



Town of Knightdale

Staff Report

Title: AN-8-22: Forestville Yard

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 1008 Old Knight Road. The annexation consists of approximately 26.609 acres located east of Old Knight Road at Forestville Road. The property is proposed to be developed as a residential neighborhood featuring 137 single-family and townhome lots. The owner and developer is Envision Homes. 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 #22-10-19-004 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

Forestville Yard is a proposed 137-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 137+ 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.
- 34 Minutes Added to Yard Waste Route
- 30 Minutes Added to Knuckle Boom Truck Route
- Street Maintenance:
 - Approximately 0.74 miles of new local streets will be added to the Town's 57.2-mile paved street system, which represents an increase of approximately 1.3%.
 - At approximately \$345,000 per mile to resurface local streets, it will total \$255,300 in today's cost to resurface all streets in this neighborhood.
 - 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 \$8,510.

 - Approximately 7,914 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 11,747 linear feet of new curb and gutter.
 - Replacement costs of \$276,030/mile.
 - Curb replacement cost of \$8,810.

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.
 - 510 calls/responses per year at an average cost of \$90.84 per call.
 - Total estimated annual cost for call/response of \$46,296.

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.

Parks, Recreation, & Cultural Resources

- Classes and Programs:
 - Annexed area is proposed to add 137 households broken down to the following age groups for individuals within those households (based on 2020 Census data for Knightdale):
 - 28 Young Children (ages 0-4) – Estimated Cost of \$2,120
 - 88 School Aged Children and Teenagers (ages 5-17) – Estimated Cost of \$6,545



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- 208 Adults (ages 18-64) – Estimated Cost of \$15,476
 - 32 Seniors (65+) – Estimated Cost of \$2,358
 - Total Parks Cost = \$26,500
- Parks: Annexed area is within the service area of the Knightdale Community Center and Knightdale Community Park, and pedestrian access will be provided once construction is complete. Forestville Yard will add the following amenities:
 - 2.14 Acres of Active Open Space
 - IPEMA Certified Playground Equipment
 - Pool & Clubhouse
 - Pickleball Courts
 - 2.78 Acres of Passive Open Space
 - Pocket Parks
 - Walking Trails
 - Benches
 - Enhanced Landscaping
 - Gathering Areas and Lawn Games

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 – 137 lots * \$314,199 = \$43,045,263
 - Estimated future annual tax revenue (at 0.45 cent rate) - \$193,704 annually at full build-out
 - Stormwater Utility: 137 lots = 137 ERUs
 - Monthly stormwater utility = 137*\$6.75 = \$924.75
 - Annual stormwater utility fee at completion = \$11,097
 - Powell Bill – An estimated increase of \$7,736
- Expenses:
 - Workloads will need to be monitored for Public Works and Police as annexations occur over time.



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COST-BENEFIT ANALYSIS SUMMARY

Projected Revenues/Expenditures	
REVENUES (annual)	
Property Tax	\$193,704
Powell Bill	\$7,736
Stormwater Utility Fund	\$11,097
<i>Total Revenues</i>	\$212,537
EXPENDITURES (annual service calls)	
Police	\$46,296
Fire	\$8,873
Street Maintenance & Curb Replacement	\$17,320
Parks, Recreation, & Cultural Resources	\$26,500
<i>Total Expenditures</i>	\$98,989
PROJECTED NET REVENUES	\$113,548

RECOMMENDED ACTION

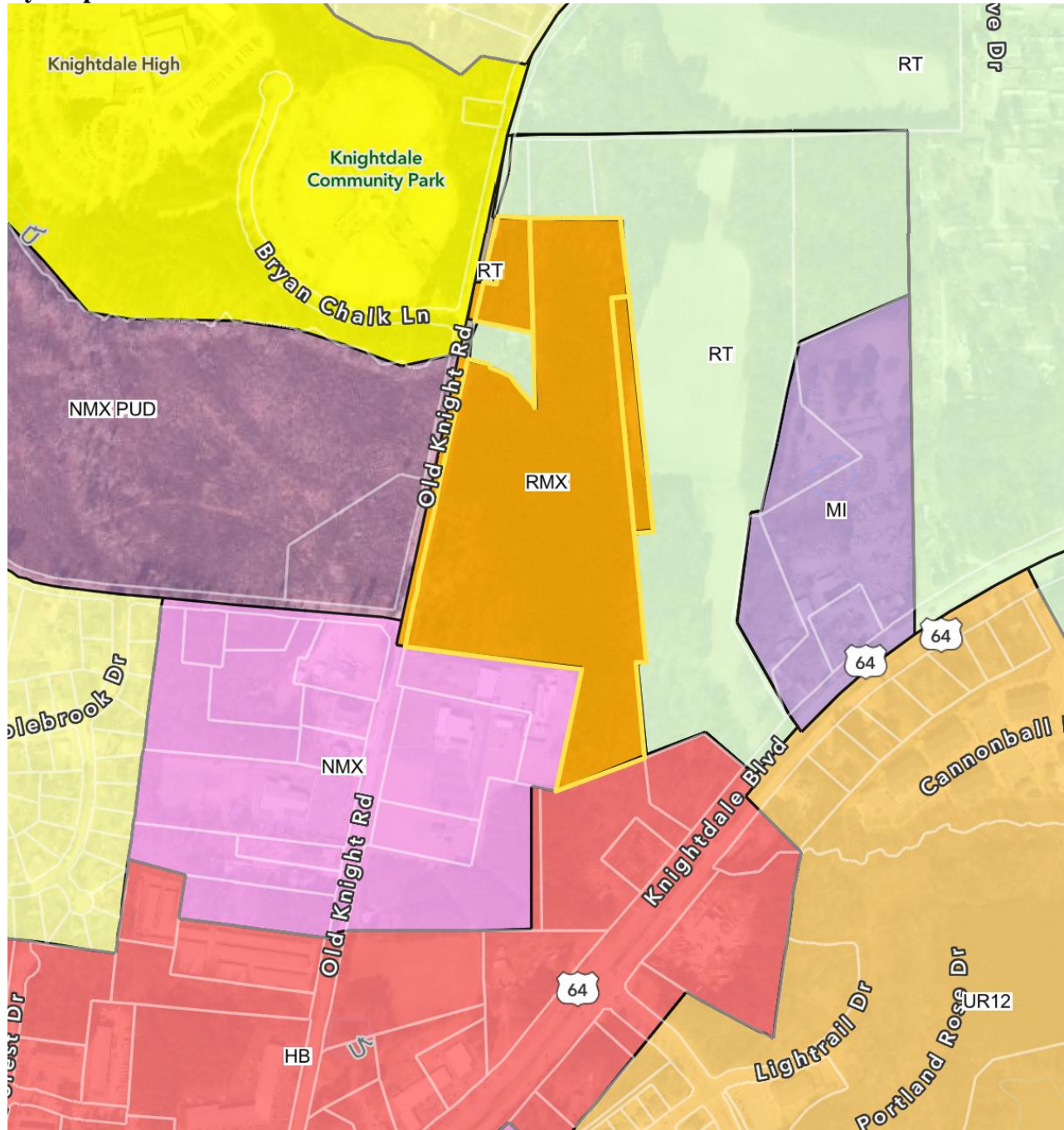
- Close the Public Hearing
- Adopt ORD# 22-11-16-004 effectively annexing the area



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Vicinity Map



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SUMMARY TABLE

DESCRIPTION	LOT NUMBERS
20 WIDE SINGLE FAMILY LOTS (REAR LOAD)	25-40, 42-48, 50-58, 60-68, 70-78
20 WIDE SINGLE FAMILY LOTS (REAR LOAD)	1-20, 41, 50-51, 60-61, 70-71
24 WIDE TOWNHOUSES (REAR LOAD)	89-116

PLAN REFERENCES & ABBREVIATIONS

REFER TO C-2.1 FOR SIGNAGE AND STRIPING INFORMATION
 REFER TO C-2.2 FOR STREET DESIGNATION LINE AND SECTION CORNER
 CORNER = CITY OF RALEIGH WATER LINE
 CORNER = CITY OF RALEIGH SANITARY SEWER LINE
 SIDE = STORM DRAINAGE EASEMENT

GENERAL NOTES

- THE FOLLOWING NOTES ARE APPLICABLE TO SHEET C-2.1 AND C-2.2
- BEFORE YOU BEGIN, CALL THE NC ONE-CALL CENTER AT 800-447-2244. HAVE ITS LAW ENFORCEMENT OFFICER SHOW YOU THE BEST AVAILABLE INFORMATION AND BE AWARE OF THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY ONE CALL AT 800-447-2244 OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
- ALL CONSTRUCTION SHALL BE PER TOWN OF KINGSVILLE STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE IN FEET AND INCHES OF FINISHED SURF UNLESS OTHERWISE NOTED.
- ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
- PROTECT ALL PROPERTY MONUMENTS AND FIELD MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION. SHALL BE RELOCATED AND SET BACK BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
- CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ALLOWING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR SHALL PROVIDE ALL TRAIL AND EXITS FROM THE SITE DURING CONSTRUCTION OF THE PROJECT AND AT LEAST ONE WALKWAY DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING OR MAJOR UTILITIES DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, STORM, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED MUST BE REPLACED AS NEARLY AS POSSIBLE. CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
- IF DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEVIATIONS AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEVIATIONS FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES, WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGNS MUST REMAIN OUT OF SIGHT TRAVELERS AS SHOWN ON PLAN.
- ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MAX 1/8" BITE. NO MORE THAN 1/8" BITE. PROVIDE A LONGITUDINAL JOINT ON ONE SIDE OF THE SURFACE. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 6 HOURS BEFORE A STREET IS TO BE PAVED OR REPAIRED.
- ANY STREET STREET SIGNS INCLUDING POSTS SHALL BE SUBMITTED TO THE TOWN OF KINGSVILLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- TEMPORARY STREET SIGNS ARE REQUIRED ONCE THE FIRST LOT OF ASPHALT IS PAVABLE.
- MAINTAIN CLEARANCE AROUND TREE TRUNKS TO INCLUDE 3 FEET.
- PARKING SPACES INSIDE ROW SHALL BE PUBLIC PARKING, NO MANIPULATED.
- THERE SHALL BE A MINIMUM 4' WIDE CONCRETE ACCESS WAY AROUND ALL SIDES OF THE MAILBOX KIOSK IN MAILBOX SLOPE.
- ANY ALL MAILBOX KIOSKS SHOWN ON THE PLAN ARE REQUIRED TO BE INSTALLED PRIOR TO THE FINAL PAVE.
- ANY STREET STRIPS WHERE IMPROVEMENTS CANNOT BE BUILT TO 10' OF THE PROPERTY LINE WILL REQUIRE A 10' WIDE.
- ALL PARALLEL PARKING SPACES SHALL BE MINIMUM 10' AND ALL 90° PARKING SPACES SHALL BE 10' WIDE MEASURED FROM FACE OF CURB.

LEGEND

- SITE LIGHTING
- SIGN
- WHEELCHAIR RAMP
- CLUSTER MAILBOX UNIT
- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- PHASE LINE
- SETBACK LINE
- ROW LINE
- PUBLIC UTILITY EASEMENT
- STORM DRAINAGE EASEMENT
- VALLEY CURB & GUTTER
- PARALLEL CURB & GUTTER
- SIDEWALK, FENCE
- CONCRETE SIDEWALK
- MAILBOX PATH
- HEAVY DUTY ASPHALT PAVEMENT
- REGULAR DUTY ASPHALT PAVEMENT

SITE KEY PLAN

• Town Certification: This design has been reviewed by the Engineer for the Town of Kingsville and is being submitted to the Town of Kingsville for approval. The requirements established in the Standard Specifications of the Town of Kingsville.

By: _____ Date: _____
 Town Engineer

These plans are submitted by the Town of Kingsville and serve as a construction plan for the project.

By: _____ Date: _____
 Administrator

DATE: 08/12/2020
 TIME: 10:00 AM
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

PRELIMINARY FOR REVIEW ONLY

Curry
 ENGINEERING

ENVISION HOMES
 a better life

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 Suite 106-117
 Raleigh, NC 27609
 919.389.7395 (m)
 Contact: Josh Swindell
 josh@envisionhomesinc.com

CONSTRUCTION DRAWINGS
 MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
 OVERALL SITE PLAN

TOK PROJECT # ZMA-12-20

C-2.2