



Town of Knightdale

Staff Report

Title: AN-1-23: Elevate Riverview

Staff: Kevin Lewis, Senior Planner –
Current

Date: March 15, 2023

Director Signature: JB

Asst. Town Manager Signature: DT

Town Manager Signature: WRS

BACKGROUND INFORMATION

The annexation consists of a single parcel totaling approximately 28.852 acres located near the corner of Poole Road and Hodge Road. The property is proposed to be developed as a multi-family development of 394 units. The current owner, developer, and petitioner is Signature Hodge Road, 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 #23-02-15-001 setting the Public Hearing for March 15, 2023.

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 Elevate Riverview was approved by Town Council on February 16, 2022. The project consists of 364 multi-family units across seven buildings, 30 for-rent townhomes, and various open space amenities. 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 40+ building permits, in addition to the corresponding zoning and infrastructure inspections.

Public Works & Utilities

- As this is a private, residential development, no new solid waste accounts will be activated.
- Street Maintenance:
 - Approximately 4,154 linear feet (0.79 miles) of new public streets will be added to the Town's 61.28 mile paved street system, which represents an increase of approximately 1.3%.
 - At approximately \$345,000/mile, it would cost \$272,500 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



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- Sidewalk Maintenance:
 - Approximately 3,408 linear feet of new sidewalk
 - Replacement Costs of \$4/square foot
 - Total sidewalk replacement cost of \$136,320
 - 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 4,105 linear feet of new curb and gutter
 - Replacement costs of \$45/linear foot (\$237,600/mile)
 - Total curb replacement cost of \$184,725

Emergency Services/Police Patrol & Response:

- Estimated calls/logged events: 54 per month
- Estimated 652 calls/logged events per year at an average cost of \$107.40 per call
 - Includes all activities such 9-1-1 calls, security checks, proactive patrols, false alarm responses, traffic accidents, traffic stops, community outreach, reported crimes, follow up investigations, etc.
- Total estimated annual cost for call/response of \$70,025

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 394 households broken down to the following age groups for individuals within those households (*based on 2017 ACS data for Knightdale*):
 - 82 children (*ages 5-14*) – *Estimated Cost of \$5,915*
 - 253 teenagers (*ages 15-17*) – *Estimated Cost of \$18,2627*
 - 598 Adults (*ages 18-64*) – *Estimated Cost of \$43,179*
 - 91 Senior Citizens (*ages 65+*) – *Estimated Cost of 6,580*
 - Total Parks Cost = \$73,936
- Parks Facilities: Annexed area is near the future Panther Rock Park and public greenway trails.
 - The development will add the following amenities for residents:
 - Public & Private Greenway Trails
 - Pool, Clubhouse, & Fitness Center
 - Play Structures & Lawn Games
 - Dog Park
 - Outdoor Seating & Gathering Areas



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Finance and Budget

- Revenue
 - Tax value per unit of similar developments is \$160,535 per unit
 - Current assessed value of annexed area: \$701,080
 - Corresponding annual tax revenue: \$0 (Currently in ETJ)
 - Estimated future assessed value of annexed area:
 - Total: \$63,250,658
 - Estimated future annual tax revenue (at \$0.45 rate) - \$248,628 annually at full build-out
 - Stormwater Utility: 506,807 square feet of impervious area³
 - Monthly stormwater utility: \$1,555
 - Annual stormwater utility fee at completion: \$18,660
 - Powell Bill – An estimated increase of \$1,323

COST-BENEFIT ANALYSIS SUMMARY

Projected Revenues/Expenditures	
REVENUES (annual)	
Property Tax	\$248,628
Powell Bill	\$1,323
Stormwater Utility Fund	\$18,660
<i>Total Revenues</i>	\$268,611
EXPENDITURES (annual)	
Police	\$70,025
Fire	\$8,873
Street Maintenance & Curb Replacement	\$12,164
<i>Total Expenditures</i>	\$91,062
PROJECTED NET REVENUES	\$177,549

RECOMMENDED ACTION

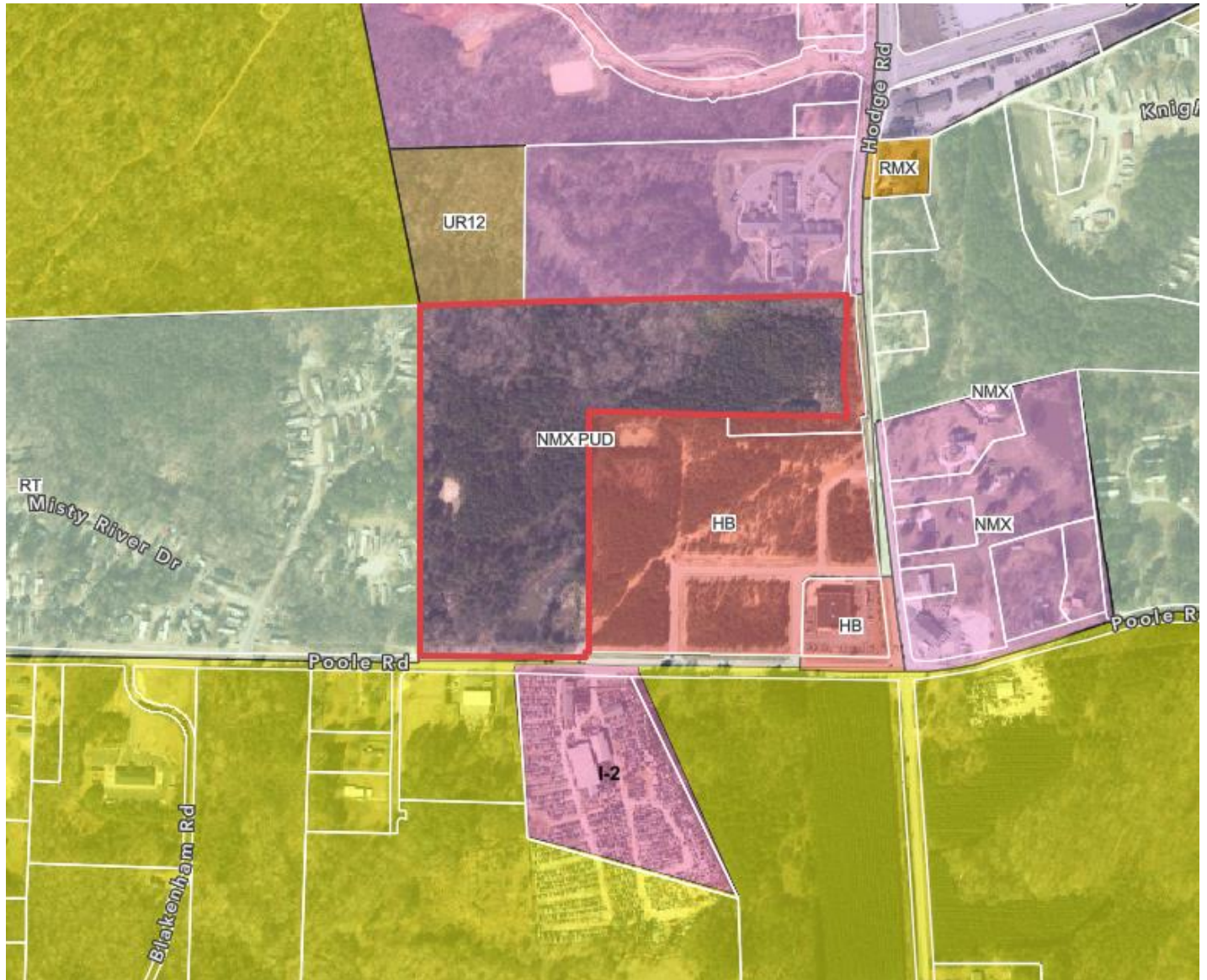
- Close the Public Hearing
- Adopt ORD# 23-03-15-004 effectively annexing the area



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Vicinity Map

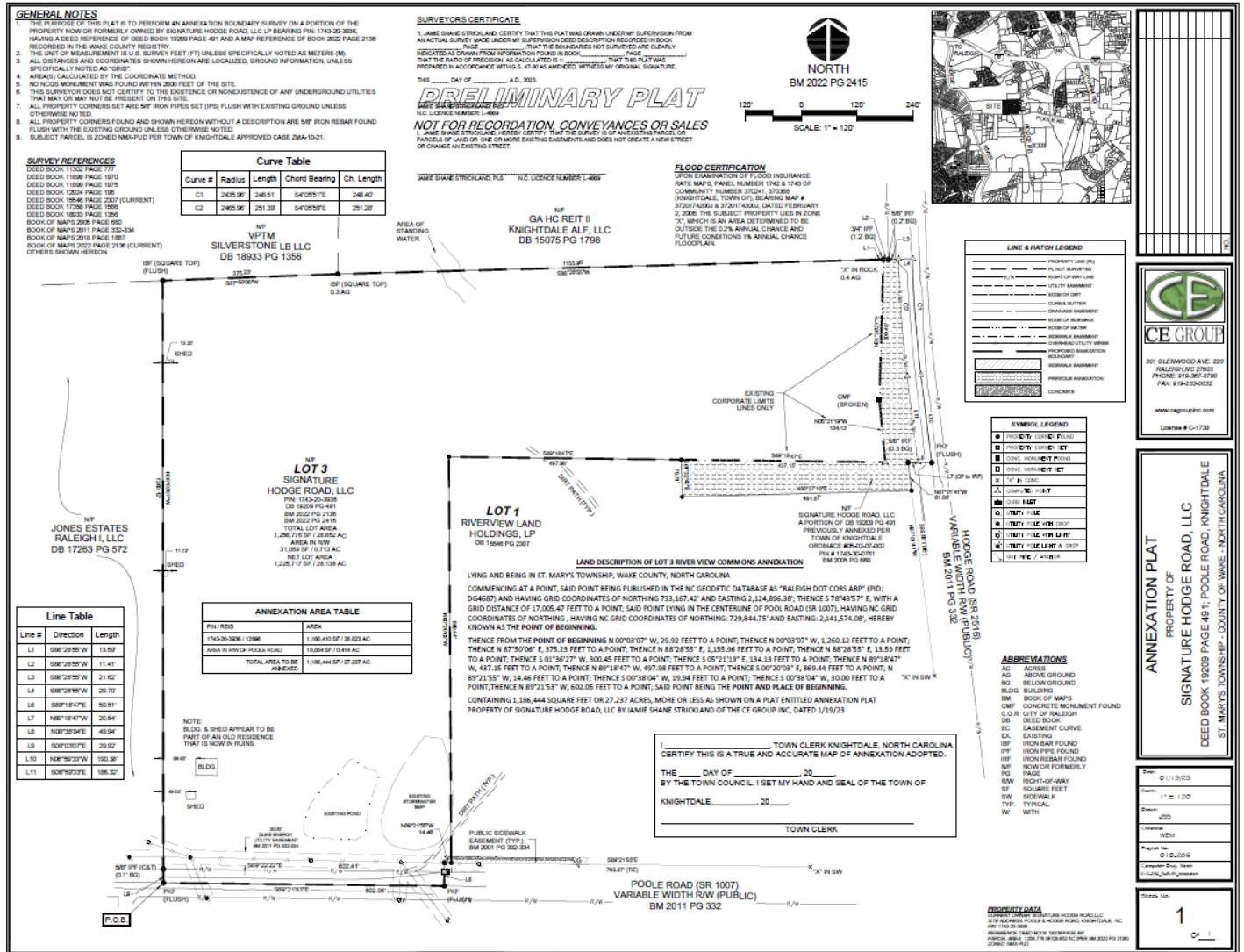




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Annexation Map – Elevate Riverview





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Approved Master Plan – Elevate Riverview

