



**CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA**



INITIAL ZONING MAP CHANGE REPORT

Meeting Date: June 20, 2011

Table A. Summary			
Application Summary			
Case Number	Z100014A	Jurisdiction	City
Applicant	City of Durham	Annexation Effective Date	June 30, 2011
Reference Name	Cardinal Oaks Initial	Site Acreage	46.868
Location	South side of Cheek Road, west of Fletchers Chapel Road		
PIN(s)	0852-04-51-2693		
Request			
Proposed Zoning	Residential Rural (RR) – City Jurisdiction	Existing Zoning	Residential Rural (RR) – County Jurisdiction
Site Characteristics			
Development Tier	Suburban	Land Use Designation	Institutional
Overlays	F/J-B	Drainage Basin	Falls Lake
River Basin	Neuse	Stream Basin	Little Lick Creek
Determination/Recommendation/Comments			
Staff	Approval		
Planning Commission	Approval, per attached resolution adopted by the Commission on December 13, 2005.		

A. Summary

This is the initial zoning of property newly annexed into the City, effective June 30, 2011. A direct translation from County to City zoning is proposed. There is a pending zoning map change request for this property from RR to PDR 3.780 (Planned Development Residential 3.780)

B. Statutory Requirements

State Statutes (General Statute 160A-360) require that a municipality annexing land place its zoning designation on the property within 60 days of the effective date of the annexation.

C. Staff Analysis

The zoning involves the translation of identical zoning from the County jurisdiction to the City jurisdiction. There are no differences in uses, or in the regulations governing those uses under the Unified Development Ordinance, between the City and County jurisdictions.

The site is located in the Suburban Tier and the current zoning in the County is RR. If approved, RR development in the City's jurisdiction will have to meet the same requirements.

D. Notification

Staff certifies that newspaper advertisements, letters to property owners within 100 feet of the site and the posting of a zoning sign on the property has been carried out in accordance with Section 3.2.5 of the UDO. In addition, the following neighborhood organizations were mailed notices:

- Inter-Neighborhood Council
- Fayetteville Street Planning Group
- Friends of Durham
- Unity in the Community for Progress
- Gorman and Panther Creek Neighbors
- Partners Against Crime – District 1
- Elerbee Creek Watershed Association

E. Recommendations

Staff recommends approval of this initial zoning from RR (County jurisdiction) to RR (City jurisdiction).

Planning Commission recommends approval, per the resolution adopted by the Commission on December 13, 2005 and attached to the staff report.

F. Staff Contact

Scott Whiteman, AICP, Planning Supervisor, 560-4137 ext 28253
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G. Attachments

1. Context Map
2. Aerial Photo
3. Resolution of the Durham City-County Planning Commission
4. Ordinance Form