

<b>To</b>	Marchell Adams-David, City Manager
<b>Thru</b>	Patrick O. Young, AICP, Director
<b>From</b>	Christopher Golden, Planning Supervisor Jacob Hunt, Senior Planner
<b>Department</b>	Planning and Development
<b>Date</b>	September 2, 2025
<b>Subject</b>	Council Agenda Item, Petition Annexation, AX-26-25 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>	2310 & 2314 Andor Place
<b>Annexation Type</b>	Contiguous, inside ETJ, full annexation
<b>Primary Contact</b>	Rianne Troutman
<b>Property Owner</b>	Concept 8 Holdings LLC
<b>Acres</b>	.65 acres
<b>Proposed Land Use</b>	Residential- 3 Duplexes (2 Units Each Building, 6 Units Total)
<b>Current Zoning</b>	Residential-6 (R-6)
<b>Council District</b>	C



# ANNEXATION STAFF REPORT

## AX- 2310 & 2314 ANDOR PLACE, CONTIGUOUS, INSIDE ETJ , FULL ANNEXATION

Location	Property is located on Andor Place, north of the intersection of Skycrest Drive and Andor Place. Address: 2310 & 2314 Andor Place PINs: 1725507440 and 1725507530 <a href="#">iMAPS</a>
Area of Request	.65 acres
Property Owner	Concept 8 Holdings LLC
Applicant	Rianne Troutman
Development Review Case #	AX-26-25
Proposed Land Use	Residential- 3 Duplexes (2 Units Each Building, 6 Units Total)
Market Value at Build-out	\$2,700,000
Current Zoning	Residential-6 (R-6)
Water Supply Watershed	N/A
Council District	C

## POLICY GUIDANCE

<p>City Planning Department</p>	<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 subject property is currently designated as <a href="#">Low-Scale Residential</a> on the Future Land Use Map.</li><li>• The designation is consistent with the current zoning of <a href="#">Residential-6 (R-6)</a>.</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 does not have direct access to water service,</li><li>• Site does not have direct access to a sewer connection</li><li>• Site is currently accessed via an established roadway</li></ul>
<p>Public Utilities Department</p>	<p><b>Utilities</b></p> <ul style="list-style-type: none"><li>• There is no water main directly available to the site.</li><li>• There is no sewer main directly available to the site.</li></ul> <p><b>Additional Information</b></p> <ul style="list-style-type: none"><li>• There is a proposed 8" water main planned with an adjacent development that this property can connect when constructed and accepted.</li><li>• There is a proposed 8" sewer main planned with an adjacent development that this property can connect when constructed and accepted.</li></ul>

	<ul style="list-style-type: none"> <li>The development has completed a pre-con meeting in July of 2025. It is not certain when the water and sewer main installation will be completed.</li> </ul> <p><b>General</b></p> <ul style="list-style-type: none"> <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>
Raleigh Fire Department	<p><b>NFPA Standard Statement</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> <ul style="list-style-type: none"> <li>The nearest hydrant is approximately 500 ft away on Skycrest Dr.</li> </ul>

**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</p>
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	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.
<b>Impacts Identified</b>	<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 applicant property is made up of 2 parcels totaling .65 acres. It is approximately 155 ft north of the Skycrest Drive and Andor Place intersection and 755 ft north of Raleigh Christian Academy. The properties to the north, east, and south of the subject parcels were annexed into Raleigh in 2022. Across Andor Place there are a collection Townhomes within city limits, an unannexed single family home, and a collection of parcels owned by the city – also within the corporate limits.

2310 Andor Place is currently a vacant lot. 2314 Andor Place is in use with a single-family home on the property. The site is part of the Skycrest Village subdivision which was established in 1952. The surrounding properties have been further subdivided by the applicant. Those properties are currently under development.

The zoning for this location is Residential-6 (R-6). The Future Land Use Map (FLUM) designation is Low Scale Residential which “envisions a range of housing types, including duplexes, triplexes, fourplexes and other small apartment buildings, and townhouses, but at a scale that generally follows the precedent set by existing detached houses, missing middle types, or townhouses in these areas.” The R-6 zoning is an anticipated implementing zone for this FLUM designation.

These properties are located in an unincorporated county pocket, completely surrounded by the city limits of Raleigh.

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 C.

## **ATTACHMENTS**

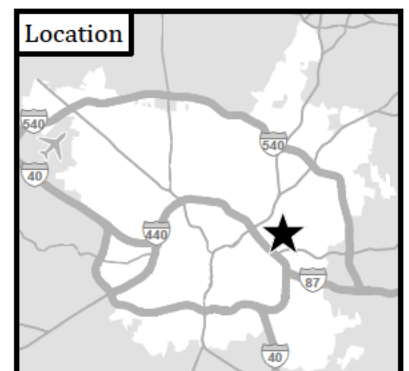
1. Annexation Site Map
2. Annexation Petition
3. Zoning Map
4. Future Land Use Map
5. Annexation/Survey Map (3-page total)
6. Legal Description (1-page total)
7. Solid Waste/Stormwater Cost Revenue Analysis
8. 10-year Financial Impact Analysis
9. Fire Services Report

# Annexation Request

# AX-26-2025

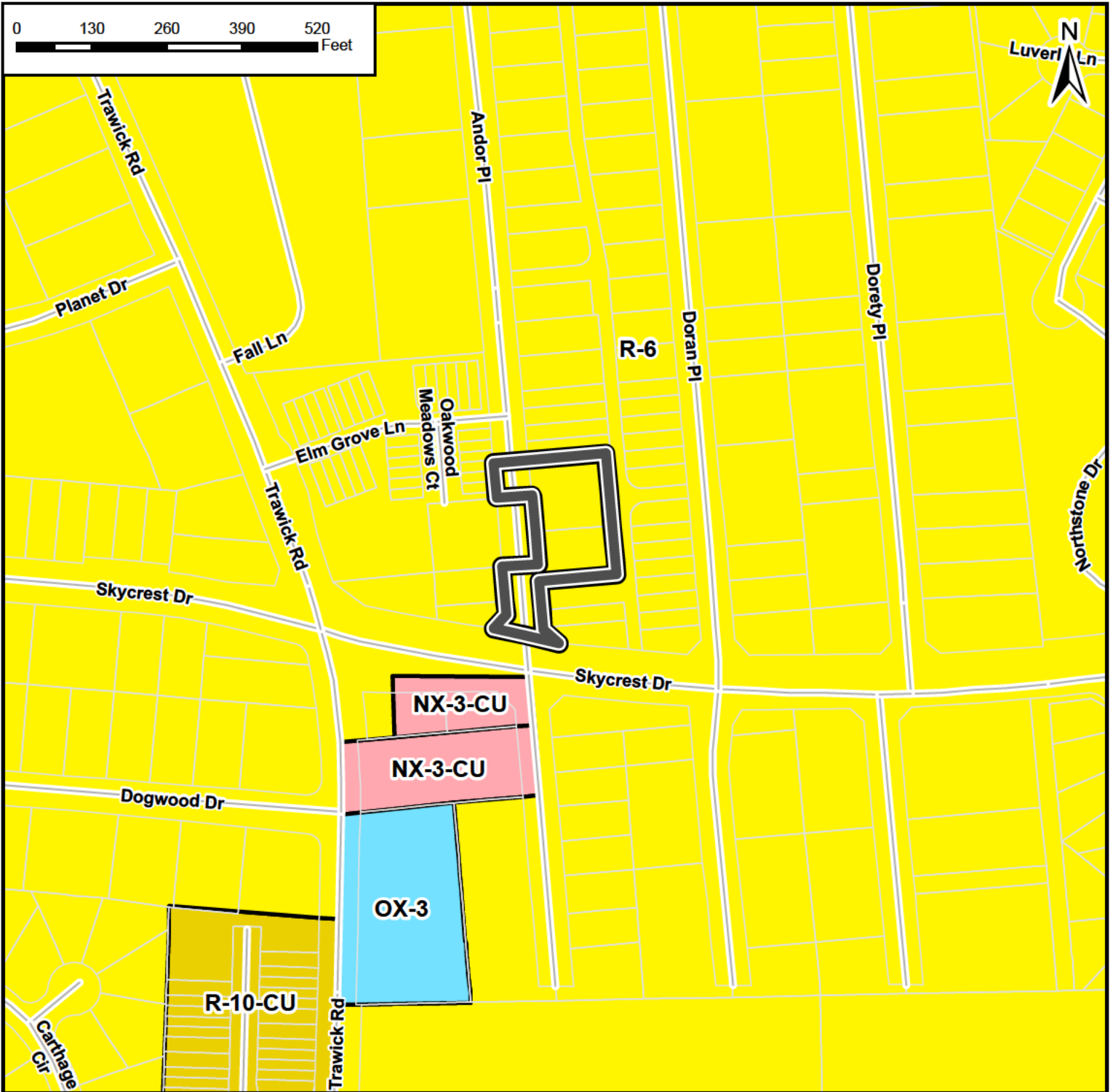


<b>Property</b>	2310 & 2314 Andor Pl
<b>Size</b>	0.65 Petition Acres (+ Intervening RoW Acres)
<b>Annexation Type</b>	Contiguous - Inside ETJ
<b>City Council District</b>	C

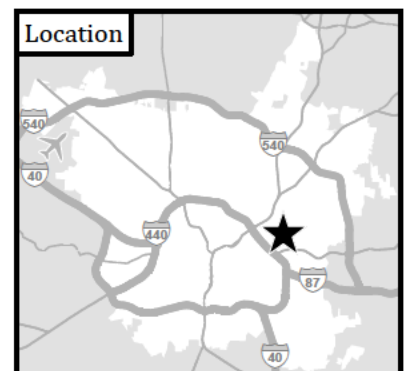


# Existing Zoning

# AX-26-2025

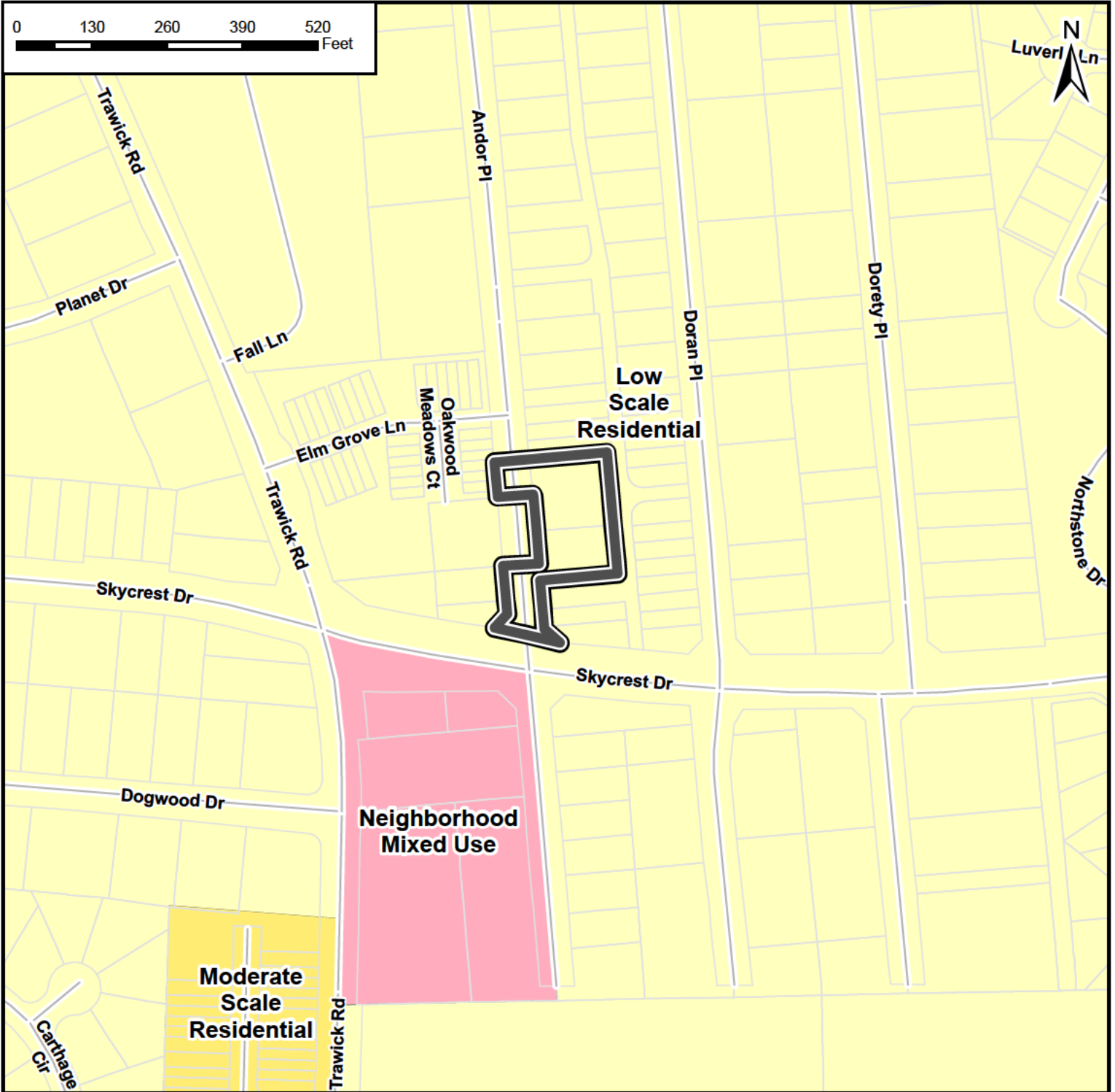


<b>Property</b>	2310 & 2314 Andor Pl
<b>Size</b>	0.65 Petition Acres (+ 0.27 Intervening RoW Acres)
<b>Annexation Type</b>	Contiguous - Inside ETJ
<b>City Council District</b>	C

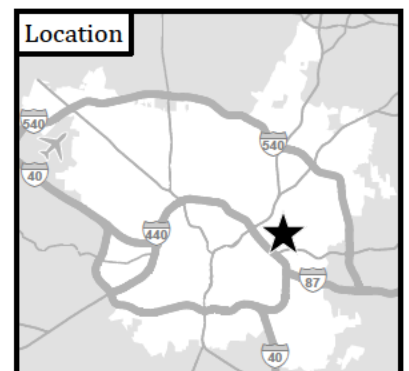


# Future Land Use

# AX-26-2025



<b>Property</b>	2310 & 2314 Andor Pl
<b>Size</b>	0.65 Petition Acres (+ 0.27 Intervening RoW Acres)
<b>Annexation Type</b>	Contiguous - Inside ETJ
<b>City Council District</b>	C



# 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: Andor Townhomes

Street Address: 2310 & 2314 Andor Place (3 individual parcels)

City of Raleigh Subdivision approval #:  
S- \_\_\_\_\_ or

SPR-0093-2022

Building Permit #: \_\_\_\_\_ or

Group Housing #:

GH- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Wake County (PINs) Property Identification Number(s):

1725507440, 1725507530

Acreeage of Annexation Site:  
.28+.37= .65 acres

Linear Feet of New Public Streets within Annexation Boundaries:

Annexation site is requesting connection to City of Raleigh Water  and/or Sewer

**For Sewer-Only Requests:**

Applicant has received a contract for service from Raleigh Water:  Yes.  No

Number of proposed dwelling units: 6

Continue to page two >>

**RECEIVED**  
JUL 18 2025  
BY: *metrafesborado*

<b>Unit Type/Unit Count:</b>	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>6</u>	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:		
Specific proposed use (office, retail, warehouse, school, etc.): <u>SFHs</u>			
Projected market value at build-out (land and improvements): \$ <u>\$2,700,000</u>			
<b>Applicant Contact Information</b>			
Property Owner(s): <u>Concept 8 Holdings, LLC</u>			
Primary Mailing Address: <u>910 Tryon Hill Drive, Suite 100 Raleigh NC 27603</u>			
Phone: <u>919-601-5078</u>	Email: <u>shawn@concepteight.com</u>		
<b>Project Contact information (if different than property owner)</b>			
Contact(s): <u>Rianne Troutman</u>			
Primary Mailing Address: <u>910 Tryon Hill Drive, Suite 100 Raleigh NC 27603</u>			
Phone: <u>919-260-9917</u>	Email: <u>riane@devpointe.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).

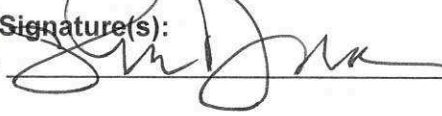
**Part 2** The undersigned certify that they have researched the assessment lien rolls of the City (located at <https://raleighnc.gov/services/doing-business/assessment-liens>), and that the property described in this application, including any portion thereof, \_\_\_\_\_ is / <sup>x</sup> is not (mark 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 18th day of July, 2025 by the owners of the property described in Section B.

<b>Owner's Signature(s):</b>	
Signature <u></u>	Date <u>7/18/25</u>
Signature _____	Date _____
Signature _____	Date _____
Signature _____	Date _____

**Corporate Seal**

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**Print Owner Name(s) and Information:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

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Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

**Above signature(s) attested by** Renee Ivanna Rianne Troutman

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:** \_\_\_\_\_

**RECEIVED**  
**R** JUL 18 2025 **D**  
 BY: 

### 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"/>	<b>If a request for sewer only</b> , 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</u> <b>MUST</b> be filled in!	
<input checked="" type="checkbox"/>	<b>Corporate Seal</b> for property owned by a corporation.	
<input type="checkbox"/>	<b><a href="#">Rezoning Application</a></b> , if the property is currently outside <a href="#">Raleigh's Extraterritorial Jurisdiction</a> .	







# LEGAL DESCRIPTION (PAGE 1 OF 1)



Bateman Civil Survey Company, PC  
2524 Reliance Avenue  
Apex, NC 27539

Phone: (919) 577-1080  
Fax: (919) 577-1081  
info@batemancivilsurvey.com

## **LEGAL DESCRIPTION (2310 & 2314 Andor Place):**

BEGINNING AT A 1/2" IRON PIPE AT ON THE EASTERN RIGHT OF WAY OF ANDOR PLACE, SAID IRON PIPE BEING THE NORTHWEST PROPERTY CORNER OF PIN# 0725507530, AS RECORDED IN DEED BOOK 14856 PAGE 208 IN THE WAKE COUNTY REGISTRY, SAID IRON PIPE ALSO HAVING NORTH CAROLINA STATE PLACE COORDINATES: N: 750,564.30' & E: 2,125,656.40 (NSRS 2011 / NAD 83 / SPC) THENCE RUNNING THE FOLLOWING CALLS:

LEAVING THE EASTERN RIGHT OF WAY OF ANDOR PLACE, N84°50'54"E, 134.79 FEET TO THE COMPUTED NORTH-EAST PROPERTY CORNER OF PIN# 0725507530, SAID PROPERTY CORNER BEING 0.4 FEET NORTHWEST OF AN EXISTING 1/2" IRON PIPE; THENCE, S05°04'18"E, 210.28 FEET TO A 1/2" IRON PIPE; THENCE, S84°57'50"W 134.55 FEET TO A 1/2" IRON PIPE ON THE EASTERN RIGHT OF WAY OF ANDOR PLACE; THENCE, ALONG SAID RIGHT OF WAY, N05°08'18"W, 210.01 FEET TO A 1/2" IRON PIPE, SAID IRON PIPE BEING THE POINT AND PLACE OF BEGINNING.

BEING 28,301 SQUARE FEET, MORE OR LESS.

**CITY OF RALEIGH  
NORTH CAROLINA  
INTER-OFFICE CORRESPONDENCE**

**THRU:** Solid Waste Services Interim Director Gregory Jenkins  
**TO:** City Planner Jacob Hunt  
**FROM:** Fiscal Analyst Anne Christy  
**SUBJECT:** FY25-26 Proposed Annexations for Petition

**ROOM:** OEP  
**DATE:** 8/4/2025

**MESSAGE:**

The areas below have been reviewed by Solid Waste Services staff. Following are the SWS costs to provide garbage, yard waste and recycling services.

AREA	#S/F HH	#M/F HH	SF Cost				TOTAL COSTS	Revenue				Revenue/ (Cost)
			GARBAGE	YARD WASTE	RECYCLE	M/F Cost RECYCLE		GARBAGE	YARD WASTE	RECYCLE	REV.	
2310 & 2314 Andor Pl.	6	0	\$ 1,255.32	\$ 472.50	\$ 434.76	\$ -	\$ 2,162.58	\$ 1,051.20	\$ 453.60	\$ 363.60	\$ 1,868.40	\$ (294.18)
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	6	0	\$ 1,255.32	\$ 472.50	\$ 434.76	\$ -	\$ 2,162.58	\$ 1,051.20	\$ 453.60	\$ 363.60	\$ 1,868.40	\$ (294.18)

**Concerns:**

	<u>Cost/HH*</u>	<u>Revenue/HH</u>	<u>FY26 Rates</u>
Garbage/trash	209.22 /yr.	175.20	\$ 14.60
Yard Waste	78.75 /yr.	75.60	\$ 6.30
Recycling	72.46 /yr.	60.60	\$ 5.05
	<u>360.43</u>	<u>311.40</u>	

**Source:**

\*Per Household Cost FY26 Calculation

**CITY OF RALEIGH**

**10 YEAR FINANCIAL IMPACT ANALYSIS**

**AX-26-25 2310 & 2314 Andor Place**

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	\$ 5,392	\$ 9,542	\$ 9,733	\$ 9,927	\$ 10,126	\$ 10,328	\$ 10,535	\$ 10,746	\$ 10,961	\$ 11,180
Sales Tax - Population Tax	2,343	4,751	4,817	4,883	4,950	5,019	5,088	5,158	5,229	5,301
<b>TOTAL ESTIMATED TAX REVENUES</b>	<b>7,735</b>	<b>14,293</b>	<b>14,549</b>	<b>14,810</b>	<b>15,076</b>	<b>15,347</b>	<b>15,623</b>	<b>15,903</b>	<b>16,189</b>	<b>16,481</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>7,735</b>	<b>14,293</b>	<b>14,549</b>	<b>14,810</b>	<b>15,076</b>	<b>15,347</b>	<b>15,623</b>	<b>15,903</b>	<b>16,189</b>	<b>16,481</b>
<b>TOTAL REVENUES RECEIVED</b>	<b>7,735</b>	<b>14,293</b>	<b>14,549</b>	<b>14,810</b>	<b>15,076</b>	<b>15,347</b>	<b>15,623</b>	<b>15,903</b>	<b>16,189</b>	<b>16,481</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	-	-	2,688	2,769	2,852	2,938	3,026	3,117	3,210	3,306
Public Safety -> Police	-	-	4,144	4,268	4,396	4,528	4,664	4,804	4,948	5,096
Public Safety -> ECC	-	-	478	492	507	522	538	554	571	588
General Government	-	-	3,695	3,805	3,920	4,037	4,158	4,283	4,412	4,544
<b>TOTAL ESTIMATED ONGOING EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>11,005</b>	<b>11,335</b>	<b>11,675</b>	<b>12,025</b>	<b>12,386</b>	<b>12,757</b>	<b>13,140</b>	<b>13,534</b>
<b>ESTIMATED FISCAL IMPACT TO GENERAL FUND</b>	<b>7,735</b>	<b>14,293</b>	<b>3,545</b>	<b>3,476</b>	<b>3,401</b>	<b>3,322</b>	<b>3,237</b>	<b>3,146</b>	<b>3,049</b>	<b>2,946</b>
<b>Estimated Cumulative Impact</b>	<b>7,735</b>	<b>22,028</b>	<b>25,573</b>	<b>29,048</b>	<b>32,449</b>	<b>35,771</b>	<b>39,008</b>	<b>42,154</b>	<b>45,203</b>	<b>48,150</b>
PROJECTED CAPITAL IMPROVEMENT PROJECTS (CIP)										
Pro-rated costs of capital projects	-	-	1,255	1,293	1,332	1,372	1,413	1,455	1,499	1,544
<b>TOTAL ESTIMATED CAPITAL IMPROVEMENT PROJECTS</b>	<b>-</b>	<b>-</b>	<b>1,255</b>	<b>1,293</b>	<b>1,332</b>	<b>1,372</b>	<b>1,413</b>	<b>1,455</b>	<b>1,499</b>	<b>1,544</b>
<b>ESTIMATED FISCAL IMPACT WITH CIP (ALL COSTS)</b>	<b>7,735</b>	<b>14,293</b>	<b>2,289</b>	<b>2,183</b>	<b>2,070</b>	<b>1,950</b>	<b>1,824</b>	<b>1,691</b>	<b>1,550</b>	<b>1,402</b>
<b>Estimated Cumulative Impact with CIP</b>	<b>\$ 7,735</b>	<b>\$ 22,028</b>	<b>\$ 24,317</b>	<b>\$ 26,500</b>	<b>\$ 28,569</b>	<b>\$ 30,519</b>	<b>\$ 32,343</b>	<b>\$ 34,034</b>	<b>\$ 35,584</b>	<b>\$ 36,987</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-26-25

Box Response: 2310 & 2314 Andor Pl

Council District: District C

Date: 07/28/2025



1 <sup>st</sup> Alarm Fire Response Units	Time (min)	Distance (mi)
Engine 21 (2651 Southall Rd)	3	1.3
Engine 11 (2925 Glenridge Rd)	5	2.1
Squad 7 (2100 Glascock St)	6	3.0
Engine 27 (5916 Buffaloe Rd)	7	3.6
Ladder 12 (4306 Poole Rd)	9	4.3
Ladder 1 (220 S Dawson St)	11	5.7
<b>Mutual Aid Unit</b>		
Knightdale Station 4 (1325 Hodge Rd)	10	4.7

## NFPA Standard Impact

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

## Hydrant Distance

Nearest hydrant approximately 500 ft away on Skycrest Dr.

## Additional Comments