



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:** Consolidated Annexation Item: Estates at Fendol Farms

**Executive Summary.** Requests for a utility extension agreement (EA), voluntary annexation, and initial zoning have been received from RREF II-FH NC SIERRA, LLC for two contiguous parcels located along Doc Nichols Road. The two parcels comprise 116 acres and are addressed as 1052 and 1402 Doc Nichols Road. The site is presently zoned Residential Rural (RR) and is located in the Falls/Jordan-B (F/J-B) Watershed Protection Overlay district.

This contiguous annexation (Case BDG1500008) represents an extension of the existing City limit. The subject site is presently vacant. If this request is approved, the applicant intends to construct a 200 unit residential development. A site plan for the approval of these residential units is currently under review (D1600044, Attachment 8). 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 RR, F/J-B zoning designation, which is the least intense zoning district based on the Development Tier and the size of the lot.

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 BDG1500008 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 Rural Falls/Jordan Lake-B (RR, 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. An offsite waterline extension may be required to serve the project.

Water service shall be provided by extending the waterlines in Doc Nichols Road and in Kinard Road or Panoramic Drive into the property. Sewer service shall be provided by extending a sanitary sewer outfall to the existing sanitary sewer outfall on the north east corner of the property. The existing force main located within the property shall discharge into the new outfall and the force main shall be abandoned. There is capacity in the system to serve this project.

**Financial Impact.** The estimated annual General Fund revenues generated from this annexation area under the initial zoning map change at build out in FY2020-21 is \$307,951. The estimated annual General Fund expenditures associated with providing City services at build out is \$99,802. The estimated annual General Fund net gain to the City at build out is \$212,068. The cumulative estimated net gain to the City at build out, including impact fees, is \$373,786. 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.

<b>Department/Type</b>	<b>Revenues</b>	<b>Expenses</b>
Emergency Communications	No revenues anticipated	No additional expenses are anticipated
Fire	No revenues anticipated	No additional expenses are anticipated. Property is 2.9 miles from the current Fire Station Nine.

Fleet Management	No revenues anticipated	No additional expenses are anticipated
Inspections	There are no proposed or anticipated developer credits. Impact fees are estimated to total \$1,178.	No additional expenses are anticipated
Parks & Recreation	No revenues anticipated	No additional expenses are projected
Planning	No revenues anticipated	No additional expenses are anticipated
Police	No additional revenues are anticipated	Annual costs for the additional coverage area are anticipated at \$1,398 at build out for a portion of an FTE.
Public Works	No additional revenues are anticipated for the general fund. Stormwater fees more than cover the anticipated costs.	No additional expenses are anticipated for the general fund. The costs associated with the Stormwater Division are negligible and recovered through stormwater fees.
Solid Waste	Analysis assumes the one house will purchase a yard waste subscription. This and revenue from recycling are anticipated to generate \$129 annually.	One-time expenses associated with the purchase of carts total \$141. On-going operating expenses are anticipated at \$517 annually.
Transportation	No additional revenues are anticipated	No additional expenses are anticipated
Water Management	No general fund revenues anticipated	No general fund expenses are anticipated.

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

**Attachments**

- Attachment 1: Context Map
- Attachment 2: Aerial Map
- Attachment 3: Utility Map
- Attachment 4: Cost/Benefit Analysis
- Attachment 5: Utility Life Cycle Costs

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- Attachment 6: Clerk Certification
- Attachment 7: Utility Extension Agreement
- Attachment 8: D1600044 Plan Reduction
- Attachment 9: Planning Commission Resolution
- Attachment 10: Annexation Ordinance
- Attachment 11: Initial Zoning Ordinance
- Attachment 12: Consistency Statement