



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



INITIAL ZONING MAP CHANGE REPORT

Meeting Date: September 17, 2012

| Table A. Summary | | | |
|--|--|----------------------------------|--|
| Application Summary | | | |
| Case Number | Z1100017A | Jurisdiction | City |
| Applicant | City of Durham | Annexation Effective Date | September 30, 2012 |
| Reference Name | Southpoint Trails Initial | Site Acreage | 29.596 |
| Location | 8512 NC 751 Highway, west side of NC 751 Highway, north of Stagecoach Road and south of Massey Chapel Road | | |
| PIN(s) | 0717-01-28-3437, -29-1326, -2079, -18-8624, -9997 | | |
| 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) |
| Overlays | F/J-B | Drainage Basin | Jordan Lake |
| River Basin | Cape Fear | Stream Basin | New Hope 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, effective September 30, 2012 (Case FY2012-02). A direct translation from County to City zoning is proposed. This site is 29.596 acres and currently includes of four single-family houses.

A request to change the RR designation of the property to Planned Development Residential 6.040 (PDR 6.040) for 164 residential units was requested on July 11, 2011, Case Z1100017. Planning Commission recommended approval on July 10, 2012. The case is scheduled to be heard before City Council on September 17, 2012.

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.

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
- Friends of Durham
- Unity in the Community for Progress
- Fayetteville Street Planning Group
- Jordan Lake Resource Management
- Downing Creek

E. Recommendations

Staff recommends approval of this initial zoning from RR; F/J-B (County jurisdiction) to RR; F/J-B (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