



CITY OF DURHAM | NORTH CAROLINA

Date: August 20, 2012

To: Thomas J. Bonfield, City Manager

Through: Keith Chadwell, Deputy City Manager
Marvin G. Williams, Public Works Director

From: Robert N. Joyner, Engineering Development Review Supervisor

Subject: Agenda Item – Utility Extension Agreement with Montclair, LLC

Executive Summary

Weekley Homes, LLC proposes to extend City water and sewer to serve future development in Barbee Chapel Road, located west of the intersection of Barbee Chapel Road and Farrington Mill Road (see attached vicinity map).

Recommendation

The Department of Public Works recommends that the City Council authorize the City Manager to enter into a water and sewer extension agreement with Weekley Homes, 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 connecting to the existing waterline in Barbee Chapel Road and/or Farrington Mill Road. Sewer service shall be provided by construction of a public sanitary sewer lift station on site, with gravity sewer lines and a force main.

Issues/Analysis

Weekley, LLC proposes to extend City water and sewer to serve future development in southwest Durham. The development is located on Barbee Chapel Road, west of the intersection of Barbee Chapel Road and Farrington Mill Road (see attached vicinity map).

The development is for up to a 47 single family residential lot subdivision on this 15 acre site. The parcel is located outside the City limits and inside the Urban Growth Area. The current zoning is Residential Rural and the Durham Comprehensive Plan designates the property's future use as Very 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 Z1200013). 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 sewer line construction and there shall be no participation in the cost by the City.

SDBE Summary

The SDBE Summary is not applicable for this item.