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# A Proposal to Coordinate and Improve the Annexation Process

City – County Planning Department

October 4, 2012

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## Why are we here?

- The current practice of annexation, utility extension agreements and initial zonings of land use decision making does not provide complete and coordinated information to City Council

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## How did we get here?

Utility extension agreement, annexation and initial zoning processes became disjointed

- Three separate Departments
- Merger of Planning Department

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## How did we get here?

Practice of accepting County zonings as “direct translational” zonings in the City

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## How did we get here?

City Council has requested increased information vetting fiscal and service delivery impacts of annexation

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## How did we get here?

City water and sewer utility service has sometimes been provided without annexation

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## How did we get here?

Utility extension is negotiated independently and in advance of Council consideration of land use decision

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## How did we get here?

### Legislative changes to annexation law

- Effective prohibition on involuntary annexation

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## Recommended approach

- 1) Establish clear and unambiguous policy that no City water or sewer utilities may be provided without annexation, with limited exceptions, including RTP; and
- 2) Consolidate management of the process of annexation, utility extension and initial zoning in one Department
  - All “subject matter” experts (e.g.: professional engineers, budget analysts) will retain responsibility for input into process

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## Recommended approach

- Annexation and utility extension applications will be submitted to and managed by the Planning Department
- Applicants can choose an initial zoning of their choice (with Development Plan) or they will be assigned a proposed initial zoning designation
- Utility Impact Analysis (UIA) and Fiscal Impact Analysis (FIA) will be completed on all land use change requests, including annexations

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## Recommended approach

- UIA establishes the following:
  - Is there adequate utility capacity?
  - Are the proposed utility improvements consistent with the designated future land use identified on the FLUM of the Comp Plan?
  - What are the long-term operating and maintenance costs of the proposed infrastructure

EA can be adopted concurrent with zoning

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## Recommended approach

- FIA establishes the following:
  - What are the short and long term estimated fiscal impacts of the proposed land use action, assuming full build-out of proposed development?
  - Can existing services and facilities accommodate the proposed development without addition of new staff?

Consolidated recommendation on all cases (EA, zoning and annexation) will be made to Council

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## Conclusion

- Recommended approach will provide the following benefits:
  - Increased coordination of utility provision, land use and annexation decisions
  - Improved information about the impact of utility provision decisions on land use
  - Improved information about the estimated fiscal impact of development