



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



Date: December 16, 2013

To: Thomas J. Bonfield, City Manager

Through: Keith Chadwell, Deputy City Manager

From: Steven L. Medlin, AICP, Planning Director

Subject: Coordinated Annexation Agenda Item: Grover Yancey Annexation

Executive Summary. A request for utility extension agreement (EA), voluntary annexation and initial zoning has been received from Grover Yancey for a 0.495 acre property at 3946 Laurel Drive. The applicant has requested an initial zoning designation of Residential Suburban-20 (RS-20), which is consistent with City Council policy designating the least intense zoning based on the Development Tier and the size of the lot. The maximum development allowed on the property would be one single-family residential unit. This annexation, while non-contiguous, is in the immediate vicinity of several other satellite annexations.

Prior to the coordinated annexation policy adopted by City Council on October 15, 2012, single-family residential uses were permitted to connect to existing City water and sewer lines if directly adjacent to the site. Based on the revisions to the City Code enacted by Council, all new extensions of utility service require annexation, regardless of use.

The proposed development has submitted an extension agreement for approval by City Council. Public Works and Water Management performed the utility impact analysis for the utility extension agreement and the existing water mains have capacity for the proposed development. No offsite improvements will be required, other than extension of sewer and water service to the site. Budget and Management Services performed a fiscal impact analysis, which determined that the proposed annexation will be revenue positive immediately upon annexation.

One motion, with three components, is required by law to approve the utility extension agreement, voluntary annexation petition, and zoning map change.

Alternatives and Recommendation. Council has two alternatives:

Alternative 1) **Recommended Alternative:** Approve the utility extension agreement, voluntary annexation and initial zoning.

Alternative 2) Deny voluntary annexation petition. No action would be required or authorized on the initial zoning.

Issues and Analysis. This request involves three separate items: utility extension agreement, voluntary annexation petition, and initial zoning.

Utility Extension Agreement

Approval of the EA would authorize the applicant to serve the site by connecting to the existing City water and sewer mains that are adjacent to the site. The existing sanitary sewer and water mains have capacity for the proposed development. No offsite improvements will be required, only proposed sewer and water mains within the projects scope will be required.

Voluntary Annexation Petition

The Administration is requesting the Council conduct a public hearing and consider annexation of the subject property with an effective date of September 30, 2013. The public hearing will be held in compliance with N.C. General Statute 160A-58.2.

Initial Zoning

State Statutes (General Statute 160A-360) require that a municipality annexing land place it's zoning designation on the property within 60 days of the effective date of the annexation. Staff is recommending an initial zoning designation of RS-20 on the property, consistent with City policy. The RS-20 zoning district is the least intense residential zoning district permitted in the Suburban Tier based on the size of the lot.

Utility Impacts. Water service shall be provided by connecting a water service to the existing 8-inch waterline in Bungalow Avenue. Sewer service shall be provided by connecting a sanitary sewer service to the existing sanitary sewer in Laurel Drive. There is capacity in the system to serve this project. Water Management and Public Works are not requesting major infrastructure improvements at this time.

Financial Impact. The estimated annual General Fund revenues generated from this annexation area under the initial zoning map change at build out in FY2015-16 is \$8,551. The estimated annual General Fund expenditures associated with providing City services at build out is \$411. The estimated annual General Fund net gain to the City at build out is \$8,140. The cumulative estimated General Fund net gain to the City at build out is \$16,801.

A cost-benefit analysis is attached that provides cost and revenue projections through FY2024-25, including CIP expenses.

The chart below contains additional details regarding projected departmental revenue and expense projections.

Department/Type	Revenues	Expenses
Emergency Communications	No revenues anticipated.	No additional expenses are anticipated.
Fire	No revenues - parcel is residential	No additional expenses are anticipated.
Fleet Management	n/a	n/a
Inspections	No material impacts	No material impacts
Parks & Recreation	No revenues anticipated.	No additional expenses are projected with this annexation.
Planning	No revenues anticipated.	No additional expenses are anticipated.
Police	No revenues anticipated.	First year estimated service cost of \$585, and ongoing annual cost of \$389.
Public Works	No Impacts - all revenues would be stormwater related	No impacts - all expenditures would be stormwater related.
Solid Waste	No Impacts	No Impacts
Transportation	Passenger fares (7.7% of operating costs): \$2	Annexed population of 2 (2.32 persons/DU x 1 unit) persons multiplied by usage rate of 0.43 trips per capita and a cost of \$22.17 per trip
Water Management	No revenues anticipated.	No additional expenses are anticipated.

SDBE Summary. This item has no known SDBE impact.

Attachments

- Attachment 1: Context Map
- Attachment 2: Aerial Map
- Attachment 3: Cost/Benefit Analysis
- Attachment 4: Estimated Utility Life Cycle Costs
- Attachment 5: Clerk Certification
- Attachment 6: Legal Description
- Attachment 7: Utility Extension Agreement

Memorandum
Grover Yancey Annexation

Attachment 8: Annexation Ordinance
Attachment 9: Initial Zoning Ordinance
Attachment 10: Utility Extension Agreement Vicinity Map