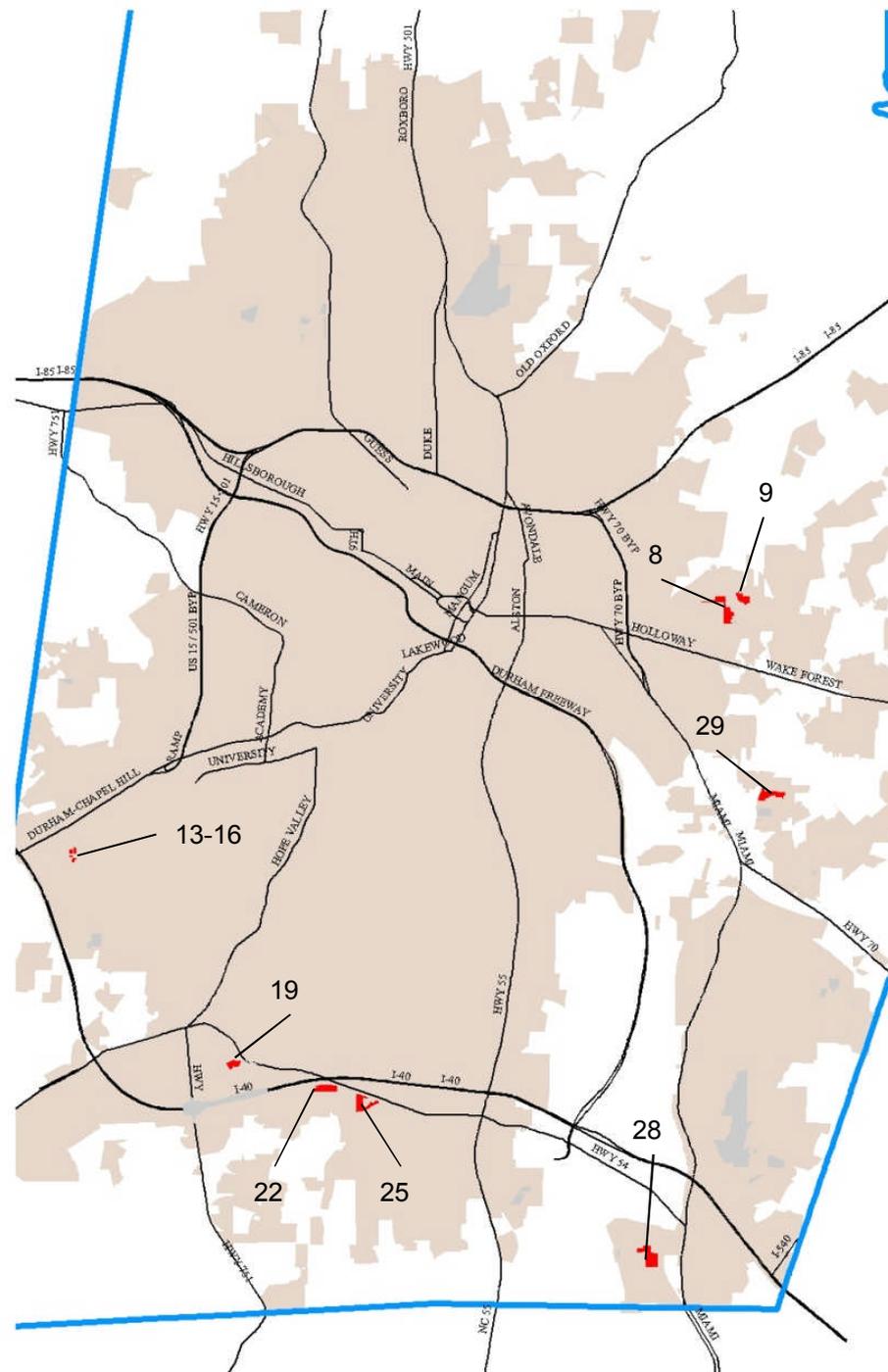
DURHAM



1869
CITY OF MEDICINE

Small Subdivisions

Eleven “donut holes” are small, subdivisions which may require some limited new City services.



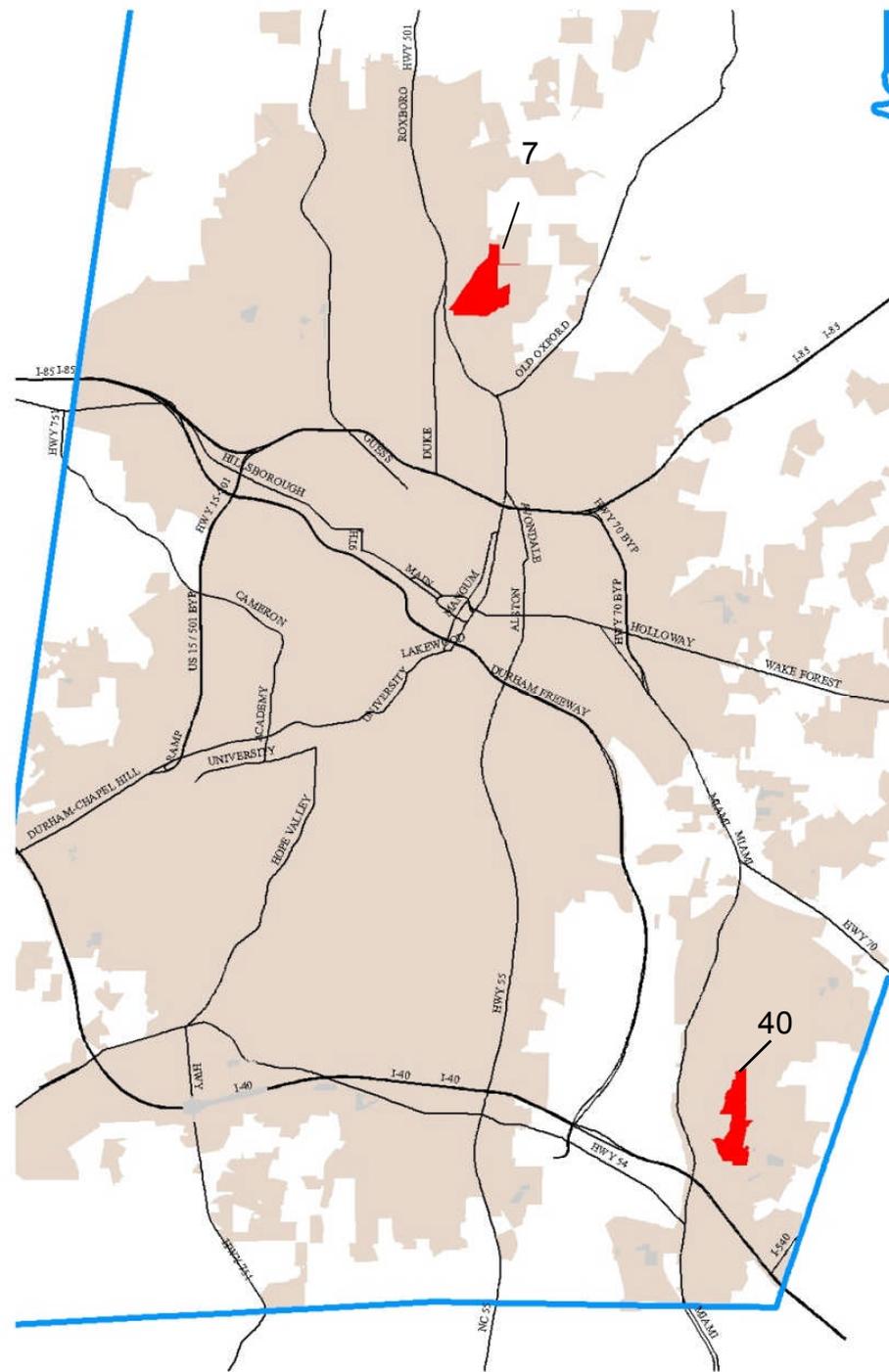
DURHAM



1869
CITY OF MEDICINE

Larger Areas

Two of the “donut holes” are larger areas which will require new City services.



DURHAM



1869
CITY OF MEDICINE

Resolution of Consideration

- Approved by the City Council or Planning Commission
- Must identify area under consideration (metes and bounds description or map)
- Notify persons subject to annexation of legal rights
- Effective for two years after adoption
- Not required if the effective date of the annexation will be at least 1 year after passage of the annexation ordinance

DURHAM



1869
CITY OF MEDICINE

Resolution of Intent

- Must be passed by City Council at least one year after the resolution of consideration
- Must include:
 - Area under consideration
 - Date of public information meeting (45 to 55 days after passage)
 - Date of public hearing (60 to 90 days after passage)

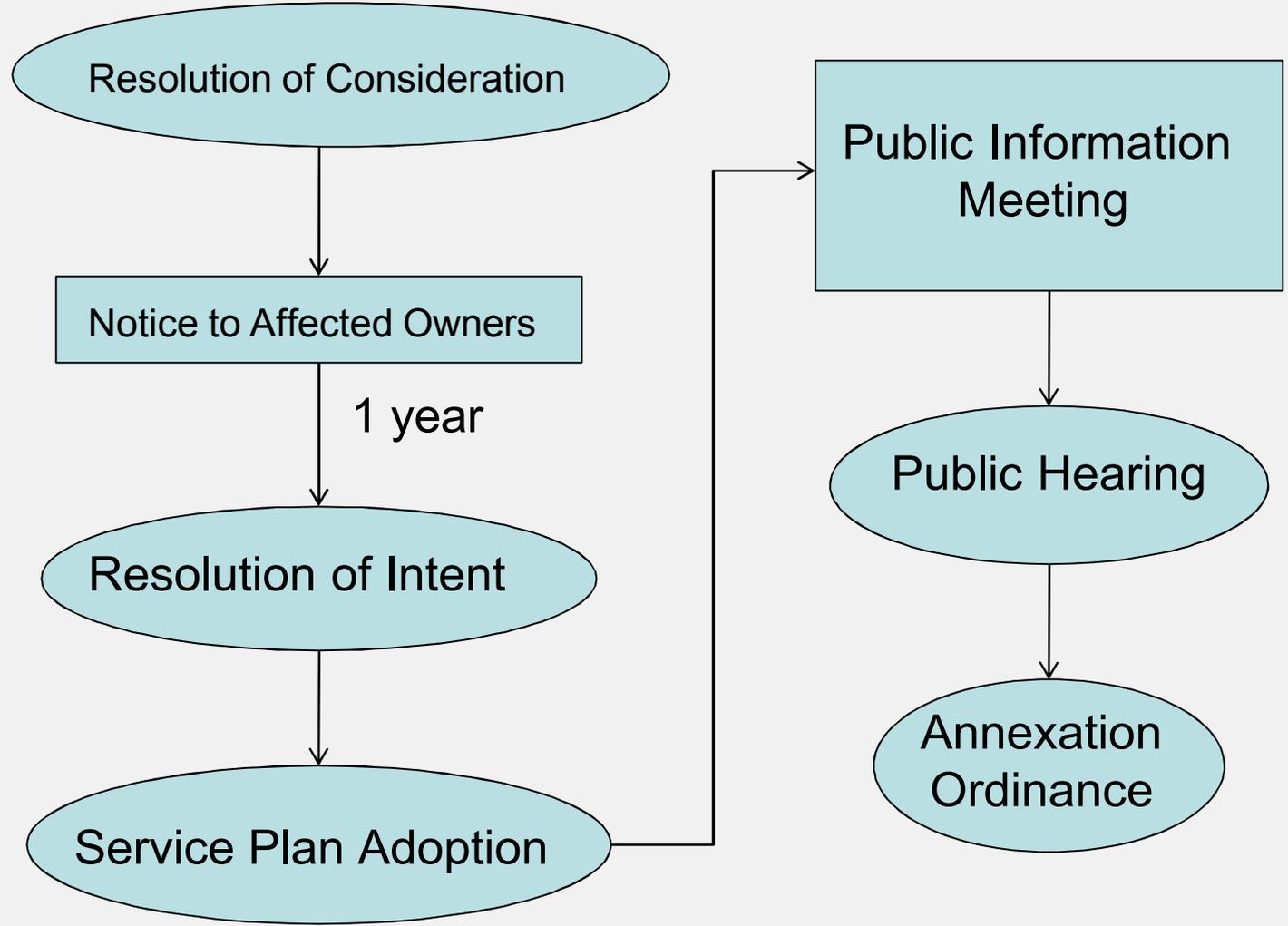
DURHAM



1869
CITY OF MEDICINE

City-Initiated Annexation Process

Option 1



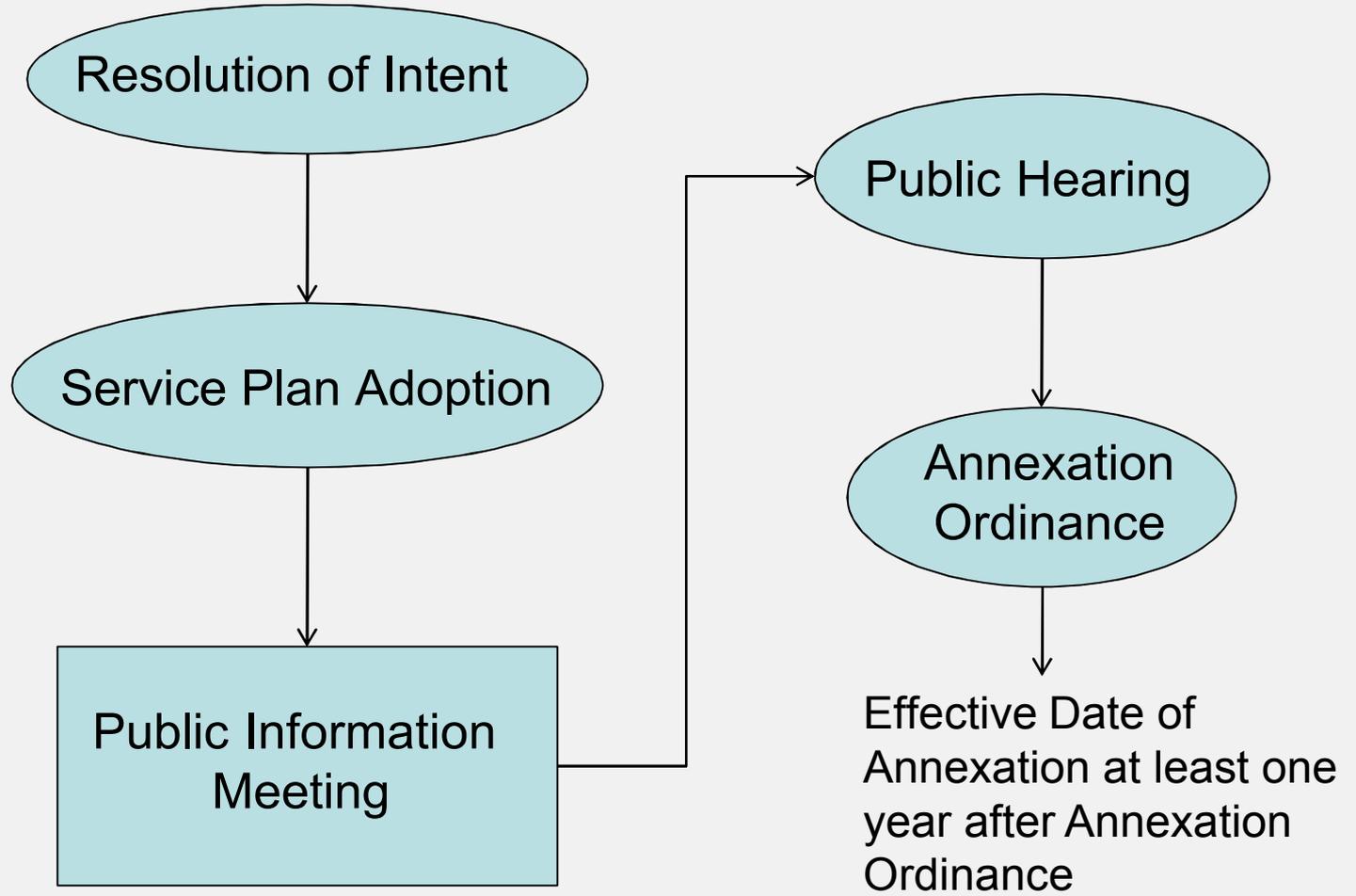
DURHAM



1869
CITY OF MEDICINE

City-Initiated Annexation Process

Option 2





Fiscal Impact

- Revenues are expected to cover new expenses because of the size and location of the "donut holes."
- Some larger expenditures may be required (street repaving for "donut hole" #7, pump station for "donut hole" #19)
- Detailed cost estimates and cost/benefit analysis will be prepared as part of the Service Plan.

DURHAM



1869
CITY OF MEDICINE

Senate Bill 27

- Would prohibit cities from approving a resolution of consideration, resolution of intent, or city-initiated annexation ordinance until July 1, 2012.
- Passed the Senate on March 7. Currently in House Committee.

DURHAM



1869
CITY OF MEDICINE

Next Steps

Direct the Administration to:

1. Prepare expedited annexation resolutions for ROW “donut hole” annexation areas; and
2. Prepare a Resolution of Intent and Service Report for all other contiguous “donut hole” annexation areas.