

<b>To</b>	Marchell Adams-David, City Manager
<b>Thru</b>	Patrick O. Young, AICP, Director
<b>From</b>	Christopher Golden, Planning Supervisor Matthew Burns, CZO, Senior Planner
<b>Department</b>	Planning and Development
<b>Date</b>	August 18, 2025
<b>Subject</b>	Council Agenda Item, Petition Annexation, AX-24-25 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>	7001 Destiny Dr
<b><u>Annexation Type</u></b>	Contiguous, inside ETJ, full annexation
<b>Primary Contact</b>	Chris Bostic, Kimley-Horn 421 Fayetteville St, Suite 600 Raleigh, NC 27601 (919) 853-2927; chris.bostic@kimley-horn.com
<b>Property Owner</b>	School Development Destiny LLC 6457 Sunset Drive Miami, FL 33143 (303) 665-6732; annettemiraola@yahoo.com
<b>Acres</b>	47.97 acres
<b>Proposed Land Use</b>	Civic (existing school; 66,097 square feet)
<b>Current Zoning</b>	Residential-4 (R-4)
<b>Council District</b>	B



# ANNEXATION STAFF REPORT

## AX-24-25 7001 DESTINY DR, CONTIGUOUS, INSIDE ETJ , FULL ANNEXATION

Location	Northeast Raleigh, approximately ¼ mile northwest of the intersection of Tarheel Club Road and Tarheel Clubhouse Road Address: 7001 Destiny Dr PINs: 1735866398 <a href="#">Link to iMaps</a>
Area of Request	47.97 acres
Property Owner	School Development Destiny LLC
Applicant	Chris Bostic, Kimley-Horn
Development Review Case #	SPR-0131-2023
Proposed Land Use	Civic (existing school; 66,097 square feet)
Market Value at Build-out	\$10,436,558.00
Current Zoning	Residential-4 (R-4)
Water Supply Watershed	N/A
Council District	B

### POLICY GUIDANCE

City Planning Department	<p><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></p> <ul style="list-style-type: none"> <li>The proposed annexation site is within Raleigh’s ETJ and zoned R-4. It is not accompanied by a rezoning request. The site’s Future Land Use Map designation is Rural Residential,</li> </ul>
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	<p>which recommends R-1 as a corresponding zoning district and supports larger-lot subdivisions and civic uses.</p> <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 site is within Raleigh's ETJ and contiguous to primary 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>• The site is currently connected to sewer service; it is currently on well water. The applicant is requesting connection to city water. The nearest water infrastructure is located near the site's frontage on Tarheel Club Road.</li> </ul>
<p><b>Public Utilities Department</b></p>	<p><b>Existing Utilities</b></p> <ul style="list-style-type: none"> <li>• There is a 12" water main directly available to the site.</li> <li>• There is 8" sewer main directly available to the site.</li> </ul> <p><b>Additional Information</b></p> <ul style="list-style-type: none"> <li>• No additional information General</li> <li>• The properties are not associated with a development plan</li> <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. 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.</li> </ul>
<p><b>Raleigh Fire Department</b></p>	<p>The site does not meet the National Fire Protection Association's standards for the deployment of an initial full alarm assignment (8 minutes) or the arrival of a second company (6 minutes, minimum staffing 4 personnel) at a fire suppression incident. The site is not currently within a Raleigh Fire Response District; it is located in Knightdale's Response Zone. The nearest fire stations are:</p>

- Raleigh Fire Station 27 (5916 Buffalo Road, 1 mile northwest)
- Raleigh Fire Station 21 (2651 Southall Road, 2 miles southwest)

If approved and incorporated, the site would fall within Raleigh Fire Station 27's primary response territory.

## SUMMARY OF IMPACTS

Impacts Identified	
	<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> <p>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.</p>

## DESCRIPTIVE STATEMENT

The annexation site is a 47.97-acre parcel located at 7001 Destiny Drive. It is located in northeast Raleigh approximately ¼ mile northwest of the intersection of Tarheel Club Road and Tarheel Clubhouse Road. The site is within Raleigh's ETJ and contiguous to its primary

corporate limits to the west and south. This site abuts the Alvis Farm property which is owned by the City of Raleigh and bordered by the Neuse River.

The site is the location of Doral Academy of North Carolina, a public charter school. The property is associated with development plan in review (SPR-0131-2023) which proposes a 5,700 square foot modular building expansion for the school.

The property is currently zoned Residential-4 (R-4). This annexation petition is not accompanied by a rezoning request. The site's Future Land Use Map designation is Rural Residential, which recommends Residential-1 (R-1) as a corresponding zoning district and supports larger-lot subdivisions and civic uses. Per Raleigh's Unified Development Ordinance, civic uses fall within the Public & Institutional use category and include public and private schools. Civic uses are permitted in the R-4 zoning district subject to limited use standards ([UDO Sec. 6.3.1.](#)).

The area surrounding the annexation site generally features a fragmented land use pattern. To the east, there are large-lot single family homes; to the north and west, abutting properties are undeveloped. The property to the west is the location of Alvis Farm which is owned by the City of Raleigh. The property to the southeast has a development plan in review (SPR-0194-2024) for the construction of a new church (Focus Church). There are some nearby areas built out with lower intensity residential development. The site is approximately ½ -mile north of Beaverdam Elementary.

The property to the south at 3301 Tarheel Clubhouse Road was the subject of a recent annexation (AX-17-24) and rezoning (Z-14-24) which were approved on July 1, 2025. This property was rezoned to [R-6-CU](#) with various conditions which include a maximum of 225 residential units, minimum lot areas and dimensions, a prohibition on townhouse and apartment building types, and open space dedication. Other nearby properties are located within Raleigh's ETJ.

The site is located in an area of known service consideration, being outside of the NFPA standard 8-minute response time for a full fire response and 6-minute response time for the arrival of a second company. More details can be found in the Fire Services Report (attached).

Both public sewer and public water are available near the site. Per the applicant, the property is already connected to city sewer. The nearest sewer infrastructure abuts the site's northwestern boundary; the nearest water infrastructure is near the site's frontage on Tarheel Club Road. All necessary utility extensions and service connections necessary for annexation are the sole responsibility of the Owner / Developer.

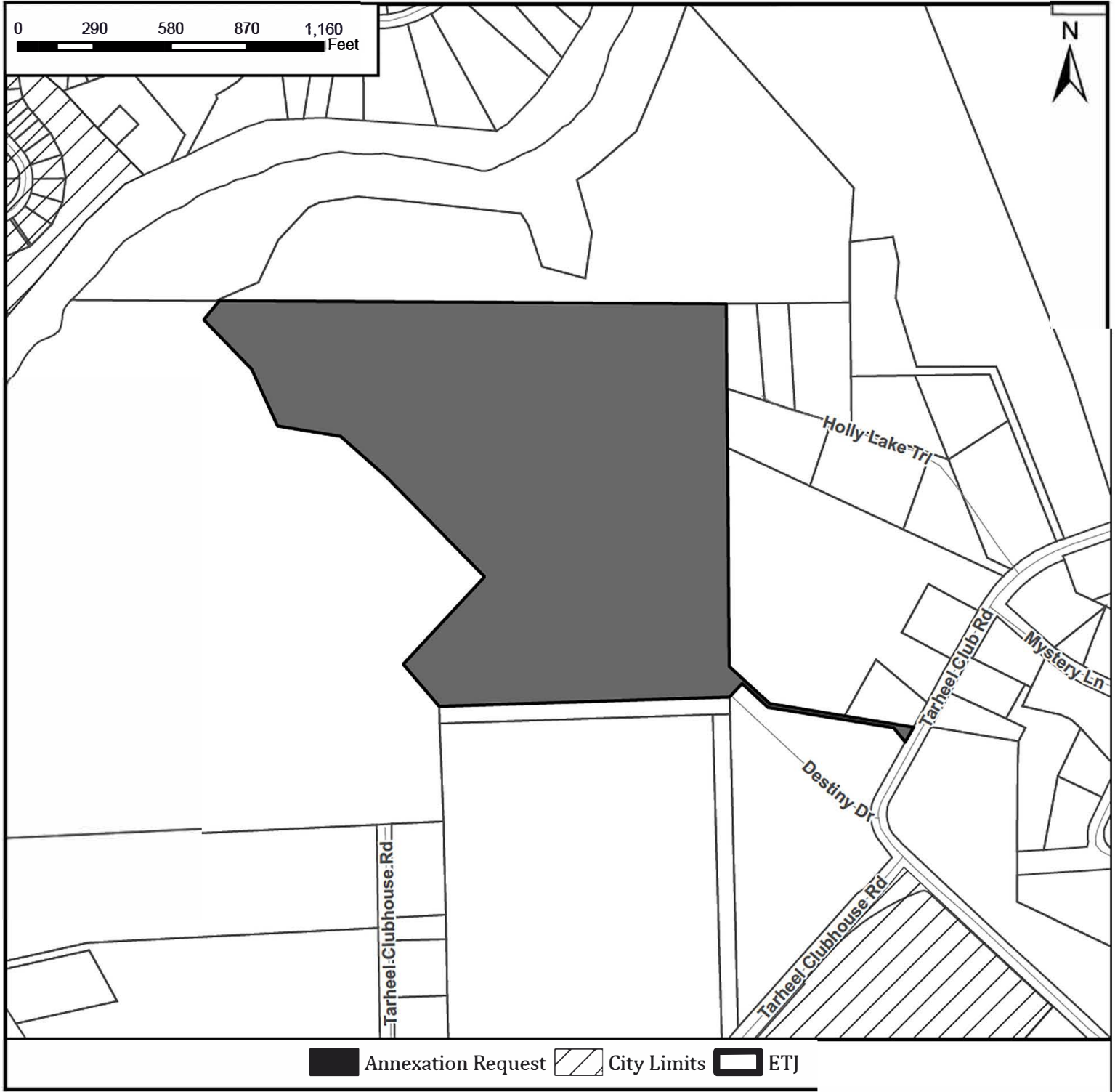
If annexed, the property would benefit from city services, such as water and sanitary sewer service, police and fire protection, as well as refuse collection. The property is contiguous with city boundaries. If annexed, it would be located within City Council District B.

## **ATTACHMENTS**

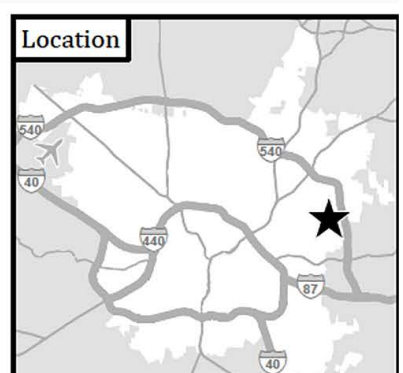
1. Annexation Site Map
2. Zoning Map
3. Future Land Use Map
4. Annexation Petition
5. Annexation/Survey Map (1 page total)
6. Legal Description (1 page total)
7. Solid Waste/Stormwater Cost Revenue Analysis
8. 10-year Financial Impact Analysis
9. Fire Services Report

# Annexation Request

# AX-24-2025

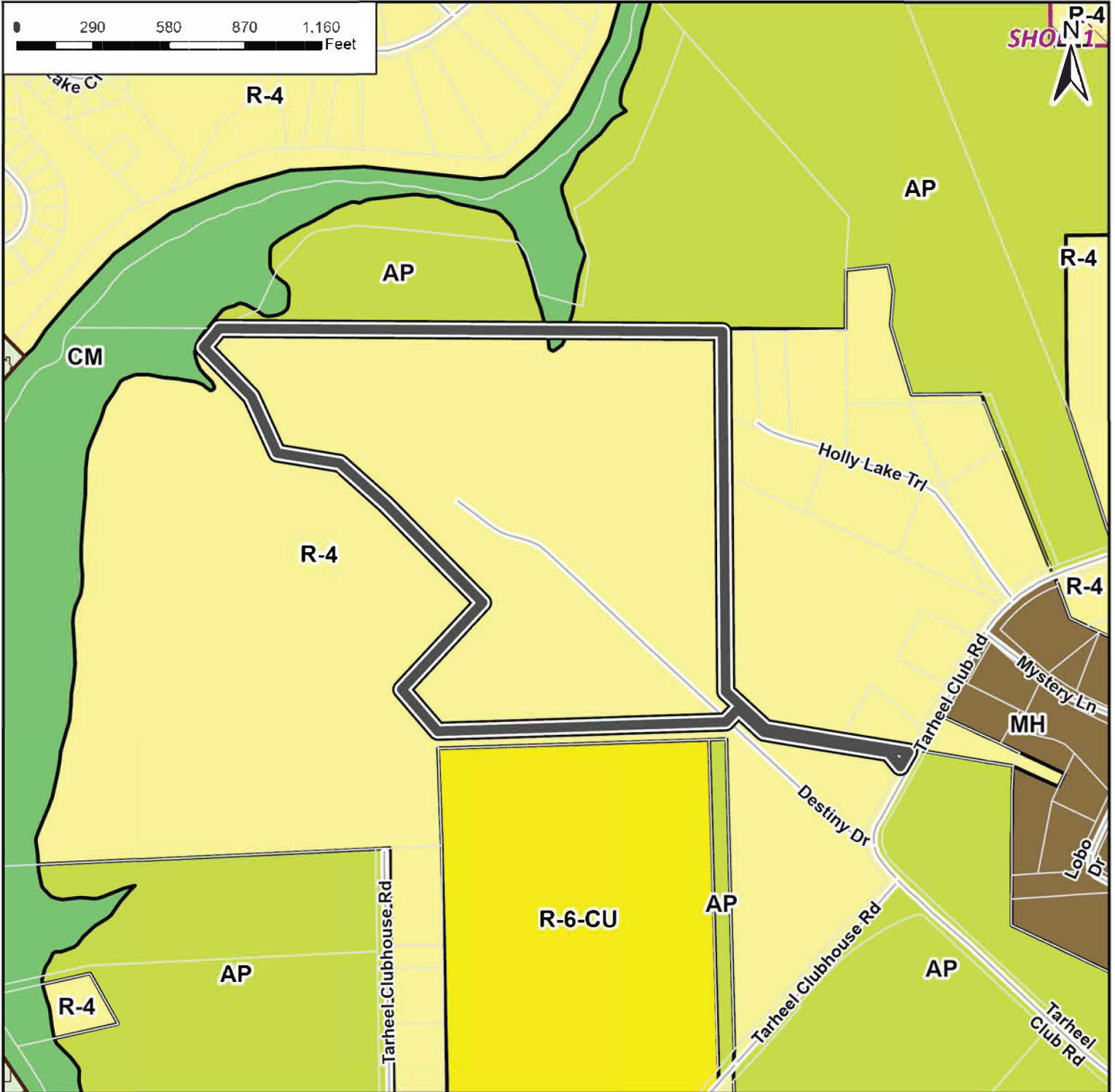


<b>Property</b>	7001 Destiny Dr
<b>Size</b>	47.97 Petition Acres (+ 0.00 Intervening RoW Acres)
<b>Annexation Type</b>	Non-Contiguous - Inside ETJ
<b>City Council District</b>	B

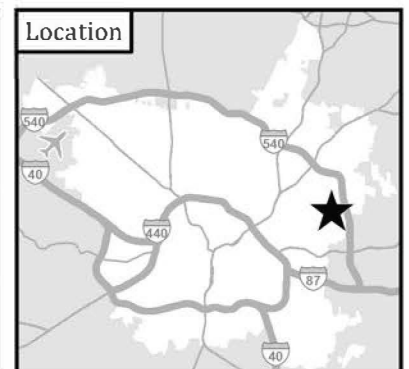


# Existing Zoning

# AX-24-2025

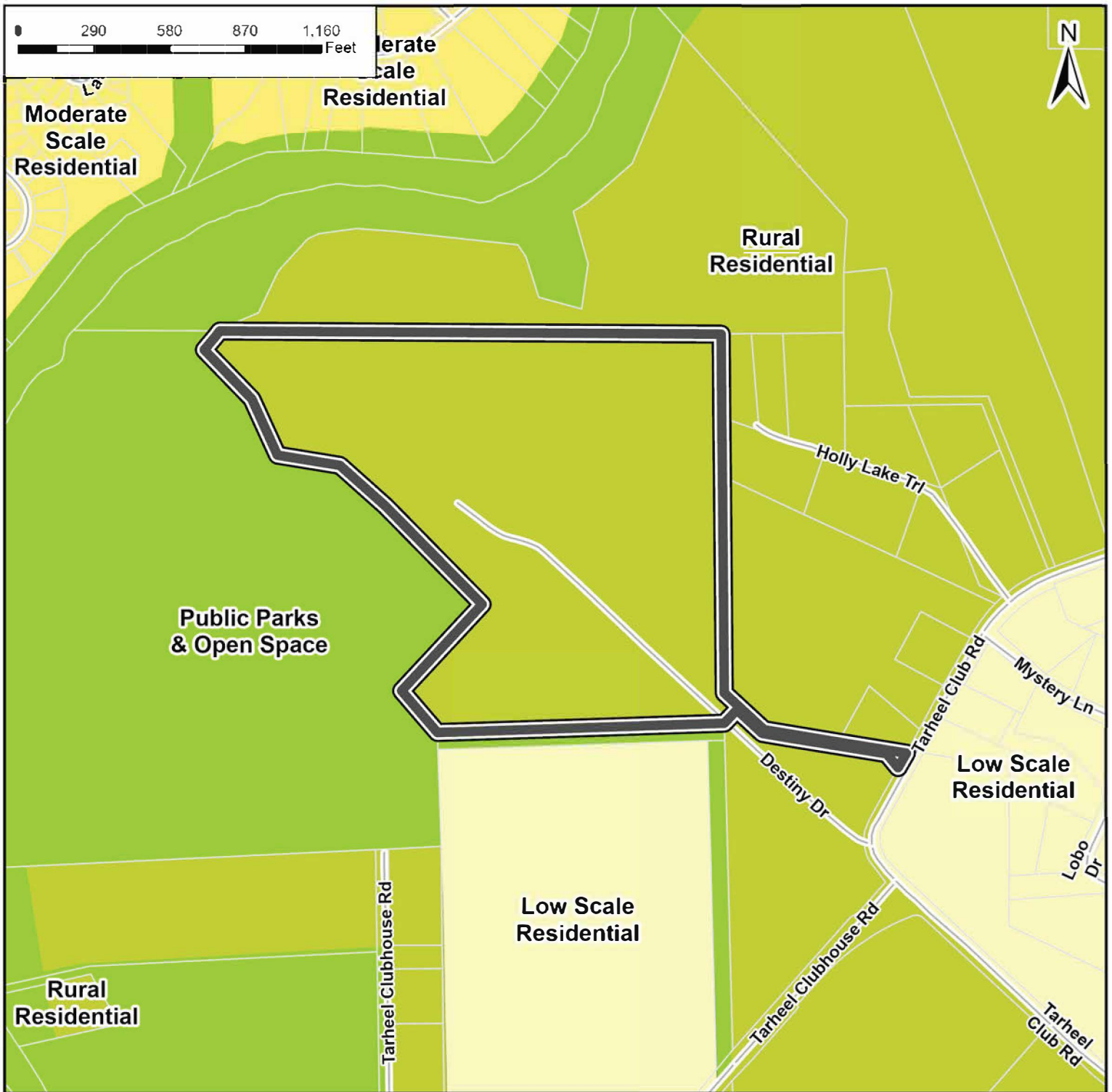


<b>Property</b>	7001 Destiny Dr
<b>Size</b>	47.97 Petition Acres (+ 0.00 Intervening RoW Acres)
<b>Annexation Type</b>	Contiguous - Inside ETJ
<b>City Council District</b>	B

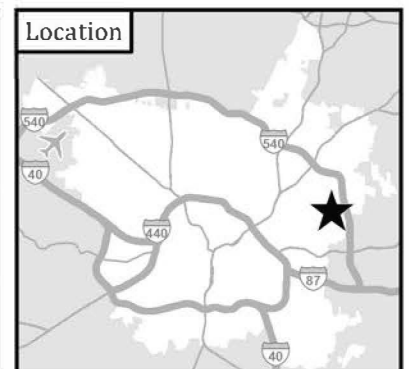


# Future Land Use

# AX-24-2025



<b>Property</b>	7001 Destiny Dr
<b>Size</b>	47.97 Petition Acres (+ 0.00 Intervening RoW Acres)
<b>Annexation Type</b>	Contiguous - Inside ETJ
<b>City Council District</b>	B



# 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. <b>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.</b>

Section B Summary Information / Metes and Bounds Descriptions		
Development Project Name: Doral Academy of North Carolina		
Street Address: 7001 Destiny Drive, Raleigh NC, 27604		
City of Raleigh Subdivision approval #: S- _____ - _____ or	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____
Wake County (PINs) Property Identification Number(s): <b>1735866398</b>		
Acreage of Annexation Site: 47.97	Linear Feet of New Public Streets within Annexation Boundaries: 0	
Annexation site is requesting connection to City of Raleigh Water <input checked="" type="checkbox"/> and/or Sewer <input type="checkbox"/>		
<b>For Sewer-Only Requests:</b>	Applicant has received a contract for service from Raleigh Water: <input type="checkbox"/> Yes. <input type="checkbox"/> No	
Number of proposed dwelling units: 0		

Continue to page two >>

**RECEIVED**  
JUL 03 2025  
BY: *metraley@rnc*

<b>Unit Type/Unit Count:</b>	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count _____	Multifamily - Condo/Apartment Unit Count _____	Multifamily – Townhouse Unit Count _____
	Complete only for Townhome Units:		
	Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input type="checkbox"/> N		
	Complete only for Condo/Apartment units:		
	Are buildings multi-story with stacked units? <input type="checkbox"/> Y <input type="checkbox"/> N	Will there be a community trash compactor? <input type="checkbox"/> Y <input type="checkbox"/> N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath  Count Bedroom + Bath ____ + ____ ____ + ____ ____ + ____
	Building Square Footage of Non-Residential Space: 66,097		
Specific proposed use (office, retail, warehouse, school, etc.): <u>School</u>			
Projected market value at build-out (land and improvements): \$ <u>10,436,558</u>			
<b>Applicant Contact Information</b>			
Property Owner(s): School Development Destiny LLC			
Primary Mailing Address: 6457 Sunset Drive Miami, FL 33143			
Phone: 305-665-6732	Email: <a href="mailto:annetemiraola@yahoo.com">annetemiraola@yahoo.com</a>		
<b>Project Contact information (if different than property owner)</b>			
Contact(s): Chris Bostic			
Primary Mailing Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601			
Phone: 919-653-2927	Email: <a href="mailto:chris.bostic@kimley-horn">chris.bostic@kimley-horn</a>		
<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:

Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or

Not Contiguous 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 / x \_\_\_\_\_ 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 3 day of July, 2025, by the owners of the property described in Section B.

Owner's Signature(s):

Signature \_\_\_\_\_ Date 07/03/25
Signature \_\_\_\_\_ Date \_\_\_\_\_
Signature \_\_\_\_\_ Date \_\_\_\_\_
Signature \_\_\_\_\_ Date \_\_\_\_\_

Corporate Seal

Print Owner Name(s) and Information:

Name: ANNETTE IRAOLA Phone: 305-525-5923
Address:
Name: \_\_\_\_\_ Phone: \_\_\_\_\_
Address: \_\_\_\_\_

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 \_\_\_\_\_



BY: [Signature]

**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"/>	<b>Annexation Petition Fee</b> (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"/>	<b>Survey or Plat</b> 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"/>	<b>City or County Property Map</b> 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 <b>existing and proposed city limits</b> .	
<input type="checkbox"/>	<b>Copy of Approved Preliminary Site Plan or Final Site Plan</b> showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) <b>or</b>	<b>Copy of Subdivision Plat</b> submitted for lot recording approval with City file number (S-_____-13, etc.)
<input checked="" type="checkbox"/>	<b>Projected Market Value of Development</b> at build-out (land and improvements).	
<input checked="" type="checkbox"/>	<b>General Annexation Area Data:</b> 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"/>	<b>This application form</b> completed, <u>dated and signed</u> by the property owner(s) and attested <b>submitted by the deadlines noted in section B of this application</b> , pages 1 and 2.	
<b>Required, but often missing information. Please make sure to include the following:</b>		
<input checked="" type="checkbox"/>	<b>Correct Parcel Identification Number(s) (PIN).</b> 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"/>	<b>Owner's Signatures and Date of Signatures.</b> 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 checked="" type="checkbox"/>	<b>Corporate Seal</b> for property owned by a corporation.	
<input type="checkbox"/>	<b>Rezoning Application</b> , if the property is currently outside <u>Raleigh's Extraterritorial Jurisdiction</u> .	






# 2025-06-02 AnnexationPetitionApplication DANC

Final Audit Report

2025-07-03

Created:	2025-07-03
By:	Frankie Mestre (fmestre@academica.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGyWeakEOa1AjyT0pPZh5DJCdV8_k2mH5

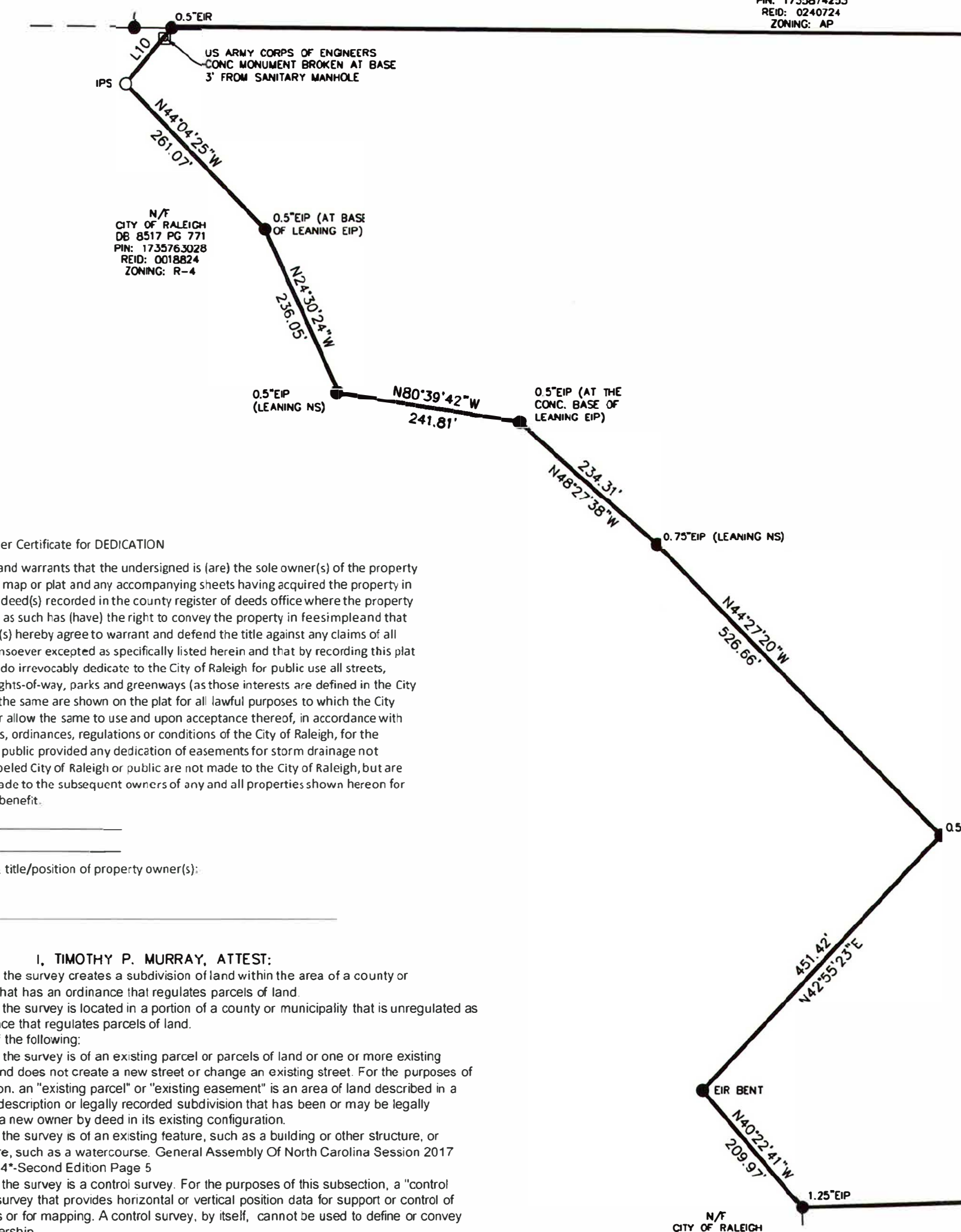
## "2025-06-02 AnnexationPetitionApplication DANC" History

-  Document created by Frankie Mestre (fmestre@academica.org)  
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-  Document emailed to Annette Iraola (annettemiraola@yahoo.com) for signature  
2025-07-03 - 5:10:48 PM GMT
-  Email viewed by Annette Iraola (annettemiraola@yahoo.com)  
2025-07-03 - 5:11:14 PM GMT- IP address: 69.147.86.73
-  Document e-signed by Annette Iraola (annettemiraola@yahoo.com)  
Signature Date: 2025-07-03 - 5:11:30 PM GMT - Time Source: server- IP address: 23.245.173.115
-  Agreement completed.  
2025-07-03 - 5:11:30 PM GMT

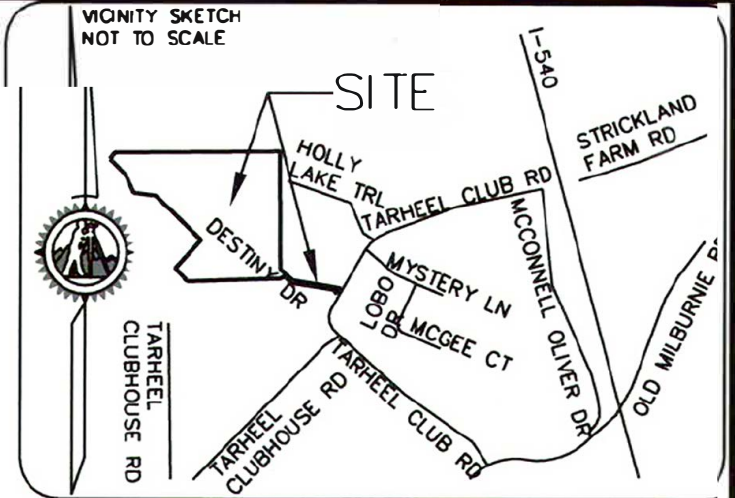
**RECEIVED**  
JUL 03 2025  
BY: *metraola*

N/F  
HOLDEN, DEBORAH ANN SQUIRES &  
HOLDEN, JAMES STANFORD  
DB 17-E PG 2680  
PIN: 1735874253  
REID: 0240724  
ZONING: AP

1917.59'  
S89°38'56"E



①  
CURRENT INFO:  
SCHOOL DEVELOPMENT DESTINY, LLC  
DB 19205 PG 2340  
BM 2022 PG 1779  
PIN: 1735866398  
REID: 0102803  
ZONING: R-4  
DESCRIPTION: RELIGIOUS INSTITUTION  
ADDRESS: 7000 DESTINY DR.  
  
AREA LOT 1  
2089549 SF  
47.969 ACRES



LINE	BEARING	LENGTH
L1	S0° 28' 52"E	30.58
L2	S80° 43' 51"E	93.30
L3	S29° 18' 12"W	65.00
L4	N39° 26' 12"W	69.75
L5	N80° 43' 51"W	97.82
L6	N47° 15' 33"W	132.94
L7	S42° 44' 27"W	32.65
L8	S42° 44' 27"W	37.26
L10	N39° 20' 21"E	93.53

Property Owner Certificate for DEDICATION  
This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on the map or plat and any accompanying sheets having acquired the property in fee simple by deed(s) recorded in the county register of deeds office where the property is located and as such has (have) the right to convey the property in fee simple and that the dedicant(s) hereby agree to warrant and defend the title against any claims of all persons whomsoever excepted as specifically listed herein and that by recording this plat or map I (we) do irrevocably dedicate to the City of Raleigh for public use all streets, easements, rights-of-way, parks and greenways (as those interests are defined in the City Code) and as the same are shown on the plat for all lawful purposes to which the City may devote or allow the same to use and upon acceptance thereof, in accordance with all City policies, ordinances, regulations or conditions of the City of Raleigh, for the benefit of the public provided any dedication of easements for storm drainage not specifically labeled City of Raleigh or public are not made to the City of Raleigh, but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit.

Book No.: \_\_\_\_\_  
Page No.: \_\_\_\_\_  
Signature(s) & title/position of property owner(s): \_\_\_\_\_

I, **TIMOTHY P. MURRAY**, ATTEST:  
a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.  
b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.  
c. Any one of the following:  
1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.  
2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse. General Assembly Of North Carolina Session 2017 House Bill 454\*-Second Edition Page 5  
3. That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights of ownership.  
4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.  
d. 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.  
e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions



STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:  
Date: \_\_\_\_\_ 2025  
\_\_\_\_\_  
printed name: \_\_\_\_\_, Notary Public  
My commission expires: \_\_\_\_\_

**TERRESTRIAL SURVEYING PC**  
Professional Land Surveying / License C-3903  
P.O. Box 91041 / Raleigh North Carolina 27675  
p: 919.219.4278 / e: info@TerrestrialSurveying.com

**ANNEXATION MAP**  
FOR THE CITY OF RALEIGH AND PREPARED FOR  
**SCHOOL DEVELOPMENT DESTINY, LLC**  
ST. MATTHEW'S TWSP., WAKE COUNTY, NC  
DATE = JUNE, 2025  
SCALE: 1"=150'  
REFERENCE: BM 2022 PG 1779

BAR GRAPH 1 inch = 150 ft.  
FILE NAME: DESTINYDR-7000-ANNEX.DWG

# LEGAL DESCRIPTION (PAGE 1 OF 1)

Lot 1 Destiny Drive

Beginning at the Point of Commencement being a 60d Mag nail set having NC grid (NAD83 (2011)) coordinates N=755205.16 USFt, E=2139839.56 USFt; thence N50°06'45"W 544.22 feet to the Point of Beginning being an existing PK nail one inch below grade having coordinates N=755554.16 USFt, E=2139421.97 USFt ; thence S88°09'05"W 1098.74 feet to a 1.25 inch existing iron pipe; thence N40°22'41"W 209.97 feet to an existing iron rod bent; thence N42°55'23"E 451.42 feet to a half inch existing iron pipe; thence N44°27'20"W 526.66 feet to a three-quarter inch existing iron pipe leaning with a nail set at the base; thence N48°27'38"W 234.31 feet to a half inch existing iron pipe at the concrete base of leaning existing iron pipe; thence N80°39'42"W 241.81 feet to a half inch existing iron pipe leaning with a nail set at the base; thence N24°30'24"W 236.05 feet to a half inch existing iron pipe at the base of leaning pipe; thence N44°04'25"W 261.07 feet to an iron pipe set; thence N39°20'21"E 93.53 feet to a half inch existing iron rod; thence S89°38'56"E 1917.59 feet to a half inch existing iron pipe; thence S0°28'52"E 513.66 feet to a computed point; thence S0°28'52"E 30.58 feet to a three-quarter inch existing iron pipe; thence S0°28'04"E 827.87 feet to an iron pipe set; thence S47°15'33"E 208.19 feet to an iron pipe set; thence S80°43'51"E 93.30 feet to the top of leaning 1 inch iron pipe; thence S80°45'40"E 458.64 feet to half inch existing iron pipe at the western 60 foot right of way of Tarheel Club Road; thence with the western right of way of Tarheel Club Road S29°18'12"W 65.00 feet to an iron pipe set; thence N39°26'12"W 69.75 feet to an iron pipe set; thence N80°45'40"W 383.96 feet to an iron pipe set; thence N80°43'51"W 97.82 feet to an iron pipe set; thence N47°15'33"W 132.94 feet to an iron pipe set; thence S42°44'27"W 32.65 feet to an iron pipe set; thence S42°44'27"W 37.26 feet to the Point of Beginning and being 2,089,549 square feet or 47.969 acres as per the map recorded in Book of Maps 2022 page 1779 of the Wake County Registry.

**Property Characteristics for 7001 Destiny Dr**

Property Information	
Population at Buildout	-
Housing Units at Buildout	-
Unit Mix/Unit Type	-
Commercial Square Footage	-
Linear Feet of Public Streets	0
Road Type	-
Acres	47.97
Investment and Land Value (Wake County property data (Year))	\$10,436,558.00
Estimated Property Value at Buildout	\$10,436,558.00

<b>Solid Waste Cost and Revenue</b>	
Solid Waste Pickup	\$0
Solid Waste Revenue	\$0
Total Solid Waste Revenue from annexation	\$0.00
<b>Note: not eligible for SWS (existing school).</b>	
Stormwater Revenue	\$7,102
Total Additional Revenue from Annexation (Not included in 10 Yr. Impact Analysis)	\$7,102.08

**Notes**

Solid Waste Revenue	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.
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**CITY OF RALEIGH**

**10 YEAR FINANCIAL IMPACT ANALYSIS**

**AX 24-25 7001 Destiny Drive, Raleigh, NC, 27604**

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	FY2035-36
Personal & Real Property Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax - Population Tax	-	-	-	-	-	-	-	-	-	-
<b>TOTAL ESTIMATED TAX REVENUES</b>	-	-	-	-	-	-	-	-	-	-
PROJECTED ANNUAL DEPARTMENTAL REVENUES										
Fire	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Police	-	-	-	-	-	-	-	-	-	-
ECC	-	-	-	-	-	-	-	-	-	-
General Government	-	-	-	-	-	-	-	-	-	-
<b>TOTAL ANNUAL REVENUES</b>	-	-	-	-	-	-	-	-	-	-
<b>TOTAL GENERAL FUND REVENUES</b>	-	-	-	-	-	-	-	-	-	-
<b>TOTAL REVENUES RECEIVED</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	FY2035-36
Public Safety -> Fire	-	-	46,928	48,335	49,786	51,279	52,817	54,402	56,034	57,715
Public Safety -> Police	-	-	72,331	74,501	76,736	79,038	81,409	83,851	86,367	88,958
Public Safety -> ECC	-	-	8,342	8,593	8,850	9,116	9,389	9,671	9,961	10,260
General Government	-	-	64,492	66,427	68,419	70,472	72,586	74,764	77,007	79,317
<b>TOTAL ESTIMATED ONGOING EXPENDITURES</b>	-	-	<b>192,093</b>	<b>197,856</b>	<b>203,791</b>	<b>209,905</b>	<b>216,202</b>	<b>222,688</b>	<b>229,369</b>	<b>236,250</b>
<b>ESTIMATED FISCAL IMPACT TO GENERAL FUND</b>	-	-	<b>(192,093)</b>	<b>(197,856)</b>	<b>(203,791)</b>	<b>(209,905)</b>	<b>(216,202)</b>	<b>(222,688)</b>	<b>(229,369)</b>	<b>(236,250)</b>
<b>Estimated Cumulative Impact</b>	-	-	<b>(192,093)</b>	<b>(389,948)</b>	<b>(593,739)</b>	<b>(803,644)</b>	<b>(1,019,846)</b>	<b>(1,242,535)</b>	<b>(1,471,903)</b>	<b>(1,708,153)</b>
PROJECTED CAPITAL IMPROVEMENT PROJECTS (CIP)										
Pro-rated costs of capital projects	-	-	21,913	22,570	23,247	23,944	24,663	25,403	26,165	26,950
<b>TOTAL ESTIMATED CAPITAL IMPROVEMENT PROJECTS</b>	-	-	<b>21,913</b>	<b>22,570</b>	<b>23,247</b>	<b>23,944</b>	<b>24,663</b>	<b>25,403</b>	<b>26,165</b>	<b>26,950</b>
<b>ESTIMATED FISCAL IMPACT WITH CIP (ALL COSTS)</b>	-	-	<b>(214,005)</b>	<b>(220,425)</b>	<b>(227,038)</b>	<b>(233,849)</b>	<b>(240,865)</b>	<b>(248,091)</b>	<b>(255,534)</b>	<b>(263,200)</b>
<b>Estimated Cumulative Impact with CIP</b>	\$ -	\$ -	\$ <b>(214,005)</b>	\$ <b>(434,431)</b>	\$ <b>(661,469)</b>	\$ <b>(895,318)</b>	\$ <b>(1,136,183)</b>	\$ <b>(1,384,274)</b>	\$ <b>(1,639,808)</b>	\$ <b>(1,903,007)</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 acre 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-24-25

Box Response: 7001 Destiny Dr

Council District: District B

Date: 08/15/2025



1 <sup>st</sup> Alarm Fire Response Units	Time (min)	Distance (mi)
Engine 27 (5916 Buffaloe Rd)	11	5.0
Engine 21 (2651 Southall Rd)	11	5.2
Engine 19 (4209 Spring Forest Rd)	13	6.9
Engine 28 (3500 Forestville Rd)	13	6.7
Ladder 12 (4306 Poole Rd)	15	6.7
Ladder 22 (10050 Durant Rd)	17	10.2
<b>Mutual Aid Unit</b>		
Knightdale Station 4 (1325 Hodge Rd)	9	4.2
<b>NFPA Standard Impact</b>		
NOT MET: NFPA 1710 4.1.2.1 Sec 4 - 360 seconds (6 min) or less travel time for the arrival of the second company with a minimum staffing of 4 personnel at a fire suppression incident		
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 on the property.		
<b>Additional Comments</b>		

# Ladder Travel Distance

