

ATTACHMENT 2

RESOLUTION ADOPTING MODIFICATIONS TO CHAPTER 70, ARTICLE III OF THE DURHAM CITY CODE AND PROVIDING DIRECTION TO THE ADMINISTRATION REGARDING THE COORDINATION OF ZONING MAP CHANGE REQUESTS, ANNEXATIONS AND UTILITY EXTENSION AGREEMENTS AND CONTENT OF ASSOCIATED STAFF REPORTS

WHEREAS, the City Council wishes to improve the annexation, initial zoning and utility extension agreement process; and

WHEREAS, the City Council desires to improve the quality of information it receives on the estimated fiscal impact of development; and

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DURHAM THAT:

- 1) Repeal the existing provisions of Chapter 70, Article III, Division 2 of the Durham City Code and adopt the attached provisions as Chapter 70, Article III, Division 2 of the Durham City Code; and
- 2) Hereby directs that the City Manager:
 - a. Implement a coordinated annexation, utility extension agreement, comprehensive plan and initial zoning process (see Attachment 1 for an overview of the proposed process); and
 - b. Ensure that this process provides detailed information on the projected short and long term fiscal (operating and capital) and service delivery impacts of development, including the impact of the sizing and location of utilities on land use demand and consistency with the adopted Comprehensive Plan; and
 - c. Provide fiscal and service delivery impact analyses as described above, for all discretionary land use and utility provision decisions, including those that do not involve annexation; and
 - d. Direct the Planning Department to make modifications to the Durham Comprehensive Plan and/or the Durham Unified Development Ordinance that will create consistency with the intent of this resolution.
 - e. Through the aforementioned changes to Chapter 70 of the Durham City Code, ensure that annexation will be required as a precondition of water and sewer utility service, with limited exceptions as identified in Section 70-129 of City Code