



CITY OF DURHAM | DURHAM COUNTY  
NORTH CAROLINA



**Date:** August 18, 2014

**To:** Thomas J. Bonfield, City Manager

**Through:** Keith Chadwell, Deputy City Manager

**From:** Steven L. Medlin, AICP, Planning Director

**Subject:** Consolidated Annexation Item: 1307 Old Oxford Road

**Executive Summary.** A request for utility extension, voluntary annexation, and initial zoning has been received from Oxford Hills, LLC for 1.333 acres of a 5.329-acre property at 1307 Old Oxford Road. The remaining 3.996 acres are already within the City's municipal limits.

The applicant has requested an initial zoning designation of Industrial Light (IL). A memo summarizing this zoning request is attached (Attachment 7). The Administration recommends the City Council adopt the previously approved County zoning as the initial zoning for the following reasons:

- The proposed zoning is consistent with the City-adopted Comprehensive Plan, which recommends Industrial; and
- The IL zoning and site development standards are reasonable based on the infill context of this site and the surrounding zoning; and
- The County zoning was approved prior to the adoption of the City Council resolution in October 2012 regarding coordinated zoning, annexation, and utility extension agreements.

Public Works and Water Management performed the utility impact analysis for the utility extension agreement and have determined that 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. The applicant has submitted an extension agreement for approval by City Council. Budget and Management Services performed a fiscal impact analysis, which determined that the proposed annexation will be revenue positive upon annexation.

One motion, with three 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: an extension agreement, voluntary annexation, and initial zoning.

#### 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, 2014. The public hearing will be held in compliance with N.C. General Statute 160A-58.

#### Initial Zoning

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. Staff is recommending an initial zoning designation of Industrial Light (IL) on the property. The Administration recommends the City Council adopt the previously-approved County zoning as the initial zoning for the following reasons:

- The proposed zoning is consistent with the City-adopted Comprehensive Plan, which recommends Industrial; and
- The IL zoning and site development standards are reasonable based on the infill context of this site and the surrounding zoning; and
- The County zoning was approved prior to the adoption of the City Council resolution in October 2012 regarding coordinated zoning, annexation, and utility extension agreements.

**Utility Impacts.** Public Works and Water Management performed the utility impact analysis for the utility extension agreement and have determined that the existing water mains have capacity for the proposed development. No offsite improvements will be required, other than extension of waterlines to the new phase of the project.

Water service shall be provided by extending the existing 8-inch waterline within the property. Sewer service already exists at the site and will not be extended to the new phase. 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 \$1,546. The estimated annual General Fund expenditures associated with providing City services at build out is \$590. The estimated annual General Fund net gain to the City at build out is \$956. The cumulative estimated net gain to the City at build out is \$2,985. Please note that Impact Fee revenues are not included in the General Fund revenue estimates but are included in the cumulative net gain.

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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.

<b>Department/Type</b>	<b>Revenues</b>	<b>Expenses</b>
Emergency Communications	No revenues anticipated	No expenses are anticipated
Fire	It is anticipated that the annual inspection will be \$175.	No expenses are anticipated
Fleet Management	No revenues anticipated	No expenses are anticipated
Inspections	The total street impact fees are \$685.	No expenses are anticipated
Parks & Recreation	No revenues anticipated	No expenses are anticipated
Planning	Total fees related to this item have already been received. No additional revenues anticipated.	No expenses are anticipated
Police	No additional revenues are anticipated	Annual costs for additional coverage area are anticipated at \$590. This annexation will not require a dedicated FTE.
Public Works	There are no anticipated general fund revenues.	There are no projected streets associated with this annexation. There are no general fund expenses anticipated. Stormwater fees will cover any associated expenses.
Solid Waste	No revenues anticipated	No additional expenses are projected
Transportation	There are no general fund revenues anticipated.	There are no projected streets associated with this annexation. In addition, since this is commercial only, there will be no impact on bus routes or paratransit services.
Water Management	No general fund revenues anticipated	No general fund expenses are anticipated. Any anticipated costs will be covered by fees collected.

**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.

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**Attachments**

Attachment 1:	Context Map
Attachment 2:	Future Land Use Map
Attachment 3:	Aerial Map
Attachment 4:	Cost/Benefit Analysis
Attachment 5:	Clerk Certification
Attachment 6:	Legal Description
Attachment 7:	Zoning Memo
Attachment 8:	Estimated Utility Life Cycle Costs
Attachment 9:	Utility Extension Agreement
Attachment 10:	Annexation Ordinance
Attachment 11:	Initial Zoning Ordinance