



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 Agenda Item: Crescent Drive

**Executive Summary.** A request for voluntary annexation and initial zoning has been received from Bob Zumwalt for 2.36 acre portion of Crescent Drive (BDG1500016 – Crescent Drive/Farrington Road). This right-of-way is contiguous to the City limits and is adjacent to the recently approved Farrington Mixed Use rezoning (Case Z1500009). Portions of the subject right-of-way contain a gravel drive, which provides access to homes located along Crescent Drive. The remainder of the subject site is undeveloped and unmaintained.

The applicant has requested an initial zoning designation of Residential Suburban-20, Major Transportation Corridor, and Falls/Jordan-B (RS-20, MTC, F/J-B) which is consistent with applicable policies. Wood Partners, the applicant for Z1500009, intend to develop Crescent Street to public street standards.

An extension agreement was not required as no utilities will be installed as part of this request. Additionally, Budget and Management Services did not perform a fiscal impact analysis due to the request only involving right-of-way.

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

**Recommendation.** Staff recommends that Council approve the voluntary annexation and initial zoning.

**Issues and Analysis.** This request involves two separate items: 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 June 30, 2016. The public hearing 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, Major Transportation Corridor, and Falls/Jordan-B (RS-20, MTC, F/J-B) at the subject site.

**Fiscal Impact.** As no development is proposed as part of this request, and the right-of-way may only be developed as a street, a fiscal impact analysis was not completed. Staff finds that this request would positively impact the approved rezoning for the Farrington Mixed Use development as annexing this right-of-way would result in a street built to City of Durham standards and maintained by the City Durham.

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

**SDBE Summary.** This item has no known SDBE impact.

**Attachments**

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|---------------|--------------------------|
| Attachment 1: | Context Map              |
| Attachment 2: | Aerial Map               |
| Attachment 3: | Clerk Certification      |
| Attachment 4: | Annexation Ordinance     |
| Attachment 5: | Initial Zoning Ordinance |
| Attachment 6: | Consistency Statement    |