



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



Date: June 20, 2016

To: Thomas J. Bonfield, City Manager

Through: Keith Chadwell, Deputy City Manager

From: Steven L. Medlin, AICP, Planning Director

Subject: Coordinated Annexation Item: Herndon Road

Executive Summary. Requests for a utility extension agreement (EA), voluntary annexation, and initial zoning have been received from Householder Holdings, LLC for three contiguous parcels located at the northwest quadrant of Herndon Road at Massey's Chapel Road. The three parcels comprise 2.633 acres, including adjacent right-of-way. The site is presently zoned Residential Suburban-10 (RS-10) and is located in the Falls/Jordan-B (F/J-B) watershed overlay protection district.

This contiguous annexation (Case BDG1500017) represents an extension of the existing City limit. The subject site is presently vacant. If this request is approved, the applicant intends to construct four single family homes at the subject site. As indicated by the cost benefit analysis (Attachment 5), the request is likely to be revenue positive upon completion.

The applicant has requested an exact translation of the RS-10, F/J-B zoning designation, which is the least intense zoning district based on the Development Tier and the size of the lot for two of the parcels and is the least intense zoning that would meet the applicant's goal of four single family homes at this site.

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 utility extension agreement, voluntary annexation, and initial zoning.

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

Voluntary Annexation Petition

The Administration is requesting that the Council conduct a public hearing and consider annexation of the subject property with an effective date of June 30, 2016.

The public hearing for Case BDG1500017 will be held in compliance with N.C. General Statute 160A-31.

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 recommends an initial zoning designation of Residential Suburban-20, Falls/Jordan Lake-B (RS-20, F/J-B).

Utility Impacts. Public Works and Water Management performed the utility impact analysis for the utility extension agreement and have determined that the existing City of Durham water and sanitary sewer mains have capacity to serve the proposed development. Water service shall be provided by connecting water services to the existing 12-inch waterline in Herndon Road. Sewer service shall be provided by extending the existing eight-inch sanitary sewer main in Herndon Road and connecting sewer services.

Fiscal Impact. The estimated annual General Fund revenues generated from this annexation area under the initial zoning map change at build out in FY2016-17 is \$5,619. The estimated annual General Fund expenditures associated with providing City services at build out is \$1,993. The estimated annual General Fund net gain to the City at build out is \$3,627. The cumulative estimated net gain to the City at build out, including impact fees, is \$12,635. Impact Fee revenues are not included in the General Fund revenue estimates but are included in the cumulative net gain.

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 anticipated	This area will best be served by Fire Station 18, which is currently in the land acquisition phase. Until that point, current resources will cover this area. Funding in the CIP includes land acquisition purchases for Fire Station 18.
Fleet Management	No revenues anticipated	No additional expenses are anticipated

Inspections	Impact fees collected are anticipated to total \$8,208. This includes \$1,700 for Parks and Recreation Facility impact, \$888 for Open Space Land Impact and \$5,620 for Street Impact fees.	No additional expenses are projected
Parks & Recreation	No revenues anticipated	No additional expenses are projected. The closest recreation center is Campus Hills which can absorb additional users in programs and fitness center although after school and summer camp programs are typically filled. The pool is currently operating at capacity and new users would negatively impact this facility. Closest park is Herndon Park where demand for/use of athletic fields is already maximized. Additional requests for athletic field facilities would negatively impact this park.
Planning	The department anticipates receiving \$800 in development review fees for this requested annexation.	No additional expenses are anticipated
Police	No additional revenues are anticipated	Annual costs for additional coverage area are anticipated at \$1,436
Public Works	No additional revenues are anticipated	No additional General Fund expenses are anticipated. There are minor Stormwater costs associated with this annexation request however, Stormwater fees are projected to cover these costs.
Solid Waste	It is anticipated that one home would subscribe to the Yard Waste Collection program. This would generate \$90.00 annually.	The department anticipates operating costs to total \$557 at build out. In addition, \$141 is included for the one-time cost of the carts.
Transportation	No additional General Fund revenues are anticipated. Projections anticipate approximately \$7 annually for paratransit related revenues/trips.	No additional General Fund expenses are anticipated. Projections anticipate approximately \$88 annually for paratransit related expenses.
Water Management	No general fund revenues anticipated	No general fund expenses are anticipated. Water and Sewer rates will cover the cost to provide service.

Alternatives. The Council could elect to deny the voluntary annexation petition and EA. No action would be required or authorized on the initial zoning.

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Attachments

- Attachment 1: Context Map
- Attachment 2: Aerial Map
- Attachment 3: Utility Map
- Attachment 4: Cost/Benefit Analysis
- Attachment 5: Utility Life Cycle Costs
- Attachment 6: Clerk Certification
- Attachment 7: Utility Extension Agreement
- Attachment 8: Planning Commission Resolution
- Attachment 9: Annexation Ordinance
- Attachment 10: Initial Zoning Ordinance
- Attachment 11: Consistency Statement