



Town of Knightdale

Staff Report

Title: AN-10-22: Knightdale Gateway

Staff: Donna Goodman, Senior Planner –
Long Range & Sustainability

Date: December 21, 2022

Director Signature: JB

Asst. Town Manager Signature: DT

Town Manager Signature: WRS

BACKGROUND INFORMATION

Staff received an annexation petition for 5901 Farmwell Road. The annexation consists of 12 parcels totaling approximately 54.13 acres located north of Knightdale Blvd., west of Hodge Rd. and east of Old Milburnie Rd. The property is proposed to be developed as two buildings, totaling approximately 507,000 square feet, to be used for warehousing, manufacturing, and research. The current owners are Motaparthi Properties LLC, Patricia Simmons, and BIN-KG LLC. The developer and petitioner is Beacon Partners. 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 #22-11-16-006 setting the Public Hearing for December 21, 2022.

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

The Master Plan and Planned Unit Development for Knightdale Gateway was approved by Town Council on August 17, 2022. The project proposes 507,000 square feet of warehouse, manufacturing, and research space in two buildings. 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. The development is located at the edge of Knightdale's jurisdiction, with little current activity taking place.
 - A minor increase in calls for code enforcement is anticipated 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 an estimated 10+ building permits, in addition to the corresponding zoning and infrastructure inspections.



Town of Knightdale

Staff Report

Public Works & Utilities

- Private garbage pickup/No new solid waste accounts.
- Street Maintenance:
 - Approximately 811 linear feet (0.15 miles) of new public streets will be added to the Town's 61.28 mile paved street system, which represents an increase of approximately 0.2%.
 - At approximately \$345,000/mile, it would cost \$51,750 in today's cost to re-surface new streets, spent over a 25-30 year timespan
 - Non-collector streets typically do not need resurfacing as often as collector streets.
 - Annual resurfacing costs of \$1,725
- Sidewalk Maintenance:
 - Approximately 2,050 linear feet of new sidewalk
 - Replacement Costs of \$4/square foot
 - Total sidewalk replacement cost of \$82,000
 - Sidewalk usually requires spot replacement/repair and therefore an annualized sidewalk replacement cost is not provided as part of this analysis. The estimated replacement cost is provided for informational purposes.
- Curb & Gutter Maintenance:
 - Approximately 3,404 linear feet of new curb and gutter
 - Replacement costs of \$45/linear foot (\$237,600/mile)
 - Total curb replacement cost of \$153,180

Emergency Services/Police Patrol & Response:

- Estimated calls/logged events: 24 per month
- Estimated 288 calls/logged events per year at an average cost of \$107.40 per call
- Total estimated annual cost for call/response of \$30,931

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

- No impact is anticipated; annexed area will not directly add any households

Finance and Budget

- Revenue
 - Tax value per acre of similar developments is \$1,020,771 per acre
 - Current assessed value of annexed area - \$2,972,992
 - Corresponding annual tax revenue: \$0 (Currently in ETJ)
 - Estimated future assessed value of annexed area: (54 acres * \$1,020,771 per acre)
 - Total: \$55,254,341



Town of Knightdale

Staff Report

- Estimated future annual tax revenue (at 0.45 cent rate) - \$248,644 annually at full build-out
- Stormwater Utility: 951,658 square feet of impervious area (2,200 SF/ERU) = 433 ERUs
 - Monthly stormwater utility = $433 * \$6.75 = \$2,919.86$
 - Annual stormwater utility fee at completion = \$35,038.32
- Powell Bill – An estimated increase of \$251.27

COST-BENEFIT ANALYSIS SUMMARY

Projected Revenues/Expenditures	
REVENUES (annual)	
Property Tax	\$248,644
Powell Bill	\$251.00
Stormwater Utility Fund	\$35,038
<i>Total Revenues</i>	\$283,933
EXPENDITURES (annual)	
Police	\$30,931
Fire	\$8,873
Street Maintenance & Curb Replacement	\$8,556
<i>Total Expenditures</i>	\$48,360
PROJECTED NET REVENUES	\$235,573

RECOMMENDED ACTION

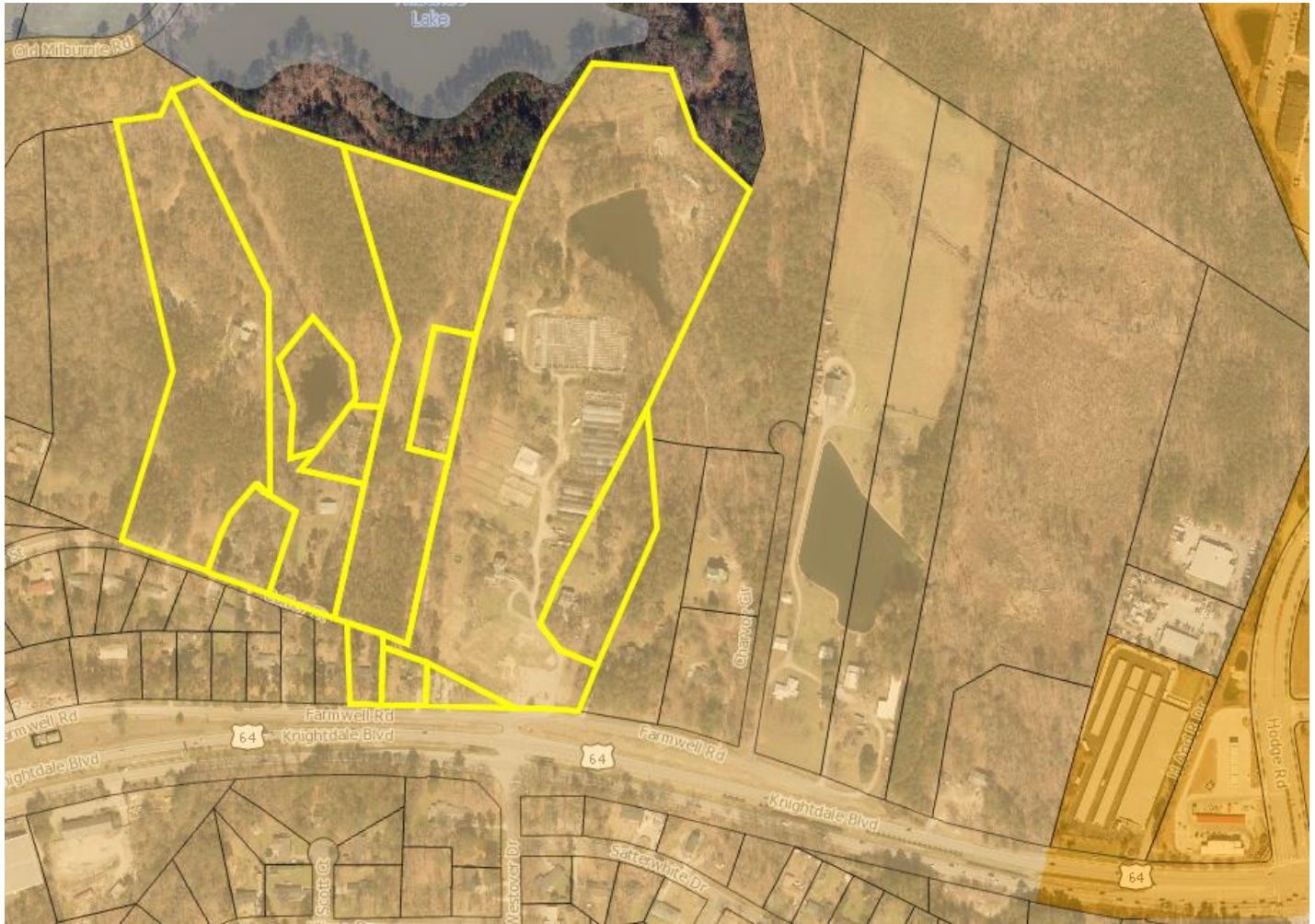
- Close the Public Hearing
- Adopt ORD# 22-12-21-001 effectively annexing the area



Town of Knightdale

Staff Report

Vicinity Map

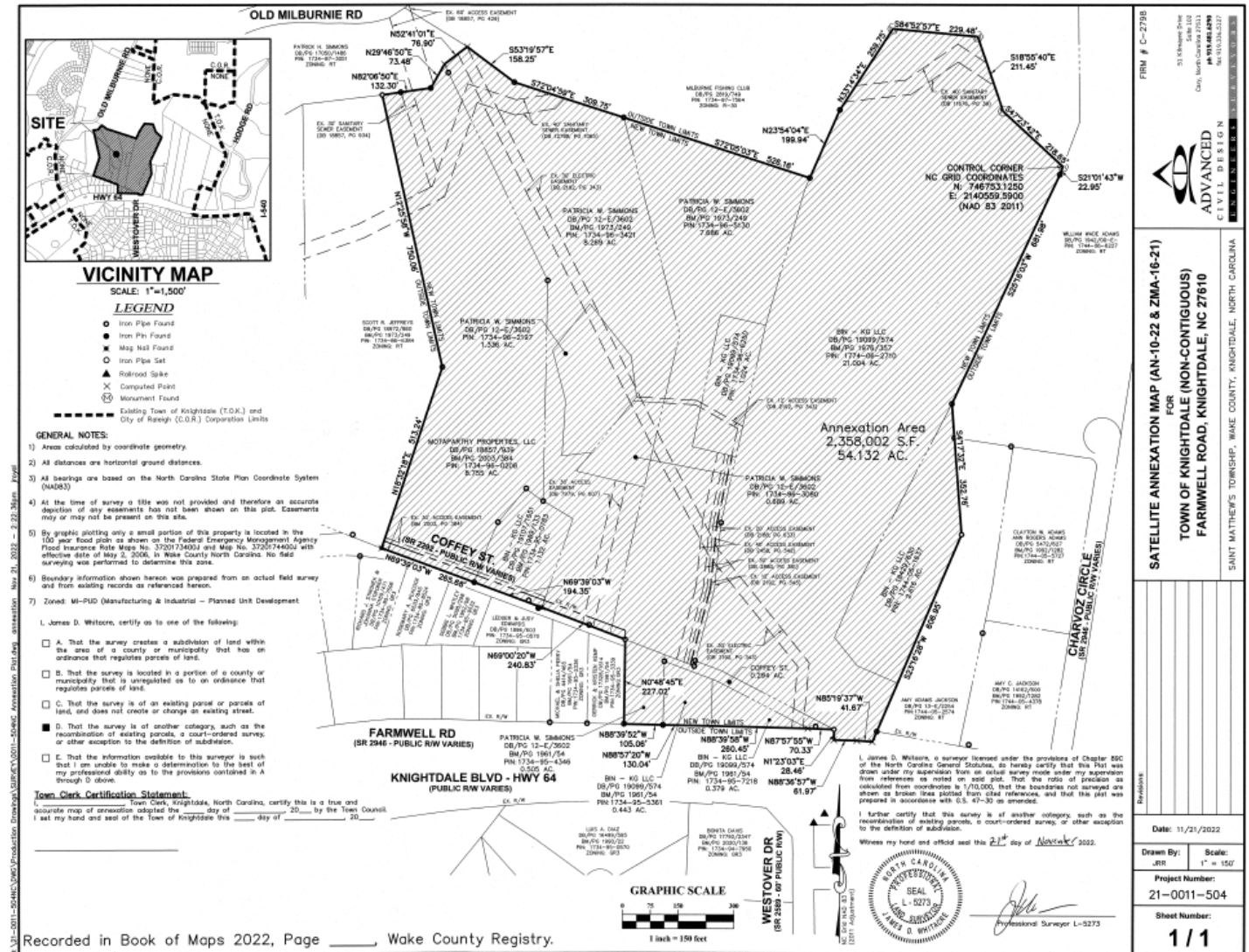




Town of Knightdale

Staff Report

Annexation Map – Knightdale Gateway





Town of Knightdale

Staff Report

Approved Master Plan - Knightdale Gateway

