



# Town of Knightdale

## *Staff Report*

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Title: AN-3-23: Brio West

Director Signature: JB

Staff: Kevin Lewis, Senior Planner –  
Current

Town Manager Signature: WRS

Date: April 19, 2023

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### **BACKGROUND INFORMATION**

Staff received an annexation petition for 1620 and 1700 Old Crews Road. The annexation consists of two parcels totaling approximately 97.12 acres located south of Buffaloe Road, and north of Wake Stone Athletic Park. The property is proposed to be developed as a 287 single-family and townhome neighborhood. The current owner, developer, and petitioner 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 #22-02-15-008 setting the Public Hearing for April 19, 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 Knightdale Gateway was approved by Town Council on July 20, 2022. The project proposes 287 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. The development is located at the edge of Knightdale's jurisdiction, with little current activity taking place.
  - An 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 287+ building permits, in addition to the corresponding zoning and infrastructure inspections.

#### Public Works & Utilities

- An increase of solid waste accounts and residential leaf/yard waste pick-up.
- 72 Minutes Added to Yard Waste Route
- 63 Minutes Added to Knuckle Boom Truck Route
- Street Maintenance:
  - Approximately 14,725 linear feet (2.79 miles) of new public streets will be added to the Town's 61.28 mile paved street system, which represents an increase of approximately 4.6%.
  - At approximately \$345,000/mile, it would cost \$962,550 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.



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- Annual resurfacing costs of \$32,085
- Sidewalk Maintenance:
  - Approximately 14,745 linear feet of new sidewalk
  - Replacement Costs of \$4/square foot
  - Total sidewalk replacement cost of \$589,800
    - 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 15,637 linear feet of new curb and gutter
  - Replacement costs of \$45/linear foot (\$237,600/mile)
  - Total curb replacement cost of \$703,665

### Emergency Services/Police Patrol & Response:

- 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.
- Estimated calls/logged events: 31 per month.
- Estimated 372 calls/logged events per year at an average cost of \$107.40 per call.
- Total estimated annual cost for call/response of \$39,953.

### 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 287 households broken down to the following age groups for individuals within those households (based on 2020 Census data for Knightdale):
    - 60 Young Children (ages 0-4) – Estimated Cost of \$4,309
    - 184 School Aged Children and Teenagers (ages 5-17) – Estimated Cost of \$13,303
    - 436 Adults (ages 18-64) – Estimated Cost of \$31,453
    - 66 Seniors (65+) – Estimated Cost of \$4,793
    - Total Parks Cost = \$53,857
- Parks: Annexed area is within the service area of the Wake Stone Athletic Park, Knightdale Community Center, and Knightdale Community Park. Brio West will add the following amenities:
  - 19.02 Acres of Open Space
    - IPEMA Certified Playground Equipment
    - Pool & Clubhouse
    - Preserved Natural Areas
    - Public & Private Greenway Trails



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- Fire Pits and Grills
- Dog Park
- Seating/Gathering Areas and Lawn Games

### Finance and Budget

- Revenue
  - Average assessed value of recently constructed single-family units in the area - \$314,199
  - Current assessed value of annexed area - \$2,092,410
    - Corresponding annual tax revenue: \$0 (Currently in ETJ)
  - Estimated future assessed value of annexed area:
    - Total: \$90,175,113
    - Estimated future annual tax revenue (at 0.45 cent rate) - \$405,788 annually at full build-out
  - Stormwater Utility: 1,624,790 square feet of impervious area = 739 ERUs
    - Monthly stormwater utility = \$4,985
    - Annual stormwater utility fee at completion = \$59,822
  - Powell Bill – An estimated increase of \$20,859

### **COST-BENEFIT ANALYSIS SUMMARY**

<b>Projected Revenues/Expenditures</b>	
<b>REVENUES (annual)</b>	
Property Tax	\$408,788
Powell Bill	\$20,859
Stormwater Utility Fund	\$59,822
<i><b>Total Revenues</b></i>	\$489,469
<b>EXPENDITURES (annual)</b>	
Police	\$39,953
Fire	\$8,873
Street Maintenance & Curb Replacement	\$43,813
<i><b>Total Expenditures</b></i>	\$92,639
<b>PROJECTED NET REVENUES</b>	\$396,830

### **RECOMMENDED ACTION**

- Close the Public Hearing
- Adopt ORD# 23-04-19-003 effectively annexing the area

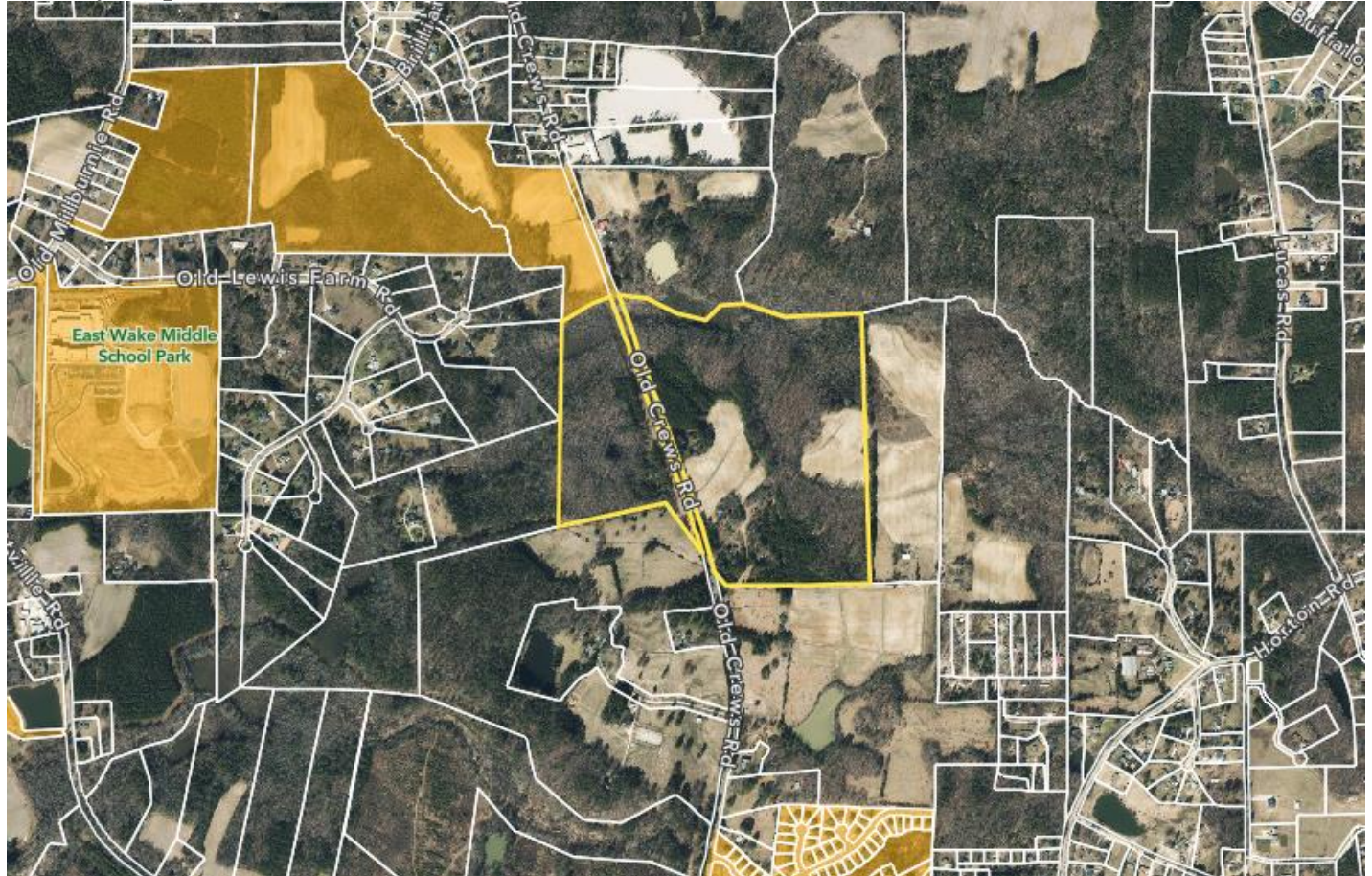


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### Vicinity Map







**LEGEND (UNLESS OTHERWISE NOTED)**

- ▲ CALCULATED POINT
- IRON PIPE
- ADJACENT
- ANNEXATION BOUNDARY
- BOUNDARY
- BUFFER
- CENTERLINE
- HEIGHT OF WAY

**TOWN CLERK CERTIFICATION**

I, \_\_\_\_\_, TOWN CLERK, KNIGHTDALE, NORTH CAROLINA, CERTIFY THIS IS A TRUE AND ACCURATE MAP OF ANNEXATION ADOPTED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL OF THE TOWN OF KNIGHTDALE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**TOWN CLERK**

**GENERAL NOTES**

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN ANNEXATION SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON A BOUNDARY SURVEY FOR BRADLEY L. UPHAM AND CHARLES H. CARR & PATRICK C. CARR BY BOKER ENGINEERING DATED 08-22-2018.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: GRC-ND PC WAKE COUNTY GIS.
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DETERMINED BY FEMA FIRM COMMUNITY PANEL #17201740000V DATED MAY 2ND, 2006.

**NEIGHBORING PARCELS**

- N/F THIGATE SUNTRUST BRD WEST, LLC  
D.B. 19117, PG. 2301  
B.M. 2022, PG. 1006  
P.I.N.: 1755-07-8493
- N/F PATRICIA W. GREEN AND PARTNERS  
D.B. 12418, PG. 184  
B.M. 2022, PG. 1006  
P.I.N.: 1755-17-0244
- N/F FRED L. PURYEAR  
D.B. 10853, PG. 2727  
P.I.N.: 1755-07-1757
- N/F GRACE O. RAMSEY  
D.B. 12895, PG. 2144  
B.M. 1988, PG. 338  
B.M. 1951, PG. 115  
P.I.N.: 1755-35-8880
- N/F OLD CREWS WOODS, LLC  
B.M. 2004, PG. 1841  
P.I.N.: 1755-14-2051
- N/F HINTON LAND, LLC  
D.B. 11416, PG. 2368  
P.I.N.: 1745-94-8245
- N/F CHASED AND LYNN NDD  
D.B. 18482, PG. 795  
B.M. 1989, PG. 676  
P.I.N.: 1755-05-5916
- N/F H. STEPHEN PAIR  
D.B. 13401, PG. 713  
B.M. 1989, PG. 676  
P.I.N.: 1755-06-5398
- N/F WILLIAM DAVID WAYNARD AND WIFE CATHERINE HUGHES WAYNARD  
D.B. 6125, PG. 78  
B.M. 1989, PG. 676  
P.I.N.: 1755-06-7844

**AREA TO BE ANNULLED**  
97.12 AC.  
4,230,705 SQ.FT.

**GRAPHIC SCALE**  
1 inch = 200 ft.

LINE	BEARING	DISTANCE
1	S 89°29'20" E	148.05
2	S 82°55'14" E	228.50
3	S 78°58'17" E	83.29
4	N 52°53'39" E	183.89
5	N 89°18'27" E	171.78
6	S 71°01'53" E	130.75
7	N 88°39'30" E	356.89
8	N 12°22'39" E	17.90
9	N 49°19'49" E	14.79
10	S 69°18'18" E	47.22
11	S 104°19'03" E	36.84
12	S 63°14'47" E	84.87
13	S 62°28'24" E	63.71
14	N 42°58'17" E	32.63
15	N 88°39'30" E	83.83
16	N 89°54'42" E	132.60
17	S 02°10'35" E	48.33



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### Approved Master Plan – Brio

