



Date: January 27, 2012

To: Thomas J. Bonfield, City Manager
Through: Theodore L. Voorhees, Deputy City Manager
From: Marvin Williams, Director of Public Works
Ed Venable, Manager of Engineering and Stormwater Services
Robert N. Joyner, Assistant Engineering and Stormwater Services Manager
Subject: Agenda Item – Utility Extension Agreement with 751, LLC to serve Southpoint Trails

Executive Summary

751, LLC proposes to extend City water and sewer to serve Southpoint Trails, a 169 townhome residential development located west of NC 751 Highway (see attached vicinity map).

Recommendation

The Department of Public Works recommends that the City Council authorize the City Manager to enter into a utility extension agreement with 751, LLC; and to modify the contract prior to execution provided that such modifications do not increase the dollar amount of the contract and do not significantly decrease the obligations of the contractor.

Background

Water service shall be provided by extending two waterlines from the project and connecting to the existing 16-inch waterline in NC 751. Sewer service shall be provided by extending a sanitary sewer line from the project and connecting to the existing sanitary sewer in NC 751.

Issues/Analysis

751, LLC proposes to extend City water and sewer to serve Southpoint Trails, a 169 townhome residential development. The project is located west of NC 751, near the Stage Coach Sewer Pump Station (see attached vicinity map).

The parcel is located outside the City limits and inside the Urban Growth Area. The current zoning is Rural Residential and the Durham Comprehensive Plan designates the property's future use as Low Density Residential. The proposed use, Residential Subdivision, is allowed with an approved Development Plan. A rezoning application has been submitted by the Developer (zoning case Z1000017). The Developer has also submitted a voluntary petition for annexation.

Alternatives

City Council can choose not to approve the request.

Financial Impact

The Developer shall bear the cost of all water and sewer lines construction and there shall be no participation in the cost by the City.

SDBE Summary

The SDBE Summary is not applicable for this item.