



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



Date: April 7, 2014

To: Thomas J. Bonfield, City Manager

From: Scott Whiteman, Planning Supervisor

Through: Steven L. Medlin, AICP, Planning Director
Keith Chadwell, Deputy City Manager

Subject: Coordinated Annexation Agenda Item for Chapel Creek

Executive Summary. A request for utility extension agreement (EA), voluntary annexation, and a zoning map change has been received from David Weekley Homes, LLC for the Chapel Creek development. The site is located at George King Road and Crossland Road, generally in the northwest quadrant of the Interstate-40 and West NC 54 Highway intersection (Please see Attachment 1 for a project area context map).

The requested annexation is for 17.10 contiguous acres. If approved, the annexation would be effective on June 30, 2014.

The applicant in this case has requested an initial zoning designation of Planned Development Residential 8.000 (PDR 8.000) which would allow up to 105 residential units. The requested zoning is consistent with the adopted Future Land Use Map, which designates this site as Medium-High Density Residential (8-20 DU/Ac.). The current County zoning (RS-20 – County jurisdiction) would allow approximately 30 single-family lots, if on-site water and waste water utilities could be installed (see Attachment 8 for the zoning staff report).

Public Works and Water Management performed the utility impact analysis for the utility extension agreement and the existing sanitary sewer and 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 following annexation.

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

Recommendation. Staff recommends that Council approve the EA, voluntary annexation, and zoning map change.

Issues and Analysis. This request involves three separate items: utility extension agreement, voluntary annexation, and zoning map change. Each item will be reviewed below:

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 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 staff is requesting the Council conduct a public hearing and consider annexation of the subject property with an effective date of June 30, 2014. The public hearing will be held in compliance with N.C. General Statute 160A-31.

Annexation would require the provision of City services to the subject property. Budget and Management Services performed a fiscal impact analysis, which determined that the proposed annexation will be revenue positive immediately upon annexation.

Zoning Map Change

The applicant is requesting a zoning map change from RS-20 (County jurisdiction) to PDR 8.000 (City jurisdiction) for a maximum of 105 residential units. This request would be consistent with all adopted City plans and policies. On February 11, 2014 the Planning Commission recommended approval by a vote of 12-0. Please see the zoning map change staff report (Attachment 7) for more information.

Financial Impact. The estimated annual General Fund revenues generated from this annexation area under the initial zoning map change at build out in FY2017-18 is \$249,154. The estimated annual General Fund expenditures associated with providing City services at build out is \$29,433. The estimated annual General Fund net gain to the City at build out is \$219,721. The cumulative estimated General Fund net gain to the City at build out is \$742,068. All calculations do not include Impact Fee revenues, as these fees support capital improvement projects and therefore do not have an impact on the General Fund.

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	\$93 associated with debt service costs provided to Parkwood VFD
Inspections	Total Impact Fees:\$180,870 \$39,654 Parks and Recreation \$20,712 Open Space \$120,504 Street	No material impacts
Parks & Recreation	No revenues anticipated.	No additional expenses are projected with this annexation.
Planning	Site Plan:\$5,975 Final Plat:\$4,650	No additional expenses are anticipated.
Police	No revenues anticipated.	First year estimated service cost of \$14,556, and ongoing annual cost of \$21,388 at build out.
Public Works	\$320 for utility cuts reimbursement. Additional revenues associated with Stormwater Fund.	\$1,387 for operating costs based on an allocation of fuel, disposables, etc. Additional expenditures associated with the Stormwater Fund.
Solid Waste	At build out, annual revenues will total \$2,736 which includes the annual solid waste fee and 15 yard waste subscribers.	At build out, annual operating costs are estimated at \$3,055, which includes the expenses associated with 15 Yard Waste collection subscribers
Transportation	Powell Bill reimbursement: \$96 Passenger fares (7.7% of operating costs): \$174	Annual costs will total \$129 plus utilities of \$3,418 in FY17-18. Paratransit services anticipate 102 trips at an annual cost of \$2,256.
Water Management	No revenues anticipated.	No additional expenses are anticipated.

Utility Impacts. Public Works and Water Management completed the Utility Impact Analysis for this project for the utility extension agreement and have determined that the existing City of Durham water and sanitary sewer mains adjacent to the project have capacity for the proposed development. Water Management is requesting the Developer retrofit the Celeste Circle pump station to provide odor control. Water service shall be provided by extending the existing 8-inch waterline in Celeste Circle into the property. Sewer service shall be provided by extending the existing 8-inch sanitary sewer in Celeste Circle and the existing 8-inch sanitary sewer at the intersection of Celeste Circle and Crossland Drive into the property or by extending a sanitary sewer outfall from the intersection of NC Highway 54 and George King Road into the property.

Alternative. Deny the EA and voluntary annexation petition. No action would be required or authorized on the zoning map change.

SDBE Summary. This item has no known SDBE impact.

Attachments

- Attachment 1: Context Map
- Attachment 2: Future Land Use Map
- Attachment 3: Aerial Map
- Attachment 4: Site Owner Information
- Attachment 5: Utility Extension Agreement
- Attachment 6: Utility Life Cycle Costs
- Attachment 7: Cost/Benefit Analysis
- Attachment 8: Zoning Map Change Staff Report
- Attachment 9: Development Plan
- Attachment 10: NC 54/I-40 Corridor Study
- Attachment 11: Planning Commission Summary and Written Comments
- Attachment 12: Legal Description
- Attachment 13: Clerk Certification
- Attachment 14: Annexation Ordinance
- Attachment 15: Zoning Map Change Ordinance
- Attachment 16: Utility Extension Agreement Map