



Date: July 21, 2011

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

Subject: Voluntary Annexation Petition Received by December 2010

Executive Summary

A voluntary annexation petition has been received and reviewed for the Leesville Road Active Adult Community development located on the south side of Leesville Road west of the intersection with Andrews Chapel Road. Administration is requesting a public hearing on Monday, August 1, 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 Leesville Road Active Adult Community development into the City of Durham effective September 30, 2011, and authorize the City Manager to make a one-time debt payment to Bethesda VFD in connection with Leesville Road Active Adult Community.

Background

The Administration is requesting the Council set August 1, 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-58.2. The area under review has estimated revenues exceeding estimated expenditures within the 7 year build-out window.

A future rezoning agenda item will be presented by the City/County Planning department involving a translational zoning action RR to RR – PDR 4.25.

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 costs. 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.

Financial Impact

Requested Zoning (Leesville Road Active Adult Community):

The estimated General Fund revenues generated from this one annexation area under requested zoning at build out in FY2018-19 would be \$3,038,267. The total estimated expenditures associated with providing the City services at build out in FY2018-19 would be \$1,470,641. The estimated net gain to the City at build out in FY2018-19 would be \$1,567,627. The cumulative estimated net gain to the City at build out in FY2018-19 would be \$4,464,356.

A cost benefit analysis is attached that provides additional details through buildout in FY2018-19.

SDBE Summary

Not applicable; no service is being provided.

Attachments

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