

FY2012-01 Claremont Acres

<i>Annexation name:</i>	FY2012-01 Claremont Acres
<i>Name of petitioner:</i>	Patterson Park, LLC
<i>Acreage and City limits:</i>	7.783 acres – non-contiguous
<i>General location:</i>	NE Corner of Scott King and Herndon Rd.
<i>Proposed development description:</i>	The proposed development includes 14 single family homes on 20,000 square foot lots. The homes will range from 2,800 and 4,000 square feet with an anticipated price range of \$360,000 to \$400,000. Total anticipated value: \$5,500,000.
<i>Proposed public streets:</i>	1,175 linear feet
<i>Expected completion date:</i>	June 2013 (FY2012-13)
<i>Current total assessed tax value:</i>	\$51,690
<i>Estimated value upon completion:</i>	\$5,500,000
<i>Notes:</i>	This annexation area currently consists of 12 parcels in Southwest Durham, east of CM Herndon Park and south of Southpoint Mall.

Zoning & Service Summary:

Current zoning:	RR and RS-20
Requested zoning:	RS-20
Fire Protection:	The Fire Department recommends a one-time debt payment to Parkwood VFD and a new fire station. The development site would comprise 0.195% of the service area; service costs are prorated at this percentage.
Police:	Estimated annual cost at build out in FY2013 , prorated based on citywide service demand: \$41,726
Transportation:	Estimated annual cost at build out in FY2013 includes para-transit service: \$310
Parks and Recreation:	The closest service areas are CM Herndon Park, and Campus Hills & IR Holmes Centers. This project is small enough that in and of itself, it will not be a significant impact on City facilities; however, it is in an area where existing facilities are already above capacity and citizens in this development will not receive optimum City services in Parks and Recreation.
Solid Waste:	Estimated annual cost at build out: \$646
Estimated Annual Costs at Build Out (FY13)	\$56,900
Estimated Annual Revenues at Build Out (FY13):	\$54,782
Net Annual Gain / (Loss) at Build Out (FY13):	(\$2,118)
Net Cumulative Gain / (Loss) at Build Out (FY13):	(\$20,032)