



Town of Knightdale

Staff Report

Title: AN-2-23: Project Hope

Director Signature: JB

Staff: Kevin Lewis, Senior Planner –
Current

Town Manager Signature: WRS

Date: April 19, 2023

BACKGROUND INFORMATION

Staff received an annexation petition for 5200 Knightdale-Eagle Rock Road. The annexation consists of a single parcel totaling approximately 62.92 acres located at the corner of Mailman Road and Knightdale-Eagle Rock Road. The property is proposed to be developed as 157 single-family lots, 134 multi-family units, support facilities, and 2.64 acres of future commercial development. The current owner and petitioner is the Raleigh Rescue Mission. The developers will be the Raleigh Rescue Mission and Lennar. 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 #22-02-15-007 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 Project Hope was approved by Town Council on November 16, 2022. The project proposes 157 single-family neighborhood, and a 134 unit multi-family and support facility. 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 162+ 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.
- 39 Minutes Added to Yard Waste Route
- 35 Minutes Added to Knuckle Boom Truck Route
- Street Maintenance:
 - Approximately 9,173 linear feet (1.74 miles) of new public streets will be added to the Town's 61.28 mile paved street system, which represents an increase of approximately 2.8%.
 - At approximately \$345,000/mile, it would cost \$600,300 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 \$20,010
- Sidewalk Maintenance:
 - Approximately 21,215 linear feet of new sidewalk
 - Replacement Costs of \$4/square foot
 - Total sidewalk replacement cost of \$848,600
 - 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 29,547 linear feet of new curb and gutter
 - Replacement costs of \$45/linear foot (\$237,600/mile)
 - Total curb replacement cost of \$1,329,615

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.
- Police Department staff will coordinate with Raleigh Rescue Mission officials for specific security concerns or protocols to help protect and serve residents.
- Estimated calls/logged events: 92 per month.
- Estimated 1,106 calls/logged events per year at an average cost of \$107.40 per call.
- Total estimated annual cost for call/response of \$118,784.

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 157 single-family households broken down to the following age groups for individuals within those households (based on 2020 Census data for Knightdale):
 - 33 Young Children (ages 0-4) – Estimated Cost of \$2,357
 - 101 School Aged Children and Teenagers (ages 5-17) – Estimated Cost of \$7,277
 - 238 Adults (ages 18-64) – Estimated Cost of \$17,206
 - 36 Seniors (65+) – Estimated Cost of \$2,622
 - Total Parks Cost = \$29,462
- Parks: Annexed area is within the service area of the Knightdale Station Park. Project Hope will add the following amenities:
 - 10.05 Acres of Open Space
 - IPEMA Certified Playground Equipment
 - Community Park, Recreational Lawn & Amphitheater
 - Passive Parks
 - Public & Private Greenway Trails
 - Raleigh Rescue Mission Clubhouse & Gymnasium



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Finance and Budget

- Revenue
 - Average assessed value of recently constructed single-family units in the area - \$314,199
 - Current assessed value of annexed area - \$2,086,180
 - Corresponding annual tax revenue: \$0 (Currently in ETJ)
 - Estimated future assessed value of annexed area:
 - Total: \$49,329,243
 - Raleigh Rescue Mission's non-profit status exempts that portion of the site from future tax revenue
 - Estimated future annual tax revenue (at 0.45 cent rate) - \$221,982 annually at full build-out
 - Stormwater Utility: 1,269,773 square feet of impervious area = 577 ERUs
 - Monthly stormwater utility = \$3,896
 - Annual stormwater utility fee at completion = \$46,751
 - Powell Bill – An estimated increase of \$11,769

COST-BENEFIT ANALYSIS SUMMARY

Projected Revenues/Expenditures	
REVENUES (annual)	
Property Tax	\$221,982
Powell Bill	\$11,769
Stormwater Utility Fund	\$46,751
<i>Total Revenues</i>	\$280,502
EXPENDITURES (annual)	
Police	\$118,784
Fire	\$8,873
Street Maintenance & Curb Replacement	\$42,170
<i>Total Expenditures</i>	\$169,827
PROJECTED NET REVENUES	\$110,675

RECOMMENDED ACTION

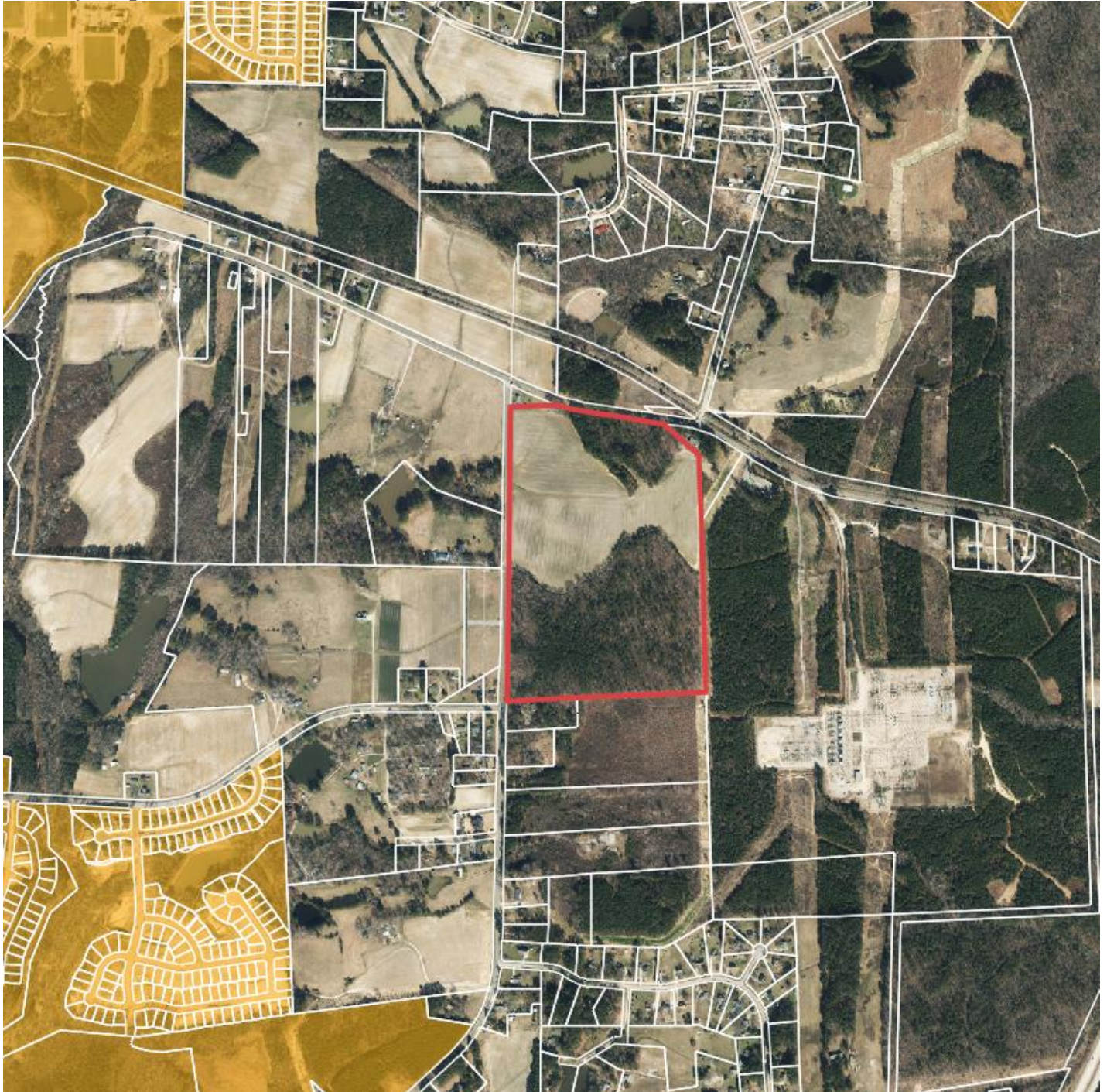
- Close the Public Hearing
- Adopt ORD# 23-04-19-002 effectively annexing the area



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Vicinity Map

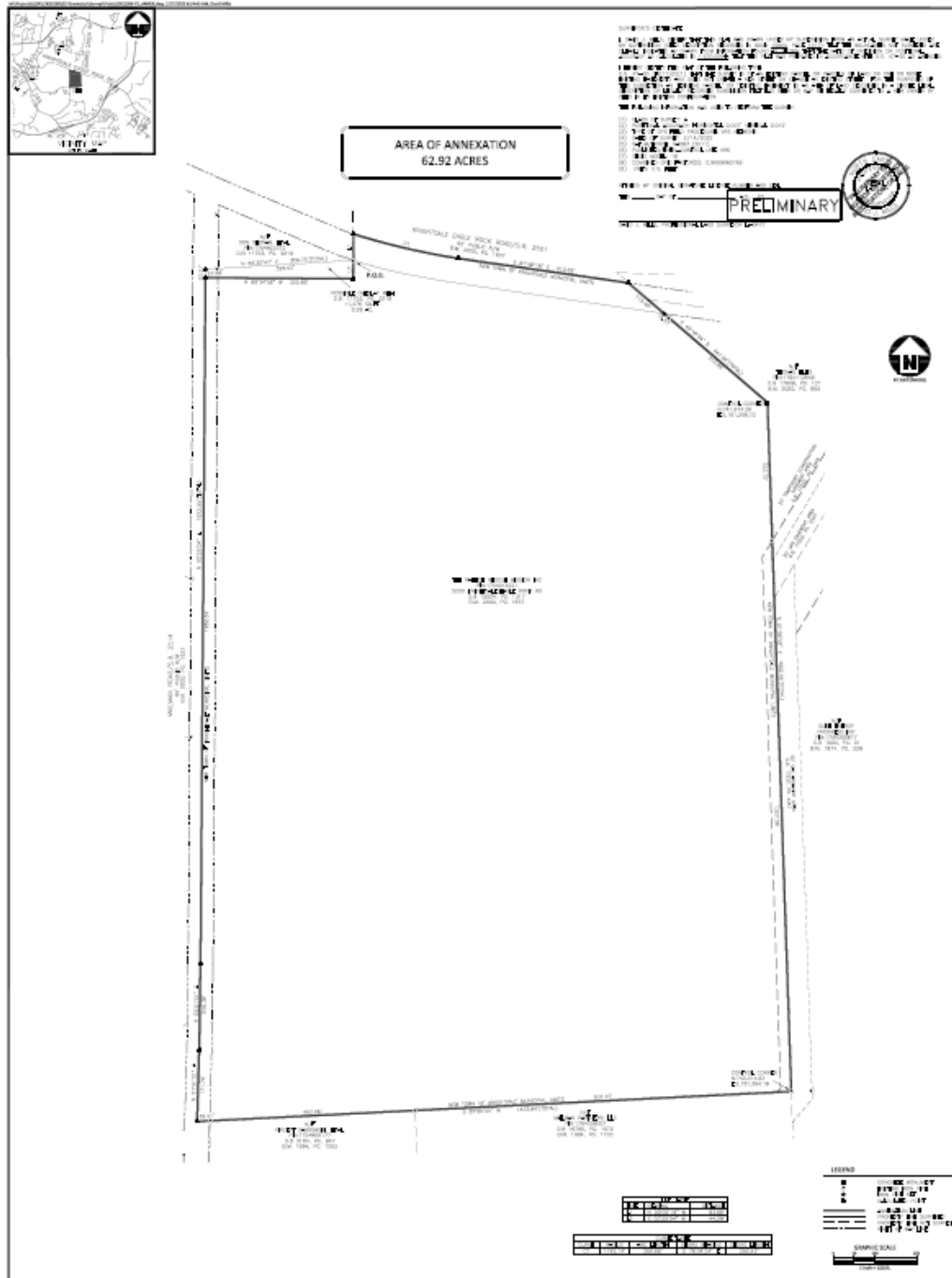




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Annexation Map – Project Hope



**ANNEXATION MAP
SHEET NUMBER
1-1**

REVISIONS

**RALEIGH RESCUE PROPERTY
NON-CONTIGUOUS ANNEXATION MAP
5200 KNIGHTDALE EAGLE ROCK ROAD
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA**

CLIENT

**WAKE COUNTY
PLANNING AND
ZONING DEPARTMENT**

MCADAMS



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Approved Master Plan – Project Hope

