

FY2012-06 Brier Creek Townes

<i>Annexation name:</i>	FY2012-06 Brier Creek Townes
<i>Name of petitioner:</i>	Jim Keith, Teague-Hankins Development Corporation and Edens Land Corporation
<i>Acreage and City limits:</i>	33.213 acres – non-contiguous
<i>General location:</i>	805 & 901 Andrews Chapel Road
<i>Proposed development description:</i>	At initial zoning: 42 Single Family Units Average value at \$550,000
<i>Proposed public streets:</i>	3,000 linear feet
<i>Expected completion date:</i>	FY2013-14
<i>Current total assessed tax value:</i>	\$972,595
<i>Estimated value upon completion:</i>	\$23,100,000
<i>Notes:</i>	This annexation area consists of 2 parcels located directly south and adjacent to 2 previously annexed areas known as Leesville Road Active Adult Community and Leesville Road II. One parcel is wholly in Durham County. One parcel is partially in Durham County and partially in Wake County which is within the eligible jurisdiction identified in the Durham/Wake County interlocal agreement.

Zoning & Service Summary:

City Initial Zoning:	RR; 42 Single Family Homes
Fire Protection:	The Fire Department recommends a one-time debt payment to Bethesda VFD and a new fire station. The development site would comprise 0.56% of the service area; service costs are prorated at this percentage.
Police:	Estimated annual cost at build out based on citywide service demand: \$49,028
Transportation:	Estimated annual cost at build out includes para-transit service: \$934
Parks and Recreation:	The closest service areas are Bethesda park and Coley park.
Solid Waste:	Estimated annual cost at build out for collection services: \$1,456
Estimated Annual Costs at Build Out (FY14)	\$55,177
Estimated Annual Revenues at Build Out (FY14):	\$181,554
Net Annual Gain / (Loss) at Build Out (FY14):	\$126,377