



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



INITIAL ZONING MAP CHANGE REPORT

Meeting Date: June 18, 2012

Table A. Summary			
Application Summary			
Case Number	Z1200007A	Jurisdiction	City
Applicant	City of Durham	Annexation Effective Date	June 30, 2012
Reference Name	Leesville Road Active Adult Community Phase II Initial	Site Acreage	63.54
Location	Three non contiguous areas generally south of Leesville Road and east of Andrews Chapel Road.		
PIN(s)	0769-01-27-8179, -26-9883, -03-04-2604 (partial), -03-9331 (partial), -04-53-0239, -52-1768, -0229, -42-5567, -9042, -41-8938, -6932, -4887, -3854		
Request			
Proposed Zoning	Residential Rural (RR) – City Jurisdiction	Existing Zoning	Residential Rural (RR) – County Jurisdiction
Site Characteristics			
Development Tier	Suburban	Land Use Designation	Low Density Residential (4 DU/Ac or less), Low-Medium Density Residential (4-8 DU/Ac.), Recreation Open Space
Overlays	F/J-B(partial)	Drainage Basin	Lower Neuse, Falls Lake
River Basin	Neuse	Stream Basin	Brier Creek, Little Lick Creek
Determination/Recommendation/Comments			
Staff	Approval		
Planning Commission	Approval, per attached resolution adopted by the Planning Commission on December 13, 2005.		

A. Summary

This is the initial zoning of property newly annexed into the City on June 30, 2012 (Case FY2012-04). A direct translation from County to City zoning is proposed. This 70-acre request is comprised of three non contiguous areas which expands the boundaries of a recently annexed project (FY2011-04 effective September 30, 2011). Two site plans associated with this project have been approved. The first, case D1100150 (approved March 16, 2012), is a preliminary plat for 750 residential units. The second, case D1100166 (approved March 2, 2012), is for infrastructure improvements and was reviewed concurrently with City of Raleigh staff.

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 the current zoning in the County is RR. If approved, RR development in the City's jurisdiction will have to meet the same requirements. A plan amendment (case A1100012) and zoning map change (case Z1100026) have also been requested for this site for separate consideration.

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
- Fayetteville Street Planning Group
- Friends of Durham
- Unity in the Community for Progress
- Olive Branch Road Association
- RDU HZO Permit Area

E. Recommendations

Staff recommends approval of this initial zoning from RR (County jurisdiction) to RR (City jurisdiction).

Planning Commission recommends approval, per the resolution adopted by the Commission on December 13, 2005 and attached (Attachment 3) to this 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