



Town of Knightdale

Staff Report

Title: AN-6-22: Old Milburnie Village

Staff: Kevin Lewis, Senior Planner – Current

Date: November 16, 2022

Director Signature: JB

Asst. Town Manager Signature: DT

Town Manager Signature: WRS

BACKGROUND INFORMATION

Staff received an annexation petition for 2812 Old Milburnie Road. The annexation consists of approximately 92.885 acres located north of the Old Lewis Farm neighborhood, between Old Milburnie Road and Old Crews Road. The property is proposed to be developed as a residential neighborhood featuring 267 single-family and townhome lots. The owner and developer is Trigate-Suncrest Brio West, LLC. The Town Clerk has investigated the sufficiency of the petition, and the statement of sufficiency is included in this staff report. The Town Council adopted RES #22-10-19-002 setting the Public Hearing for this evening.

SUMMARY

Staff performed an annexation impact analysis that outlines the service commitments and revenue projections for the annexed area based upon the proposed development.

Development Proposal

Old Milburnie Village is a proposed 267-lot single-family and townhome neighborhood. The following analysis will look at departmental service provisions for the development.

Planning & Development Services

- **Zoning & Code Enforcement:** Annexed area will change from ETJ to in-town patrol area, however this area is adjacent to parcels in Town Limits.
 - There is not expected to be a large increase in calls for code enforcement in this area based on the development.
- **Permitting & Inspections:** Annexed area is already within the Knightdale's planning and inspection jurisdiction.
 - The proposed development will require 267+ building permits, zoning inspections and infrastructure inspections.



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Public Works & Utilities

- An increase of solid waste accounts.
- An increase in residential leaf and yard waste pick-up.
- 67 Minutes Added to Yard Waste Route
- 59 Minutes Added to Knuckle Boom Truck Route
- Street Maintenance:
 - Approximately 2.15 miles of new local streets will be added to the Town's 57.2-mile paved street system, which represents an increase of approximately 3.8%.
 - At approximately \$345,000/mile, approximately \$741,750/ in today's cost to resurface new streets.
 - Collector streets have an expected life of 25-30 years before needing substantial resurfacing.
 - Non-collector streets typically do not need resurfacing as often as collector streets.
 - Annual resurfacing costs of \$24,725.
 - Approximately 21,124 linear feet of new sidewalk.
 - Replacement Costs of \$235,000/mile.
 - Sidewalk usually requires spot replacement/repair and therefore an annualized sidewalk replacement costs is not provided as part of this analysis. This cost is provided for informational purposes.
 - Approximately 21,124 linear feet of new curb and gutter.
 - Replacement costs of \$276,030/mile.
 - Curb replacement cost of \$15,843.

Emergency Services

- Due to this project and several other annexations that are likely this year, the Police Department has advised that prioritizing facility expansion and personnel growth is necessary.
- Police Patrol & Response:
 - Estimated additional call/response from annexed area: 31 calls/responses per month.
 - 993 calls/responses per year at an average cost of \$90.84 per call.
 - Total estimated annual cost for call/response of \$90,226.
 - Extended response time is possible due to the location of this development and anticipated call activities, including preventative neighborhood patrols, property crimes, alarm calls, some domestic cases, and a variety of parking and traffic complaints.



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Fire & Emergency Medical Response:

- Estimated call volume 10 calls/ responses per year
- Estimated 10 calls/response per year at an average cost of \$887.25 per call
- Total estimated annual cost for call/response of \$8,873
- This area is currently served by the New Hope Fire District, which will require a one-time payment to cover outstanding debts

Parks, Recreation, & Cultural Resources

- Classes and Programs:
 - Annexed area is proposed to add 267 households broken down to the following age groups for individuals within those households (based on 2020 Census data for Knightdale):
 - 56 Young Children (ages 0-4) – Estimated Cost of \$4,132
 - 171 School Aged Children and Teenagers (ages 5-17) – Estimated Cost of \$12,757
 - 405 Adults (ages 18-64) – Estimated Cost of \$30,161
 - 62 Seniors (65+) – Estimated Cost of \$4,596
 - Total Parks Cost = \$51,646
- Parks: Annexed area is outside the area of influence of any Town of Knightdale Park facilities. Old Milburnie Village will add the following amenities:
 - 21.67 Acres of Active Open Space
 - Two IPEMA Certified Playground Equipment
 - Open Play Fields
 - Restroom Facilities
 - Pedestrian Access to Neuse River Middle School
 - 15.28 Acres of Passive Open Space
 - Pavilions for gathering
 - Seating areas with fire pits
 - Pedestrian Courtyard
 - Community Gardens and Tree Orchards
 - Public Art
 - Walking trails
 - Dog Park



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Finance and Budget

- Revenue
 - Average assessed value of recently constructed single-family units in the area - \$314,199
 - Estimated future assessed value of annexed area:
 - Single-Family – 267 lots * \$314,199 = \$83,891,133
 - Estimated future annual tax revenue (at 0.45 cent rate) - \$377,510 annually at full build-out
 - Stormwater Utility: 267 lots = 267 ERUs
 - Monthly stormwater utility = $267 * \$6.75 = \$1,802$
 - Annual stormwater utility fee at completion = \$21,627
 - Powell Bill – An estimated increase of \$16,081
- Expenses:
 - Workloads will need to be monitored for Public Works and Police as annexations occur over time.

COST-BENEFIT ANALYSIS SUMMARY

| Projected Revenues/Expenditures | |
|-----------------------------------------|-----------|
| REVENUES (annual) | |
| Property Tax | \$377,510 |
| Powell Bill | \$16,081 |
| Stormwater Utility Fund | \$21,627 |
| Total Revenues | \$415,218 |
| EXPENDITURES (annual service calls) | |
| Police | \$90,226 |
| Fire | \$8,873 |
| Street Maintenance & Curb Replacement | \$40,568 |
| Parks, Recreation, & Cultural Resources | \$51,646 |
| Total Expenditures | \$191,313 |
| | |
| PROJECTED NET REVENUES | \$223,905 |
| | |



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RECOMMENDED ACTION

- Close the Public Hearing
- Adopt ORD# 22-11-16-002 effectively annexing the area



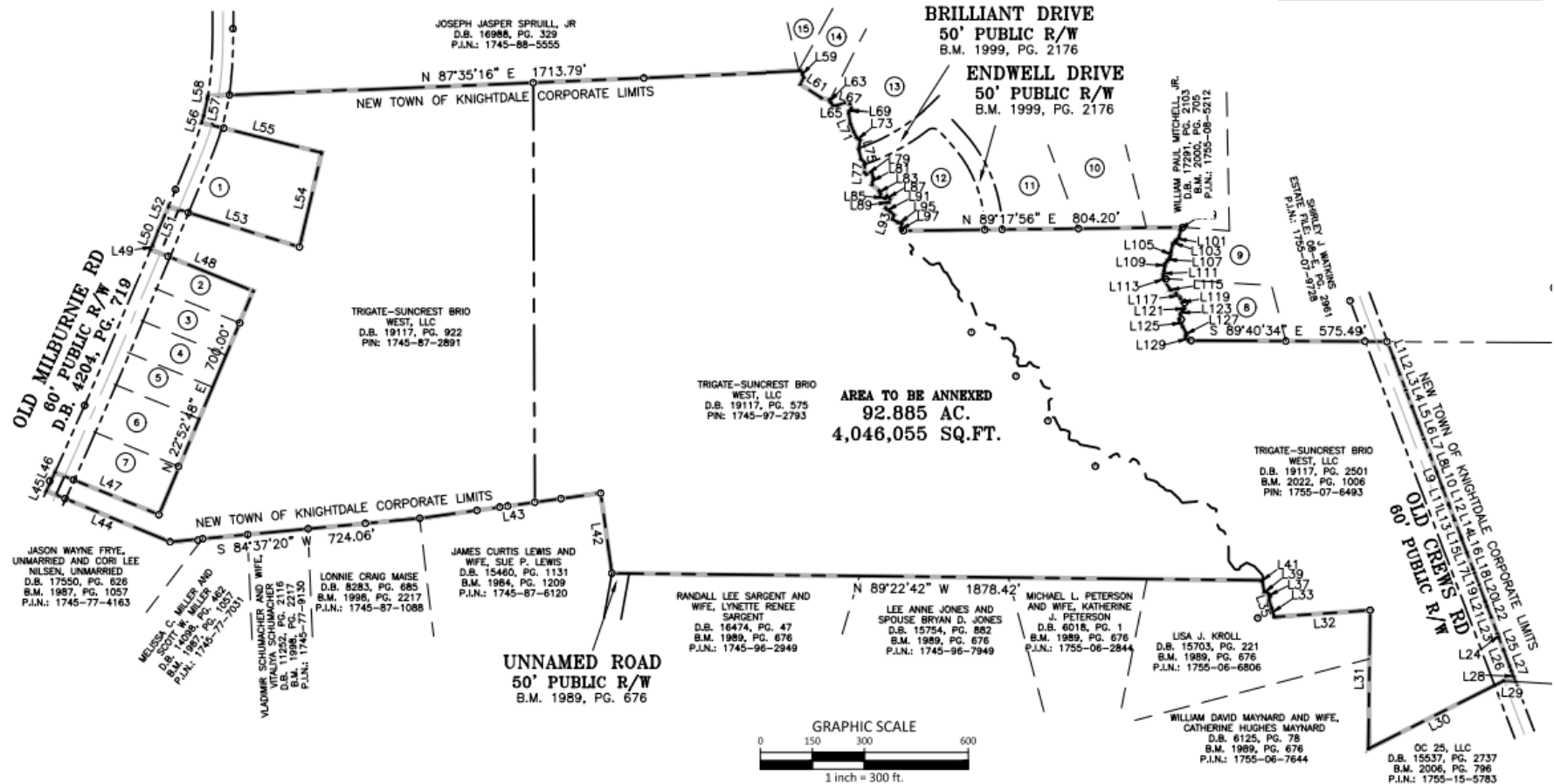
The map displays various land use zones in Wake County, North Carolina. Key zones include GR3 (General Residential), GR3 PUD (General Residential Planned Unit Development), GR8 (General Residential), RR1 (Residential Rural), RR2 (Residential Rural), RT (Residential Tract), and MI (Medium Density Residential). Major roads shown are Old Greenfield Rd, Old Lewis Farm Rd, Old Grew Rd, and Ridge Dr. Geographical features include Beaverton Creek and East Wake Middle School Park. The map also shows several water bodies and a network of streets.



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Annexation Map – Old Milburnie Village



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OVERALL SITE
PLAN
C2.00