



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



INITIAL ZONING MAP CHANGE REPORT

Meeting Date: August 15, 2011

Table A. Summary			
Application Summary			
Case Number	Z1100012A	Jurisdiction	City
Applicant	City of Durham	Annexation Effective Date	June 30, 2011
Reference Name	Bivins Road Right-of-Way Initial	Site Acreage	2.28 acres
Location	North of Umstead Road and south of Red Coach Road		
PIN(s)	N/A		
Request			
Proposed Zoning	Residential Suburban-20, Planned Development Residential 2.000, Planned Development Residential 2.020 – City Jurisdiction	Existing Zoning	Residential Suburban-20, Planned Development Residential 2.000, Planned Development Residential 2.020 – County Jurisdiction
Site Characteristics			
Development Tier	Suburban	Land Use Designation	Low Density Residential (4 DU/Ac. or less)
Overlays	E-B	Drainage Basin	Falls Lake
River Basin	Neuse	Stream Basin	Eno River
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.

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 only encompasses right-of-way. The entirety of the subject right-of-way is surrounded by property that has already within the City's jurisdiction. If approved, 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
- Partners Against Crime – District 2
- Friends of Durham
- Unity in the Community for Progress

E. Recommendations

Staff recommends approval of this initial zoning from RS-20, PDR 2.000, PDR 2.020; E-B (County jurisdiction) to RS-20, PDR 2.000, PDR 2.020; E-B (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

Amy Wolff, Senior Planner, 560-4137 ext 28235 Amy.Wolff@DurhamNC.gov

G. Attachments

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