



Date: June 7, 2011

To: Thomas J. Bonfield, City Manager

Through: Theodore L. Voorhees, Deputy City Manager

From: Ed Venable, Manager of Engineering and Stormwater Services
Robert N. Joyner, Development Review Group Manager

Subject: Agenda Item – Utility Extension Agreement with Landquest Legacy of North Carolina, LLC to serve Cardinal Oaks

Executive Summary

Landquest Legacy of North Carolina, LLC proposes to extend City water and sewer to serve Cardinal Oaks, a single-family residential subdivision with approximately 140 lots, located south of the Cheek Road and Carpenter Road intersection and north of Cardinal Lakes Drive (see attached vicinity map).

Recommendation

The Department of Public Works recommends that the City Council authorize the City Manager to enter into a water and sewer extension agreement with Landquest Legacy of North Carolina, LLC.

Background

Water service shall be provided by extending waterlines to the site from Cheek Road and Cardinals Lake Drive. Sewer service shall be provided by connecting to the existing sanitary sewer in Cardinal Lake Subdivision.

Issues/Analysis

Landquest Legacy of North Carolina, LLC proposes to extend City water and sewer to serve Cardinal Oaks, a single-family residential subdivision with approximately 140 lots. The subdivision is located south of the Cheek Road and Carpenter Road intersection and north of Cardinal Lakes Drive.

The parcel is located outside the City limits and inside the Urban Growth Area. The Durham Comprehensive Plan designates the property's future land use as institutional with the current zoning of Rural Residential. The proposed use, single-family subdivision, is allowed in this zoning district with an approved development plan. The Developer shall submit a voluntary petition for annexation as part of the extension agreement.

Alternatives

City Council can choose not to approve the request.

Financial Impact

The Developer shall bear the cost of all water and sewer line construction and there shall be no participation in the cost by the City.

SDBE Summary

The SDBE Summary is not applicable for this item.