

<b>To</b>	Marchell Adams-David, City Manager
<b>Thru</b>	Patrick O. Young, AICP, Director
<b>From</b>	Christopher Golden, Planning Supervisor Hiram Marziano, MPA, CFM, CZO
<b>Department</b>	Planning and Development
<b>Date</b>	August 22, 2025
<b>Subject</b>	Council Agenda Item, Petition Annexation, AX-10-25 Consent Agenda: September 2, 2025 Anticipated Public Hearing: September 16, 2025

An annexation petition was received for the following area. A map indicating the specific annexation location is attached:

<b>Annexation Area</b>	13120 Strickland Road
<b>Annexation Type</b>	Contiguous, inside ETJ, full annexation
<b>Primary Contact</b>	Dustin Daniels
<b>Property Owner</b>	KTJ 427, LP
<b>Acres</b>	16.25 acres
<b>Proposed Land Use</b>	Residential- Multi-Family Apartment (152 units + clubhouse)
<b>Current Zoning</b>	R-10-CU- (Residential-10 Conditional Use)
<b>Council District</b>	E



# ANNEXATION STAFF REPORT

## AX-10-25 13120 STRICKLAND ROAD, CONTIGUOUS, INSIDE ETJ , FULL ANNEXATION

Location	Approximately 1,000 feet east of the intersection of Strickland Road and Leesville Road; Northside of Strickland Road; South of Interstate 540 Address: 13120 Strickland Road PINs: 0788155943 Link to <a href="#">iMaps</a>
Area of Request	16.25 acres
Property Owner	KTJ 427, LP
Applicant	Dustin Daniels
Development Review Case #	<a href="#">ASR-0080-2024</a>
Proposed Land Use	152 apartment dwelling units; 5,350 square feet of clubhouse
Market Value at Build-out	\$28,000,000
Current Zoning	R-10-CU- (Residential-10 Conditional Use)
Water Supply Watershed	Falls Lake
Council District	E

### POLICY GUIDANCE

City Planning Department	<b>Policy LU 3.1 - Zoning of Annexed Lands</b> <i>The zoning designation for newly annexed land into the City of Raleigh shall be consistent with the Future Land Use Map. In those cases where the annexed lands are within a special study area (as shown on the Future Land Use Map), a special study will need to be completed prior to zoning and development of the property.</i>
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	<ul style="list-style-type: none"> <li>• The property was the subject of a rezoning case (<a href="#">REZN-0040-2023</a>) in 2023 and was approved to be zoned as Residential-10 Conditional (R-10-CU).</li> <li>• The Future Land Use Map (FLUM) designates this area to be considered for Moderate Scale Residential. R-10-CU is a consistent zoning district for this FLUM category.</li> </ul> <p><b>Policy LU 3.2 Location of Growth</b>  <i>The development of vacant properties should occur first within the City's limits, then within the City's planning jurisdiction, and lastly within the City's USAs to provide for more compact and orderly growth, including provision of conservation areas.</i></p> <ul style="list-style-type: none"> <li>• The subject property is inside the City of Raleigh's Extraterritorial Planning Jurisdiction (ETJ)</li> <li>• The configuration of the parcel makes a contiguous connection with the City's corporate limits.</li> </ul> <p><b>Policy LU 3.4 Infrastructure Concurrency</b>  <i>The City of Raleigh should only approve development within newly annexed areas or Raleigh's ETJ when the appropriate transportation, water, stormwater, and wastewater infrastructure is programmed to be in place concurrent with the development.</i></p> <ul style="list-style-type: none"> <li>• Site has access to water service,</li> <li>• Site has access to a sewer connection</li> <li>• Site is currently accessed via Strickland Road</li> </ul>
<p>Public Utilities Department</p>	<p><b>Existing Utilities</b></p> <ul style="list-style-type: none"> <li>• There is a 24" water main available in Strickland Road.</li> <li>• There is an 8" sewer main available in Saxon Way.</li> </ul> <p><b>Additional Utility Information</b></p> <ul style="list-style-type: none"> <li>• This was reviewed by PU under Rezoning case 40-2023 and comments were provided about the watershed protection area. <a href="#">[REZN-0040-2023]</a> (See Attached.)</li> <li>• The site plan is in the third review. They are proposing 152 dwelling units in 6 apartment buildings. That is a reduction as the actual zoning would allow 283 units.</li> <li>• This will generate approximately 22,800 GPD based on 75gpd/bedroom.</li> </ul> <p><b>General</b></p> <ul style="list-style-type: none"> <li>• The properties are associated with development plan ASR-0080-2024.</li> </ul>

	<ul style="list-style-type: none"> <li>• Any development on the site will be evaluated at submittal in accordance with all Local, State, and Federal requirements.</li> <li>• All necessary utility extensions and connections are the sole responsibility of the Owner/Developer/Applicant.</li> <li>• The petitioners understand and agrees that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Unified Development Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.</li> </ul>
<p>Raleigh Fire Department</p>	<p><b>NFPA Standard Impact</b></p> <ul style="list-style-type: none"> <li>• NOT MET: NFPA 1710 4.1.2.1 Sec 5 - For other than high-rise, 480 seconds (8 min) or less travel time for deployment of an initial full alarm assignment at a fire suppression incident</li> </ul> <p><b>Hydrant Distance</b></p> <p>Nearest hydrant approximately 1,500 ft away on Strickland Road</p> <p><i>Please see attached RFD Service Review for complete details.</i></p>

**SUMMARY OF IMPACTS**

<p>Impacts Identified</p>	<p><u>Approval of Annexation:</u></p> <p>Approval will result in the property being served by city services. If property is inside the ETJ and approved with a delayed effective date, the property owner may apply for appropriate permits and connect the parcel to city water, wastewater, and reuse services if City Council approves the connection. The approval of utility connections can be subject to any conditions offered by the applicant and agreed to by City Council. Under this scenario, the utility customer will pay “outside rates,” which are double the standard water and wastewater rates for customers within the city limits, until such time that the property comes into city limits. In the event of a delayed annexation effective date with water and sewer connection, it is the responsibility of the property owner to notify Raleigh Water when the delayed annexation date becomes effective so that billing may be switched to “inside rates.” Under either scenario, full city services would be available to the property on the day in which the annexation becomes effective.</p> <p><u>Denial of Annexation (inside ETJ):</u></p>
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If denied, the property owner may apply for appropriate permits and connect the parcel(s) to city water, wastewater, and reuse services only if City Council approves the connection. The approval of utility connections can be subject to any conditions offered by the applicant and agreed to by City Council. Properties connected to these services are subject to “outside rates,” which are double the standard water and wastewater rates for customers within the city limits. Full city service coverage beyond water and sewer would not be available under this scenario.

## DESCRIPTIVE STATEMENT

The subject property is a vacant 16.25-acre parcel, located at 13120 Strickland Road. The site is approximately 1,000 feet east of the intersection of Strickland Road and Leesville Road and sits on the north side of Strickland Road and south of Interstate 540.

There are several residential areas nearby, with the closest being Wynbrooke and Springdale Gardens subdivisions, both abutting the property to the east. There are two large commercial centers located near the site. Leesville Towne Center is located to the west of the site and Leesville Market Place is southwest of the site across Strickland Road. Wynbrooke and the commercial areas are within the city’s corporate limits.

The site was the subject of a rezoning case (Z-40-23) in 2024. The rezoning request was approved for Residential-10 (R-10-CU) with [conditions](#). Several of these conditions speak to development of the site to include development measures to mitigate impacts on the watershed and includes dedication of at least 10 acres of land for conservation in the Falls Lake Watershed. The Future Land Use Map (FLUM) designates this area as Moderate Scale Residential and was amended at the time of the rezoning case. R-10-CU is a consistent zoning district for this FLUM category.

Nearby zoning includes Residential-1 (R-1) to the east and west. The western R-1 is a strip that is part of Leesville Towne Center. Other districts in the general area are Commercial Mixed Use-3 stories (CX-3); Neighborhood Mixed Use-3 stories (NX-3) and Residential-4 (R-4).

The site falls within the secondary watershed protection area of the Falls Lake Watershed Protection Overlay District. Conditions set during the Z-40-23 rezoning case address watershed protection and stormwater impacts, primarily limiting stormwater discharge to current, pre-development, peak flow rates for the 2-, 10-, 25-, and 50-year storms and off-site land conservation efforts within the watershed. Public Utilities had addressed comments related to the Falls Lake Watershed for this rezoning case and are attached to this document for reference.

This site is currently in administrative site review ([ASR-0080-2024](#)) with a defined scope of work for the development of six affordable multi-unit living/family apartment buildings and a clubhouse. This will include 152 dwelling units comprised of 1-, 2-, and 3-bedroom units. The conditions for this project require that the development meets an affordability requirement to maintain all dwelling units on the subject property as affordable rental units for low-income

households earning no more than 80% of the area median income, as adjusted by household size.

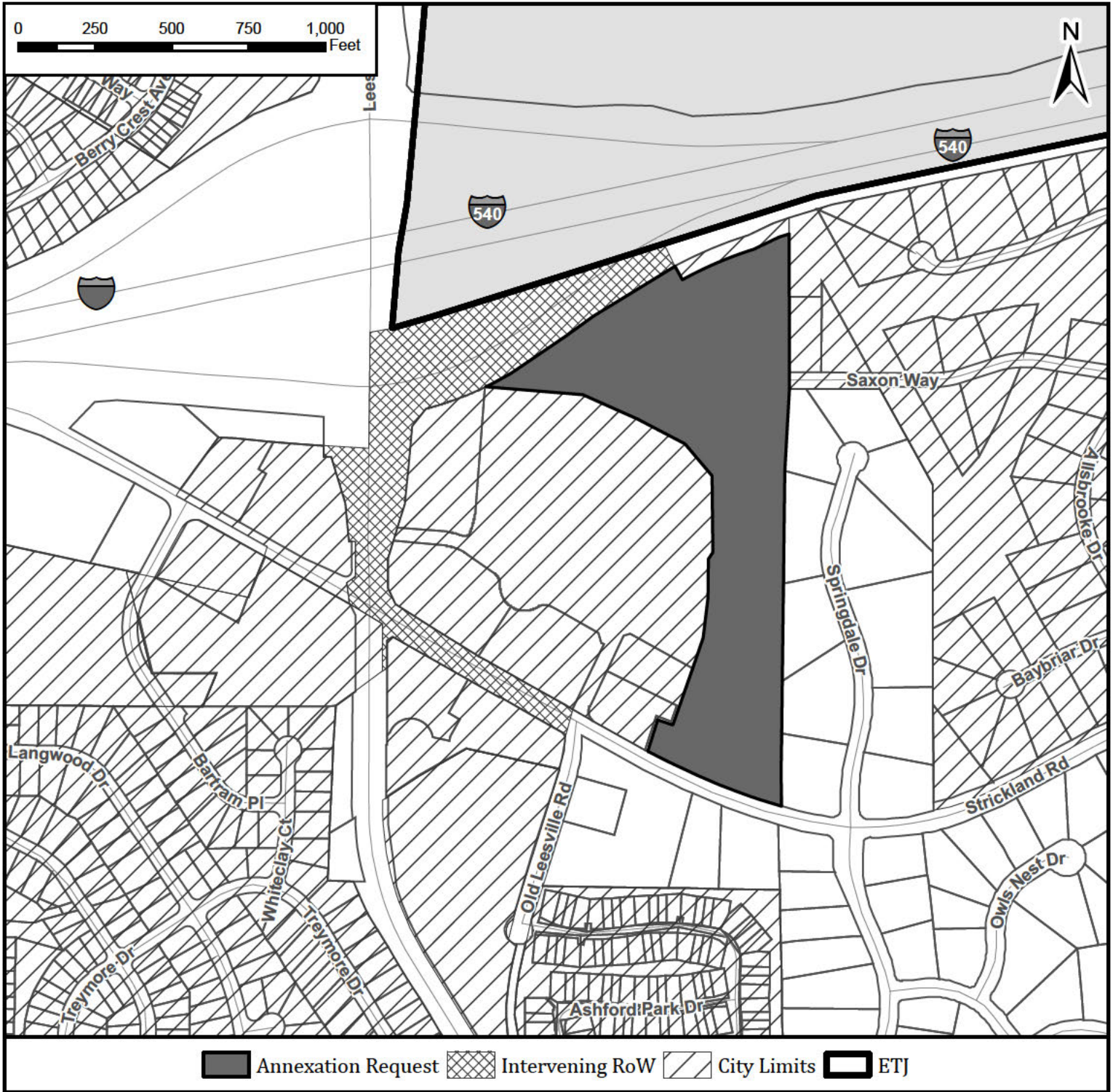
If annexed, the property would benefit from city services, such as water and sanitary sewer service, police and fire protection, as well as refuse collection. The property is contiguous with city boundaries. If annexed, it would be located within City Council District E.

## **ATTACHMENTS**

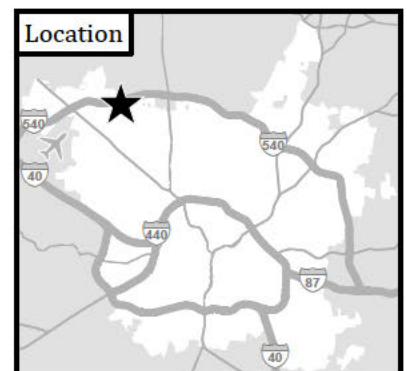
1. Annexation Site Map
2. Zoning Map
3. Future Land Use Map (FLUM)
4. Annexation Petition
5. Annexation/Survey Map (2-page total)
6. Legal Description (3-page total)
7. Solid Waste/Stormwater Cost Revenue Analysis
8. 10-year Financial Impact Analysis
9. Fire Services Report
10. Falls Lake Watershed Comments from Z-40-23
11. Pending Site Plan

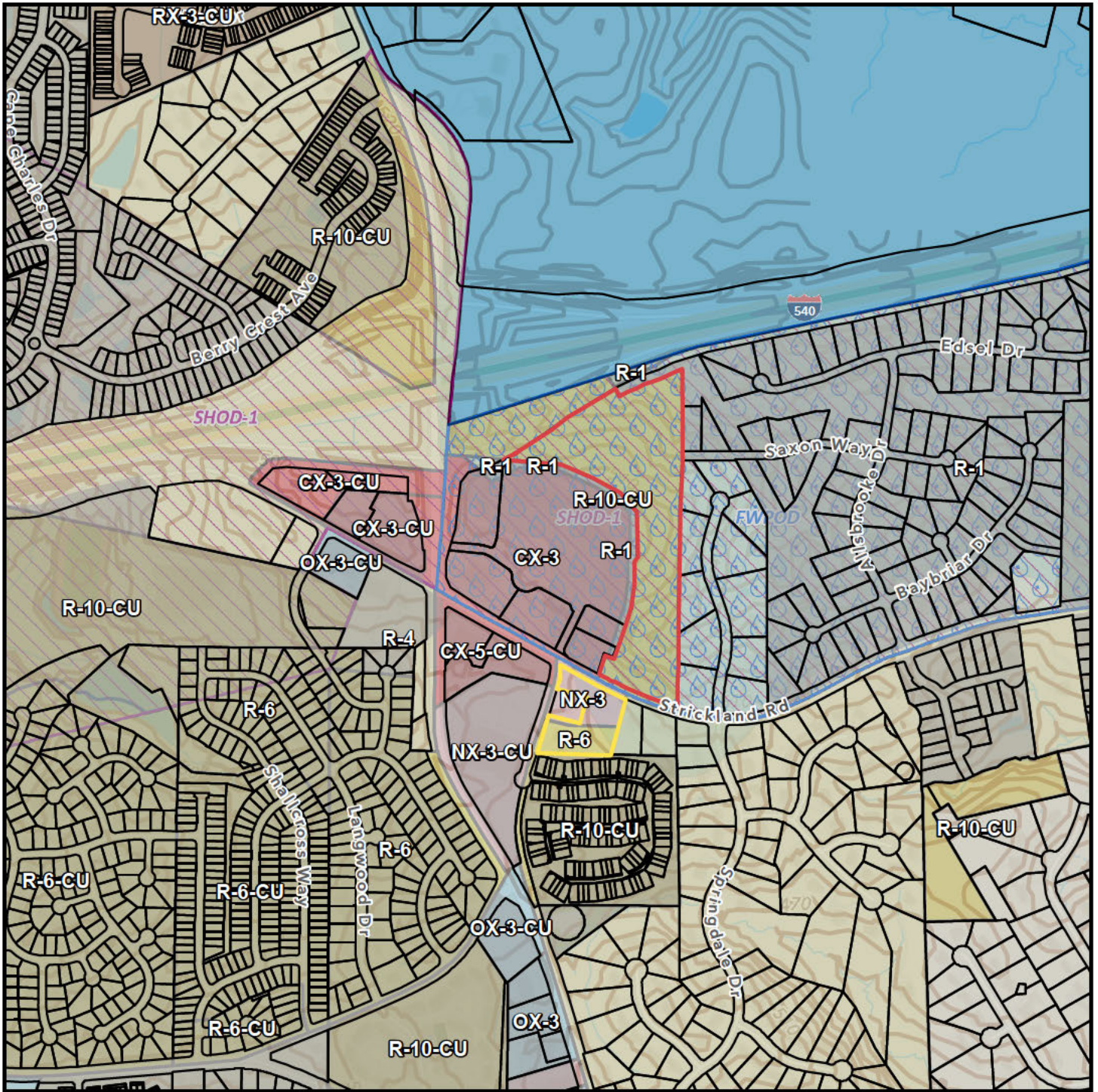
# Annexation Request

# AX-10-2025

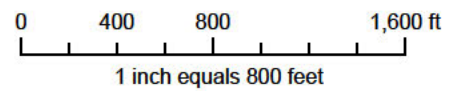


<b>Property</b>	13120 Strickland Rd
<b>Size</b>	16.25 Petition Acres (+ 9.12 Intervening RoW Acres)
<b>Annexation Type</b>	Contiguous - Inside ETJ
<b>City Council District</b>	E





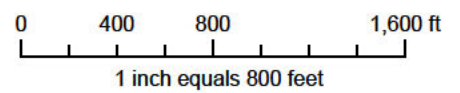
**Zoning- 13120 Strickland Road**



**Disclaimer**  
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



**Future Land Use (FLUM)- 13120 Strickland Road**



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# Petition for Annexation into Raleigh City Limits

Planning and Development Department • One Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682



## Section A Submittal Deadlines

Petitions for annexation are accepted by Planning and Development at any time. There are no fees required for submittal of an annexation petition. **The annexation will be scheduled for public hearing and becomes effective immediately upon adoption at the scheduled public hearing unless notified otherwise by the City Clerk.**

## Section B Summary Information / Metes and Bounds Descriptions

Development Project Name: Oppidan Affordable Housing, Strickland Road, Raleigh, NC		
Street Address: 13120 Strickland Rd, Raleigh NC 27613		
City of Raleigh Subdivision approval #: S- <u>n/a</u> - <u>n/a</u> or	Building Permit #: <u>n/a</u> or	Group Housing #: GH- <u>n/a</u> - <u>n/a</u> - <u>n/a</u>
<b>n/a</b>	<b>n/a</b>	<b>n/a</b>
Wake County (PINs) Property Identification Number(s): <b>0788155943;</b>		
Acreage of Annexation Site: <b>16.25</b>	Linear Feet of New Public Streets within Annexation Boundaries: <b>n/a</b>	
Annexation site is requesting connection to City of Raleigh Water <input checked="" type="checkbox"/> and/or Sewer <input checked="" type="checkbox"/>		
<b>For Sewer-Only Requests:</b>	Applicant has received a contract for service from Raleigh Water: <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No	
Number of proposed dwelling units: <b>152</b>		

Continue to page two >>

<b>Unit Type/Unit Count:</b>	Total Breakdown of Dwelling Units													
	Single-Family Home Unit Count <u>n/a</u>	Multifamily - Condo/Apartment Unit Count <u>152</u>	Multifamily – Townhouse Unit Count <u>n/a</u>											
	Complete only for Townhome Units:													
	Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N													
	Complete only for Condo/Apartment units:													
	Are buildings multi-story with stacked units? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Will there be a community trash compactor? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath  <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Count</th> <th style="text-align: left;">Bedroom</th> <th style="text-align: left;">+ Bath</th> </tr> </thead> <tbody> <tr> <td style="border-bottom: 1px solid black;">38</td> <td style="border-bottom: 1px solid black;">One</td> <td style="border-bottom: 1px solid black;">+ One</td> </tr> <tr> <td style="border-bottom: 1px solid black;">76</td> <td style="border-bottom: 1px solid black;">Two</td> <td style="border-bottom: 1px solid black;">+ Two</td> </tr> <tr> <td style="border-bottom: 1px solid black;">38</td> <td style="border-bottom: 1px solid black;">Three</td> <td style="border-bottom: 1px solid black;">+ Two</td> </tr> </tbody> </table>	Count	Bedroom	+ Bath	38	One	+ One	76	Two	+ Two	38	Three
Count	Bedroom	+ Bath												
38	One	+ One												
76	Two	+ Two												
38	Three	+ Two												
Building Square Footage of Non-Residential Space: 5350														
Specific proposed use (office, retail, warehouse, school, etc.): <u>Multi-family</u>														
Projected market value at build-out (land and improvements): \$ <u>28,000,000</u>														
<b>Applicant Contact Information</b>														
Property Owner(s): <u>KTJ 427, LP, a Minnesota limited partnership</u>														
Primary Mailing Address: <u>400 Water Street, suite 200 Excelsior, MN 55331</u>														
Phone:	Email:													
<b>Project Contact information (if different than property owner)</b>														
Contact(s): <u>Dustin Daniels</u>														
Primary Mailing Address: <u>1154 Shonele Ln, Stem NC 27581</u>														
Phone: <u>9194805433</u>	Email: <u>dustin.daniels@canoysurveying.com</u>													
<b>Written metes and bounds description of property to be annexed:</b> Attach additional sheets if necessary. An electronic copy in word format must be emailed to <a href="mailto:rezoning@raleighnc.gov">rezoning@raleighnc.gov</a> .														

**Section C Annexation Petition**

**State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina**

**Part 1** The undersigned, being all the owners of the real property described in this application (Section B) respectfully request the annexation of said property to the City of Raleigh, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Unified Development Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:

<input checked="" type="checkbox"/>	<b>Contiguous</b> to the present corporate limits of the City of Raleigh, North Carolina, or
<input type="checkbox"/>	<b>Not Contiguous</b> to the municipal limits of the City of Raleigh, North Carolina and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).

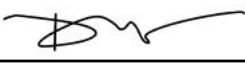
**Part 2** The undersigned certify that they have researched the assessment lien rolls of the City (located at <https://raleighnc.gov/services/doing-business/assessment-liens>), and that the property described in this application, including any portion thereof, \_\_\_\_\_ is /  is not (mark one) listed on any of the City's assessment lien rolls. If the property, or any portion thereof, is listed on the City's assessment lien rolls, the account number[s] for such assessment is \_\_\_\_\_.

**Part 3** NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition?  Yes  No

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this 10 day of March, 2025 by the owners of the property described in Section B.

<p><b>Owner's Signature(s):</b></p> <p>Signature _____ Date _____</p> <p>Signature  Date <u>March 10, 2025</u></p> <p>Signature _____ Date _____</p> <p>Signature _____ Date _____</p>	<p><b>Corporate Seal</b></p>
<p><b>Print Owner Name(s) and Information:</b></p> <p>Name: <u>David Scott</u> Phone: _____</p> <p>Address: _____</p>	
<p>Name: _____ Phone: _____</p> <p>Address: _____</p>	

**Above signature(s) attested by**

Received by the City Council of Raleigh, North Carolina, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at a Council meeting duly held.

**Signature of the City Clerk and Treasurer:** \_\_\_\_\_

### Section D Submittal Checklist

Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	Annexation Petition Fee (see the <a href="#">Development Fee Guide webpage</a> for current fee)	
<input type="checkbox"/>	If a request for sewer only, submit a copy of the contract for service with Raleigh Water	
<input checked="" type="checkbox"/>	<b>Written metes and bounds description of the property to be annexed</b> must be attached to this application. See page 1	
<input checked="" type="checkbox"/>	<b>Electronic Word document of the written metes and bounds</b> must be emailed to: <a href="mailto:rezoning@raleighnc.gov">rezoning@raleighnc.gov</a> .	
<input checked="" type="checkbox"/>	Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.	
<input checked="" type="checkbox"/>	City or County Property Map with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the existing and proposed city limits.	
<input type="checkbox"/>	Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.)
<input type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input type="checkbox"/>	General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input checked="" type="checkbox"/>	This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application, pages 1 and 2.	
<b>Required, but often missing information. Please make sure to include the following:</b>		
<input checked="" type="checkbox"/>	Correct Parcel Identification Number(s) (PIN). Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. <b>This is very important.</b> Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature MUST be filled in!</u>	
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input type="checkbox"/>	<a href="#">Rezoning Application</a> , if the property is currently outside <a href="#">Raleigh's Extraterritorial Jurisdiction</a> .	






# AnnexationPetitionApplication

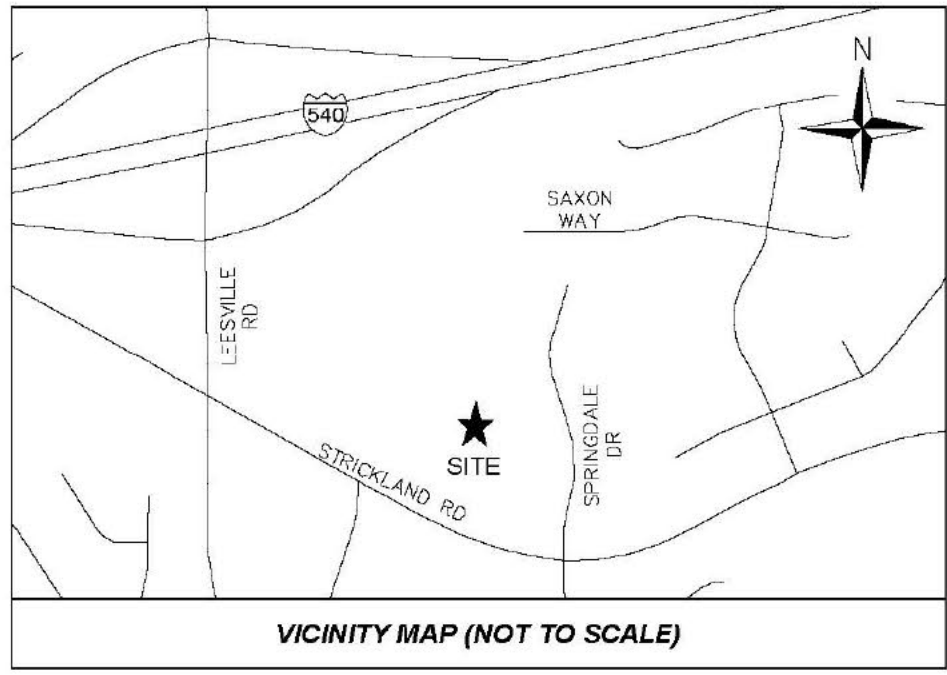
Final Audit Report

2025-03-10

Created:	2025-03-10
By:	Nikki Hauck (nikkih@oppidan.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAT000vQlkyGaNO0CSeOviVtg0a5FmD7M9

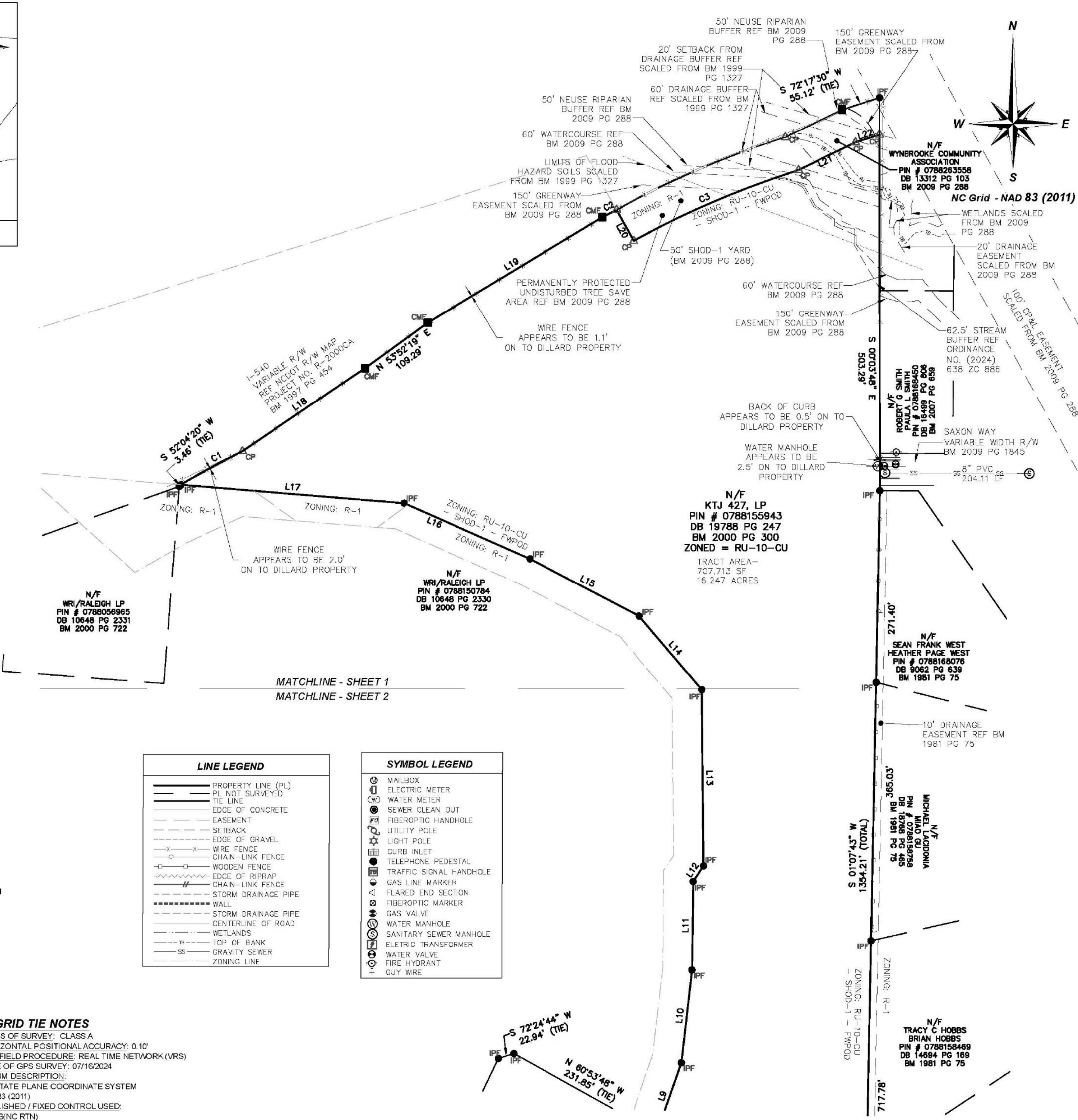
## "AnnexationPetitionApplication" History

-  Document created by Nikki Hauck (nikkih@oppidan.com)  
2025-03-10 - 8:59:56 PM GMT
-  Document emailed to David Scott (dave@oppidan.com) for signature  
2025-03-10 - 9:02:49 PM GMT
-  Email viewed by David Scott (dave@oppidan.com)  
2025-03-10 - 9:04:07 PM GMT
-  Document e-signed by David Scott (dave@oppidan.com)  
Signature Date: 2025-03-10 - 9:09:39 PM GMT - Time Source: server
-  Agreement completed.  
2025-03-10 - 9:09:39 PM GMT



**GENERAL NOTES**

- THIS IS AN ANNEXATION MAP OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD83 (2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- AREA BY COORDINATE GEOMETRY.
- REFERENCES: DB 19788; PG 247; DB 13470 PG 2091; BM 2000 PG 300; BM 2000, PG 722; OF THE WAKE COUNTY REGISTRY. PIN: 0788155943
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #37200788BOOK DATED 7/19/2022.
- ZONING BOUNDARY LINE SHOWN AS APPROXIMATE LOCATION. DATA DOWNLOADED FROM WAKE COUNTY GIS.
- MAXIMUM IMPERVIOUS SURFACE RESTRICTION 28.5% REF ORDINANCE NO. (2024) 638 ZC 885. CONTACT CITY OF RALEIGH PLANNING DEPT FOR FURTHER VERIFICATION.
- ORDINANCE NO. (2024) 638 ZC 855 PROVIDED 12/05/2024. BULK USE: LOW-INCOME HOUSEHOLDS EARNING NO MORE THAN 80% OF THE AREA MEDIUM INCOME; ZONE: R-10-CU WITH SHOD-1; FWPOD; SETBACKS: FRONT:10, REAR:20, EASTERN BOUNDARY: 50, STRICKLAND ROAD: 50', REF Z-40-23; ORDINANCE NO. (2024) 638 ZC 885; CONTACT CITY OF RALEIGH PLANNING DEPT FOR FURTHER VERIFICATION.
- NOGS MONUMENTS, "LEESVILLE", AND "DALE" FOUND WITHIN 2000 FEET.
- NO ENVIRONMENTAL FEATURES LOCATED, OR CONSIDERED AT THE TIME OF THIS SURVEY.



**LINE LEGEND**

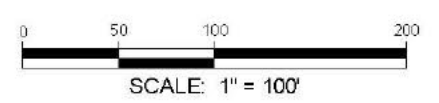
	PROPERTY LINE (PL)
	PL NOT SURVEYED
	TIE LINE
	EDGE OF CONCRETE
	EASEMENT
	SETBACK
	EDGE OF GRAVEL
	WIRE FENCE
	CHAIN-LINK FENCE
	WOODEN FENCE
	EDGE OF RIPRAP
	CHAIN-LINK FENCE
	STORM DRAINAGE PIPE
	WALL
	STORM DRAINAGE PIPE
	CENTERLINE OF ROAD
	WETLANDS
	TOP OF BANK
	GRAVITY SEWER
	ZONING LINE

**SYMBOL LEGEND**

	MAILBOX
	ELECTRIC METER
	WATER METER
	SEWER CLEAN OUT
	FIBEROPTIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	CURB INLET
	TELEPHONE PEDESTAL
	TRAFFIC SIGNAL HANDHOLE
	GAS LINE MARKER
	FLARED END SECTION
	FIBEROPTIC MARKER
	GAS VALVE
	WATER MANHOLE
	SANITARY SEWER MANHOLE
	ELECTRIC TRANSFORMER
	WATER VALVE
	FIRE HYDRANT
	GUY WIRE

**GPS GRID TIE NOTES**

- CLASS OF SURVEY: CLASS A
- HORIZONTAL POSITIONAL ACCURACY: 0.10'
- GPS FIELD PROCEDURE: REAL TIME NETWORK (VRS)
- DATE OF GPS SURVEY: 07/16/2024
- DATUM DESCRIPTION: NC STATE PLANE COORDINATE SYSTEM NAD83 (2011)
- PUBLISHED / FIXED CONTROL USED: CORS(NC RTN)
- GEIOD MODEL: GEIOD 16
- UNIT OF MEASUREMENT: U.S. SURVEY FOOT
- ROOT MEAN SQUARE ERROR AT 95%
- CONFIDENCE LEVEL USED TO CHECK CCURACY



**SURVEYORS CERTIFICATE [G.S. 47-30]**

I, DUSTIN A. DANIELS, P.L.S., PROFESSIONAL LAND SURVEYOR NO. 5675 CERTIFY TO ONE OF THE FOLLOWING; THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

DUSTIN A. DANIELS, P.L.S. N.C. REG. No.: L-5675  
 I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 19788, PAGE 247); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT BOOK 2000, PAGE 300 OF THE WAKE COUNTY REGISTRY; THAT THE POSITIONAL ACCURACY DOES NOT EXCEED 0.12' PLUS 90 ppm; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 15B-01-01).

CANOY SURVEYING  
 P-1938  
 1154 SHONELE LANE  
 STEM, NC 27581  
 PHONE (984) 377-2626

ANNEXATION MAP  
**13120 STRICKLAND RD**  
 PROPERTY OF: KTJ 427, LP  
 13120 STRICKLAND RD RALEIGH NC - WAKE COUNTY  
 LEESVILLE TOWNSHIP - RALEIGH, NORTH CAROLINA

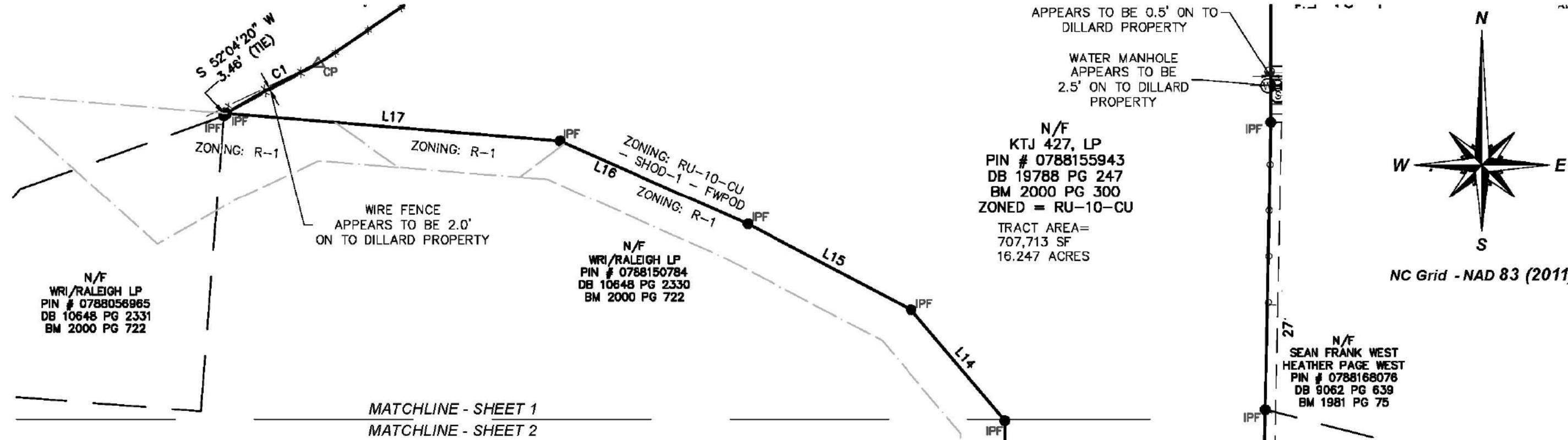
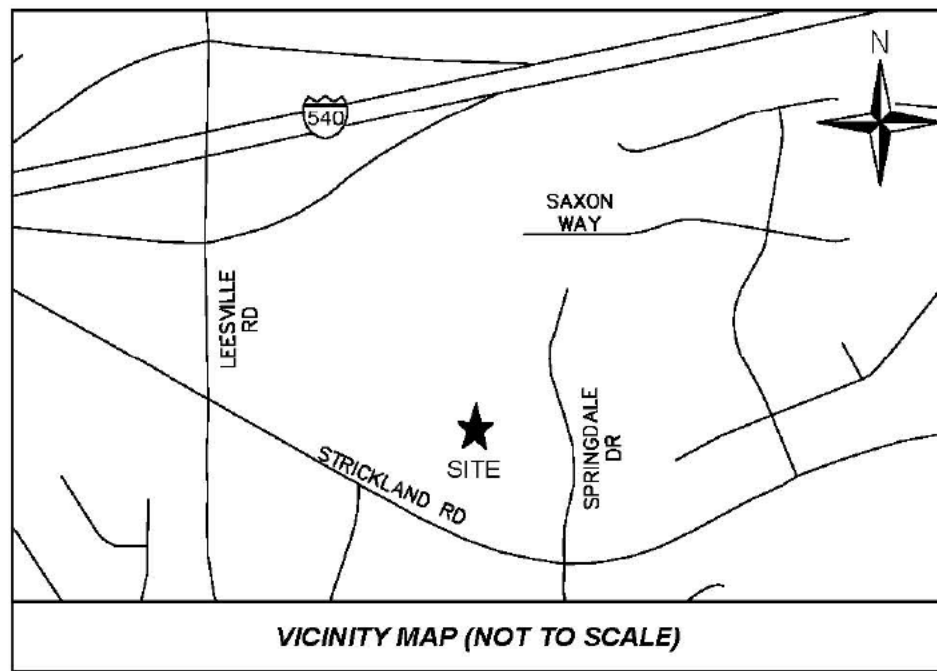
REVISIONS:

07/11/2025	Survey updated to correct clerical errors, field located guy wires shown
07/28/2025	Survey updated to address additional clerical errors.

DATE OF SURVEY:	12/9/2024
SCALE:	1" = 100'
DRAWN BY:	DAD
CHECKED BY:	DAD
PROJECT:	13120STRICKLANDRD
SHEET:	1 / 2

PREPARED FOR:  
**OPPIDAN**  
 400 Water St, Suite 200  
 Excelsior, MN 55331

ANNEXATION/SURVEY MAP (PAGE 2 OF 2)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1041.74'	99.13'	99.09'	N 61°30'15" E	5°27'07"
C2	1432.39'	22.41'	22.41'	N 63°03'42" E	0°53'47"
C3	1267.39'	253.53'	253.11'	N 66°48'20" E	11°27'42"

LINE	BEARING	DISTANCE
L1	N 75°25'40" W	50.10'
L2	N 71°52'43" W	100.59'
L3	N 68°57'42" W	100.17'
L4	S 65°55'58" E	104.38'
L5	N 62°51'42" W	102.29'
L6	N 17°37'55" E	107.93'
L7	S 71°32'48" E	51.97'
L8	N 19°15'03" E	194.95'
L9	N 19°07'59" E	105.45'
L10	N 06°33'56" E	131.78'
L11	N 00°43'48" E	125.28'
L12	N 33°38'35" E	26.34'
L13	N 00°34'01" W	249.07'
L14	N 40°16'12" W	136.90'
L15	N 62°20'30" W	174.64'
L16	N 66°09'08" W	194.56'
L17	N 85°19'39" W	316.69'
L18	N 55°51'03" E	209.57'
L19	N 58°53'34" E	288.88'
L20	S 28°57'31" E	50.00'
L21	N 64°05'48" E	90.05'
L22	N 72°17'30" E	35.61'

**ABBREVIATIONS**  
 BM BOOK OF MAPS  
 DB DEED BOOK  
 PG PAGE  
 CMF CONCRETE MONUMENT FOUND  
 IPF IRON PIPE FOUND  
 IRF IRON ROD FOUND  
 IRS IRON ROD SET  
 N/F NOW OR FORMERLY  
 MAIS MAXIMUM AREA IMPERVIOUS SURFACE  
 PKF PK NAIL FOUND  
 R/W RIGHT-OF-WAY  
 SF SQUARE FEET

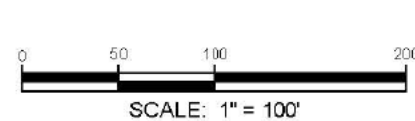
**LINE LEGEND**  
 ———— PROPERTY LINE (PL)  
 - - - - - PL NOT SURVEYED  
 - - - - - TIE LINE  
 - - - - - EDGE OF CONCRETE  
 - - - - - EASEMENT  
 - - - - - SETBACK  
 - - - - - EDGE OF GRAVEL  
 - - - - - WIRE FENCE  
 - - - - - CHAIN-LINK FENCE  
 - - - - - WOODEN FENCE  
 - - - - - EDGE OF RIPRAP  
 - - - - - CHAIN-LINK FENCE  
 - - - - - STORM DRAINAGE PIPE  
 - - - - - WALL  
 - - - - - STORM DRAINAGE PIPE  
 - - - - - CENTERLINE OF ROAD  
 - - - - - WETLANDS  
 - - - - - TOP OF BANK  
 - - - - - GRAVITY SEWER  
 - - - - - ZONING LINE

**SYMBOL LEGEND**  
 [Symbol] MAILBOX  
 [Symbol] ELECTRIC METER  
 [Symbol] WATER METER  
 [Symbol] SEWER CLEAN OUT  
 [Symbol] FIBEROPTIC HANDHOLE  
 [Symbol] UTILITY POLE  
 [Symbol] LIGHT POLE  
 [Symbol] CURB INLET  
 [Symbol] TELEPHONE PEDESTAL  
 [Symbol] TRAFFIC SIGNAL HANDHOLE  
 [Symbol] GAS LINE MARKER  
 [Symbol] FLARED END SECTION  
 [Symbol] FIBEROPTIC MARKER  
 [Symbol] GAS VALVE  
 [Symbol] WATER MANHOLE  
 [Symbol] SANITARY SEWER MANHOLE  
 [Symbol] ELECTRIC TRANSFORMER  
 [Symbol] WATER VALVE  
 [Symbol] FIRE HYDRANT  
 [Symbol] GUY WIRE

NCGS "LEESVILLE" (PID: AE7335)  
 PUBLISHED NAD83 (2011) COORDS:  
 GRID N: 785,179.37'  
 GRID E: 2,081,122.01'

S 68°31'56" E 247.23'  
 (TIE TO INTERSECTION OF  
 STRICKLAND RD & OLD  
 LEESVILLE RD)

CANOE SURVEYING CONTROL  
 #499-NAIL SET  
 GRID N: 785,052.413'  
 GRID E: 2,081,177.273'  
 ELEVATION: 519.04'  
 COMBINED SCALE FACTOR:  
 0.99991804029499



**CANOE SURVEYING**  
 P-1938  
 1154 SHONELE LANE  
 STEM, NC 27581  
 PHONE (984) 377-2626

**ANNEXATION MAP**  
**13120 STRICKLAND RD**  
 PROPERTY OF: KTJ 427, LP  
 13120 STRICKLAND RD RALEIGH NC - WAKE COUNTY  
 LEESVILLE TOWNSHIP - RALEIGH, NORTH CAROLINA

REVISIONS:  
 07/11/2025 - Survey updated to correct clerical errors, field located guy wires shown  
 07/28/2025 - Survey updated to address additional clerical errors.

DATE OF SURVEY:	12/9/2024
SCALE:	1" = 100'
DRAWN BY:	DAD
CHECKED BY:	DAD
PROJECT:	13120STRICKLANDRD
SHEET:	2 / 2

PREPARED FOR:  
**OPPIDAN**  
 400 Water St, Suite 200  
 Excelsior, MN 55331

# LEGAL DESCRIPTION (PAGE 1 OF 3)

Canoy Surveying  
Adam Canoy, PLS  
1154 Shonele Ln  
Stem, NC 27581  
984.377.2626  
[canoysurveying@gmail.com](mailto:canoysurveying@gmail.com)



## Legal Description of Annexation Map for Oppidan Holdings LLC,

Metes and bounds description of Edna S. Dillard Tract, as described in Book of Maps 2000, at Page 300 in the Wake County Registry:

Beginning at an IRON PIPE FOUND at the Southeast corner of Dillard Tract as described in Book of Maps 2000 at Page 300 in the Wake County Registry having a NAD83(2011) grid coordinate of N: 784,886.84 and E: 2,081,778.94;

thence along and with the Right-of-way of Strickland Road, State Route 1829, as described in BM 2000, PG 300, N 75°25'40" W a distance of 50.10' to a COMPUTED POINT;

thence along and with the Right-of-way of Strickland Road, State Route 1829, as described in BM 2000, PG 300, N 71°52'43" W a distance of 100.59' to a COMPUTED POINT;

thence along and with the Right-of-way of Strickland Road, State Route 1829, as described in BM 2000, PG 300, N 68°57'42" W a distance of 100.17' to a COMPUTED POINT;

thence along and with the Right-of-way of Strickland Road, State Route 1829, as described in BM 2000, PG 300, N 65°55'58" W a distance of 104.38' to a COMPUTED POINT;

thence along and with the Right-of-way of Strickland Road, State Route 1829, as described in BM 2000, PG 300, N 62°51'42" W a distance of 102.29' to a COMPUTED POINT;

thence along and with the Right-of-way of Strickland Road, State Route 1829, as described in BM 2000, PG 300, N 60°53'12" W a distance of 12.20' to an IRON PIPE FOUND;

thence along and with WRI/RALEIGH LP property as described in DB 10648, PG 2330, N 17°37'55" E a distance of 107.93' to an IRON PIPE FOUND;

thence along and with WRI/RALEIGH LP property as described in DB 10648, PG 2330, S 71°32'48" E a distance of 51.97' to an IRON PIPE FOUND;

thence along and with WRI/RALEIGH LP property as described in DB 10648, PG 2330, N 19°15'03" E a distance of 194.95' to an IRON PIPE FOUND;

thence along and with WRI/RALEIGH LP property as described in DB 10648, PG 2330, N 19°07'59" E a distance of 105.45' to an IRON PIPE FOUND;

thence along and with WRI/RALEIGH LP property as described in DB 10648, PG 2330, N 06°33'56" E a distance of 131.78' to an IRON PIPE FOUND;

thence along and with WRI/RALEIGH LP property as described in DB 10648, PG 2330, N 00°43'48" E a distance of 125.28' to an IRON PIPE FOUND;

# LEGAL DESCRIPTION (PAGE 2 OF 3)

Canoy Surveying  
Adam Canoy, PLS  
1154 Shonele Ln  
Stem, NC 27581  
984.377.2626  
[canoysurveying@gmail.com](mailto:canoysurveying@gmail.com)



thence along and with WRI/RALEIGH LP property as described in DB 10648, PG 2330, N 33°38'35" E a distance of 26.34' to an IRON PIPE FOUND;

thence along and with WRI/RALEIGH LP property as described in DB 10648, PG 2330, N 00°34'01" W a distance of 249.07' to an IRON PIPE FOUND;

thence along and with WRI/RALEIGH LP property as described in DB 10648, PG 2330, N 40°16'12" W a distance of 136.90' to an IRON PIPE FOUND;

thence along and with WRI/RALEIGH LP property as described in DB 10648, PG 2330, N 62°20'30" W a distance of 174.64' to an IRON PIPE FOUND;

thence along and with WRI/RALEIGH LP property as described in DB 10648, PG 2330, N 66°09'08" W a distance of 194.56' to an IRON PIPE FOUND;

thence along and with WRI/RALEIGH LP property as described in DB 10648, PG 2330, N 85°19'39" W a distance of 316.69' to an IRON PIPE FOUND;

thence along and with the Right-of-way of Northern Wake Expressway, Interstate-540, as described in BM 2000, PG 300, with a curve turning to the right, an arc length of 99.13', a radius of 1041.74', having a chord bearing of N 61°30'15" E, and chord length of 99.09', thence with said curve to a COMPUTED POINT;

thence along and with the Right-of-way of Northern Wake Expressway, Interstate-540, as described in BM 2000, PG 300, N 55°51'03" E a distance of 209.57' to a CONCRETE MONUMENT FOUND;

thence along and with the Right-of-way of Northern Wake Expressway, Interstate-540, as described in BM 2000, PG 300, N 53°52'19" E a distance of 109.29' to a CONCRETE MONUMENT FOUND;

thence along and with the Right-of-way of Northern Wake Expressway, Interstate-540, as described in BM 2000, PG 300, N 58°53'34" E a distance of 288.88' to a CONCRETE MONUMENT FOUND;

thence along and with the Right-of-way of Northern Wake Expressway, Interstate-540, as described in BM 2000, PG 300, with a curve turning to the left, an arc length of 22.41', a radius of 1432.39', having a chord bearing of N 63°03'42" E, and a chord length of 22.41', thence said curve to a COMPUTED POINT;

thence along and with Wynbrook Community Association tract as described in DB 13312, PG103, S 28°57'31" E a distance of 50.00' to a COMPUTED POINT;

thence along and with Wynbrook Community Association tract as described in DB 13312, PG103, with a curve turning to the right, an arc length of 253.53', a radius of 1267.39', having a chord bearing of N 66°46'20" E, and a chord length of 253.11', thence with said curve to a COMPUTED POINT;

# LEGAL DESCRIPTION (PAGE 3 OF 3)

Canoy Surveying  
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984.377.2626  
[canoysurveying@gmail.com](mailto:canoysurveying@gmail.com)



thence along and with Wynbrook Community Association tract as described in DB 13312, PG103 N  
64°05'46" E a distance of 90.05' to a COMPUTED POINT;

thence along and with Wynbrook Community Association tract as described in DB 13312, PG103 N  
72°17'30" E a distance of 35.61' to a COMPUTED POINT;

thence along and with Wynbrook Community Association tract as described in DB 13312, PG103, and  
Robert G Smith and Paula L Smith tract, as described in DB 16499, PG 806, S 00°03'48" E a distance of  
503.29' to an IRON PIPE FOUND;

thence along and with the Springbrook Gardens Subdivision as described in BM 1981, PG 75, S 01°07'43"  
W a distance of 1354.21' to an IRON PIPE FOUND;

which is the point of beginning,

having an area of 707713.50 square feet, 16.25 acres

For further description see map entitled ALTA / NSPS LAND TITLE SURVEY Plat for OPPIDAN, prepared by  
Dustin A. Daniels, PLS-5675, said map dated 12/09/2024, and revised 07/23/2025.

# SOLID WASTE/STORMWATER COST REVENUE ANALYSIS

Property Characteristics for 13120 Strickland Road	
Property Information	
Population at Buildout	365.0
Housing Units at Buildout	152
Unit Mix/Unit Type	1, 2, 3 Bdrm Apartments
Commercial Square Footage	5,350
Linear Feet of Public Streets	0
Road Type	City
Acres	16.25
Investment and Land Value (Wake County property data (2025))	\$1,625,000.00
Estimated Property Value at Buildout	\$28,000,000.00

<b>Solid Waste Cost and Revenue</b>	
Solid Waste Pickup	\$383
Solid Waste Revenue	\$289
Total Solid Waste Revenue from annexation	-\$93.35
Stormwater Revenue	\$5,811
Total Additional Revenue from Annexation (Not included in 10 Yr. Impact Analysis)	\$5,717.65

**Notes**

Solid Waste Revenue	<p>This is a standard calculation of \$164.40 for garbage/trash pickup, \$67.20 for yard waste collection and \$57.60 for recycling that is multiplied by the number of single family, or multifamily units in the development. The figures provided are only for City provided services, for multifamily garbage collection the city contracts with private haulers who have a rate set by contract and are not assessed the residential solid waste collection fee.</p>
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**CITY OF RALEIGH**

**10 YEAR FINANCIAL IMPACT ANALYSIS**

**AX-10-25 13120 Strickland Rd**

PROJECTED ANNEXATION TAX REVENUES										
GENERAL FUND REVENUES	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	FY2032-33	FY2033-34	FY2034-35
Personal & Real Property Tax	\$ 50,625	\$ 101,250	\$ 103,275	\$ 105,340	\$ 107,447	\$ 109,596	\$ 111,788	\$ 114,024	\$ 116,304	\$ 118,630
Sales Tax - Population Tax	59,364	120,364	122,022	123,704	125,408	127,136	128,888	130,664	132,465	134,290
<b>TOTAL ESTIMATED TAX REVENUES</b>	<b>109,989</b>	<b>221,613</b>	<b>225,297</b>	<b>229,044</b>	<b>232,855</b>	<b>236,732</b>	<b>240,676</b>	<b>244,688</b>	<b>248,769</b>	<b>252,920</b>
PROJECTED ANNUAL DEPARTMENTAL REVENUES										
Fire	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Police	-	-	-	-	-	-	-	-	-	-
ECC	-	-	-	-	-	-	-	-	-	-
General Government	-	-	-	-	-	-	-	-	-	-
<b>TOTAL ANNUAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL GENERAL FUND REVENUES</b>	<b>109,989</b>	<b>221,613</b>	<b>225,297</b>	<b>229,044</b>	<b>232,855</b>	<b>236,732</b>	<b>240,676</b>	<b>244,688</b>	<b>248,769</b>	<b>252,920</b>
<b>TOTAL REVENUES RECEIVED</b>	<b>109,989</b>	<b>221,613</b>	<b>225,297</b>	<b>229,044</b>	<b>232,855</b>	<b>236,732</b>	<b>240,676</b>	<b>244,688</b>	<b>248,769</b>	<b>252,920</b>
PROJECTED ONGOING DEPARTMENTAL EXPENDITURES										
GENERAL FUND EXPENDITURES	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	FY2032-33	FY2033-34	FY2034-35
Public Safety -> Fire	-	-	68,106	70,150	72,254	74,422	76,654	78,954	81,323	83,762
Public Safety -> Police	-	-	104,974	108,124	111,367	114,708	118,150	121,694	125,345	129,105
Public Safety -> ECC	=	-	12,107	12,471	12,845	13,230	13,627	14,036	14,457	14,891
General Government	-	-	93,597	96,405	99,297	102,276	105,345	108,505	111,760	115,113
<b>TOTAL ESTIMATED ONGOING EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>278,786</b>	<b>287,149</b>	<b>295,764</b>	<b>304,637</b>	<b>313,776</b>	<b>323,189</b>	<b>332,885</b>	<b>342,871</b>
<b>ESTIMATED FISCAL IMPACT TO GENERAL FUND</b>	<b>109,989</b>	<b>221,613</b>	<b>(53,489)</b>	<b>(58,105)</b>	<b>(62,908)</b>	<b>(67,904)</b>	<b>(73,100)</b>	<b>(78,501)</b>	<b>(84,116)</b>	<b>(89,951)</b>
<b>Estimated Cumulative Impact</b>	<b>109,989</b>	<b>331,602</b>	<b>278,114</b>	<b>220,008</b>	<b>157,100</b>	<b>89,196</b>	<b>16,096</b>	<b>(62,405)</b>	<b>(146,521)</b>	<b>(236,472)</b>
PROJECTED CAPITAL IMPROVEMENT PROJECTS (CIP)										
Pro-rated costs of capital projects	-	-	31,802	32,756	33,739	34,751	35,793	36,867	37,973	39,112
<b>TOTAL ESTIMATED CAPITAL IMPROVEMENT PROJECTS</b>	<b>-</b>	<b>-</b>	<b>31,802</b>	<b>32,756</b>	<b>33,739</b>	<b>34,751</b>	<b>35,793</b>	<b>36,867</b>	<b>37,973</b>	<b>39,112</b>
<b>ESTIMATED FISCAL IMPACT WITH CIP (ALL COSTS)</b>	<b>109,989</b>	<b>221,613</b>	<b>(85,290)</b>	<b>(90,861)</b>	<b>(96,647)</b>	<b>(102,655)</b>	<b>(108,893)</b>	<b>(115,368)</b>	<b>(122,089)</b>	<b>(129,063)</b>
<b>Estimated Cumulative Impact with CIP</b>	<b>\$ 109,989</b>	<b>\$ 331,602</b>	<b>\$ 246,312</b>	<b>\$ 155,451</b>	<b>\$ 58,804</b>	<b>\$ (43,851)</b>	<b>\$ (152,744)</b>	<b>\$ (268,112)</b>	<b>\$ (390,201)</b>	<b>\$ (519,264)</b>

**KEY ASSUMPTIONS:**

Current Tax Rate = \$0.3550      One penny on the current tax rate = \$ 11,600,000

The model considers operating revenues, operating expenses, and capital infrastructure costs assumed to be impacted by the annexation case. The annexation financial impact analysis is not intended to assign financial responsibility or to be considered a budget. In addition, given the model uses metrics defined below it does not assess true service impacts for the city. This document includes assumptions and should be reviewed in conjunction with the financial impact model for full context.

**Operating Revenue Estimates**

Revenue estimates in the model include real property tax, vehicle tax and sales tax collections. These are the largest revenue sources in the general fund. Property taxes are based at the current adopted tax rate and assume a fixed percent growth over time. Property revaluations and any other rate changes are not included in this analysis given future changes are unable to be determined and are dependent upon future decisions made by the City Council. Sales tax is estimated using a per capita metric. The assumption includes incremental population growth associated within the annexation area and a fixed % growth over time. For commercial annexations, sales tax is excluded. In addition to real property tax noted above, residential annexation cases also include the collection of vehicle taxes and utilizes the per capita metric. Other General Fund revenues consist primarily of various state allocations as well as user fees for development services and parks and represent approximately 20% of the annual revenue budget. Annexations may generate additional revenues; however, for the purposes of this analysis those revenues are excluded as they have been considered de minimis.

**Operating Cost Estimates**

Costs for departments are estimated using a cost per person unit of measure based on the City's annual operating budget for departments such as Public Safety, Transportation and Parks. These costs may be adjusted as needed for incremental data provided that is specific to the analysis. Operating costs include: All personnel costs such as salary and benefits. Vehicle costs as the City funds these purchases via an annual cost allocation, referred to as a EUC. Operational needs such as fuel, contracted services, uniforms, and supplies. A cost escalator is assumed into the future; however, the actual future costs to provide services in the annexation will depend upon future decisions made by City Council as a part of the annual budget.

**Capital Cost Estimates**

Capital infrastructure estimates are considered and applied using a historical budgeted average applied to a cost per acre unit of measure. Infrastructure funded via General Obligation Bonds, examples include Transportation, Streets and Housing, are typically funded with incremental property taxes and therefore have been excluded from this analysis. Other City infrastructure is typically funded from operational revenues (pay-go) and include infrastructure such as fire stations, police stations, vehicle operation centers. Also, capital costs for streets resurfacing, parks maintenance and housing initiatives are included.

**Enterprise Services**

Enterprise services (examples, Raleigh Water, Stormwater) are excluded from the financial impact analysis as revenues and associated costs are deemed to be fully recovered by the enterprise. With one exception, Solid Waste Services is currently subsidized by the General Fund but for purposes of this analysis has been excluded.

# RFD Service Review

Case Number: AX-10-25

Box Response: 13120 Strickland Rd

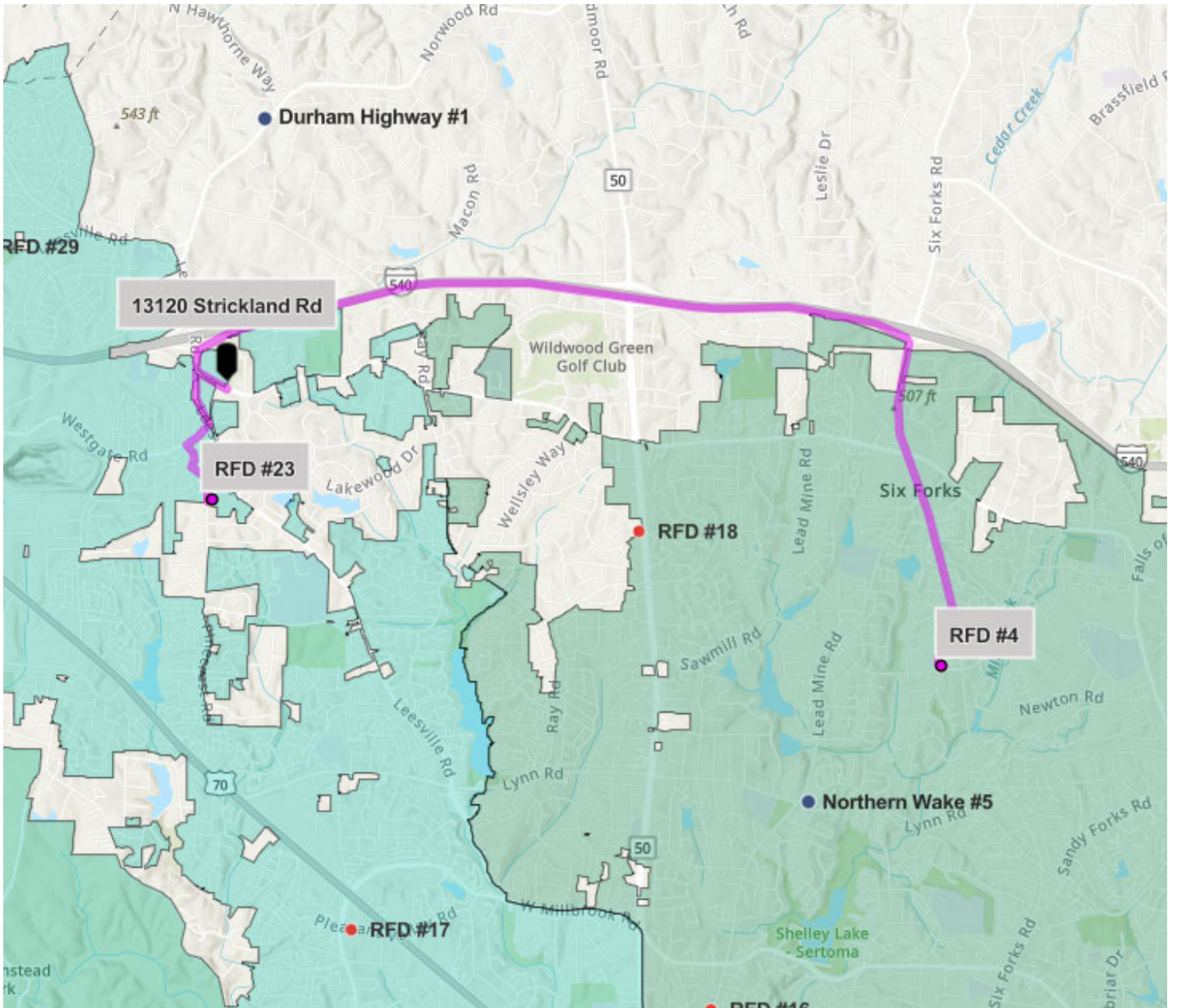
Council District: District E

Date: 08/11/2025



1 <sup>st</sup> Alarm Fire Response Units	Time (min)	Distance (mi)
Engine 23 (8312 Pinecrest Rd)	3	1.2
Ladder 23 (8312 Pinecrest Rd)	3	1.2
Engine 29 (12117 Leesville Rd)	5	2.2
Engine 18 (8200 Morgans Way)	6	3.2
Engine 24 (10440 Fossil Creek Ct)	7	4.9
Ladder 4 (121 Northway Ct)	9	6.8
<b>Mutual Aid Unit</b>		
Durham Highway (11905 Norwood Rd)	4	1.9
<b>NFPA Standard Impact</b>		
NOT MET: NFPA 1710 4.1.2.1 Sec 5 - For other than high-rise, 480 seconds (8 min) or less travel time for deployment of an initial full alarm assignment at a fire suppression incident		
<b>Hydrant Distance</b>		
Nearest hydrant approximately 1,500 ft away on Strickland Rd.		
<b>Additional Comments</b>		

# Ladder Travel Distance



# Falls Lake Watershed Comments from Z-40-23

## Public Utilities Review of Z-40-23

Rene Haagen • 01/10/2024 3:58 PM

### Note

- The properties are located within Raleigh's City Limits in District E.

### Utilities

- There is a 24" water main in Strickland Road.
- There is an 8" water main in Saxon Way.
- There is an 8" sewer main in Saxon Way.

### General

- The properties are not associated with a development plan.
- Any development on the site will be evaluated at submittal in accordance with all Local, State, and Federal requirements.
- All necessary utility extensions and connections are the sole responsibility of the Owner/Developer.
- At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.
- Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

### Additional Information

1. Staff recommends that City Council uphold current adopted policy. Rezoning Z-40-2023 is inconsistent with City of Raleigh's 2030 Comprehensive Plan, area specific guidance, and the Future Land Use Map. While the Z-21-21 site has access to nearby water and sewer service, the rezoning request would permit development that does not align with all of the Falls Lake area specific guidance in the Comprehensive Plan. The rezoning request would permit residential density well in excess of the density envisioned by policy AP-FL 2. This policy envisions maximum residential density up to four units per acre, provided a "conservation development" option is utilized. This rezoning application would permit over between 40 and 60 units per acre, representing a dramatic increase in the density envisioned by the policy. Approval of the current request would contradict current adopted policies that work together to manage land use and overall development density to help protect water quality. While there are other approaches to manage water quality that City Council may wish to evaluate, Raleigh's current policy strategy is based on limiting use and density. Upholding currently adopted policy creates certainty and predictability about development outcomes in sensitive watershed areas.
2. Potential Impacts to Water Quality While stormwater flows from developed sites can be controlled with Stormwater Control Measures (SCMs) to closely mimic the flows of an undeveloped site, SCMs generally do not treat or otherwise reduce nitrogen loads. With the

## Falls Lake Watershed Comments from Z-40-23

proposed increase of impervious surface at the site, it can be assumed there will be an overall increase in nitrogen loading from the site to Lower Barton Creek, which drains into Falls Lake. This is important since Falls Lake is considered a nutrient sensitive water body by the NC Department of Environmental Quality, and a series of regulations have been developed to help reduce nutrient loading to the lake (i.e. the Falls Lake Nutrient Management Strategy). Permitting an increase in impervious surface at this site could adversely affect water quality in Falls Lake.

3. Raleigh plays a regional role in advocating for the development of the Little River Reservoir. The City of Raleigh is a recognized leader in water supply watershed protection, and this is reflected in the City's policy of not extending water and sewer services into water supply watersheds for residential and commercial development. In addition, Raleigh has established agreements with Wake County and our utility merger partners to limit the density of development within our water supply watersheds, which include the Falls Lake, Swift Creek and Little River watersheds. The City's policies to limit density and not extend utility services into water supply watersheds is important to all drinking water sources, but especially to the Little River watershed, which represents a likely future water supply. The Little River watershed is classified as a WS-II HQW, NSW watershed (Water Supply – High Quality Waters, Nutrient Sensitive Waters), and is defined as: Water Supply II Waters used as sources of water supply for drinking, culinary or food processing purposes where a WS-I classification is not feasible. These waters are also protected for Class C uses. WS-II waters are generally in predominantly undeveloped watersheds. If and/or when a new drinking water reservoir is planned for construction in the Little River watershed, it will be critical to demonstrate the City of Raleigh has taken significant steps to protect water quality in this basin. In order to construct a future reservoir, the City of Raleigh will need the support of various regulatory agencies such as the U.S. Fish & Wildlife Service and N.C. Department of Environmental Quality. Due to the presence of four Federally listed endangered species and two Federally listed threatened species in the Little River watershed, the U.S. Fish & Wildlife Service will expect the City of Raleigh to take all reasonable actions to protect water quality. Failure to adhere to long-standing development policies could lead to the degradation of water quality within the watershed. Therefore, if development policies in the Falls Lake watershed are changed to allow for increased density, it may set a precedent which in turn would likely allow for increased density developments in the other water supply watersheds such as the Little River watershed. Such changes could threaten the viability of a future reservoir project altogether and jeopardize the approximately-\$20.9 million already invested by Wake County and the City of Raleigh (\$15 million for land acquisition and \$5.9 in consulting and permitting fees).

