



Town of Knightdale

Staff Report

Title: Forestville Yard Utility Allocation Agreement

Staff: Kevin Lewis, Senior Planner

Date: March 15, 2023

Director Signature: JB

Asst. Town Manager Signature: DT

Town Manager Signature: WRS

I. REQUEST:

Curry Engineering, on behalf of Envision Homes, has requested that the Town Council consider approving the proposed Utility Allocation Agreement (UAA) for the Forestville Yard residential development. The developer, Town Attorney, and staff have reviewed the proposed UAA and find it acceptable.

II. PROJECT PROFILE:

PROPERTY LOCATION:	1008 Old Knight Road
WAKE COUNTY PIN:	1754-68-7812
ZONING DISTRICT	Residential Mixed-Use-Planned Unit Development
NAME OF PROJECT:	Forestville Yard
APPLICANT:	Curry Engineering
PROPERTY OWNER:	Envision Homes
PROPERTY SIZE:	26.60 acres
APPROVED LAND USE:	137 single-family and townhome lots

III. PROJECT HISTORY:

On February 16, 2022, the Town Council approved a request (ZMA-12-20; ORD #22-02-16-003) to rezone and develop 26 acres along Old Knight Road. The development is identified by the Wake County PIN 1754-68-7812.





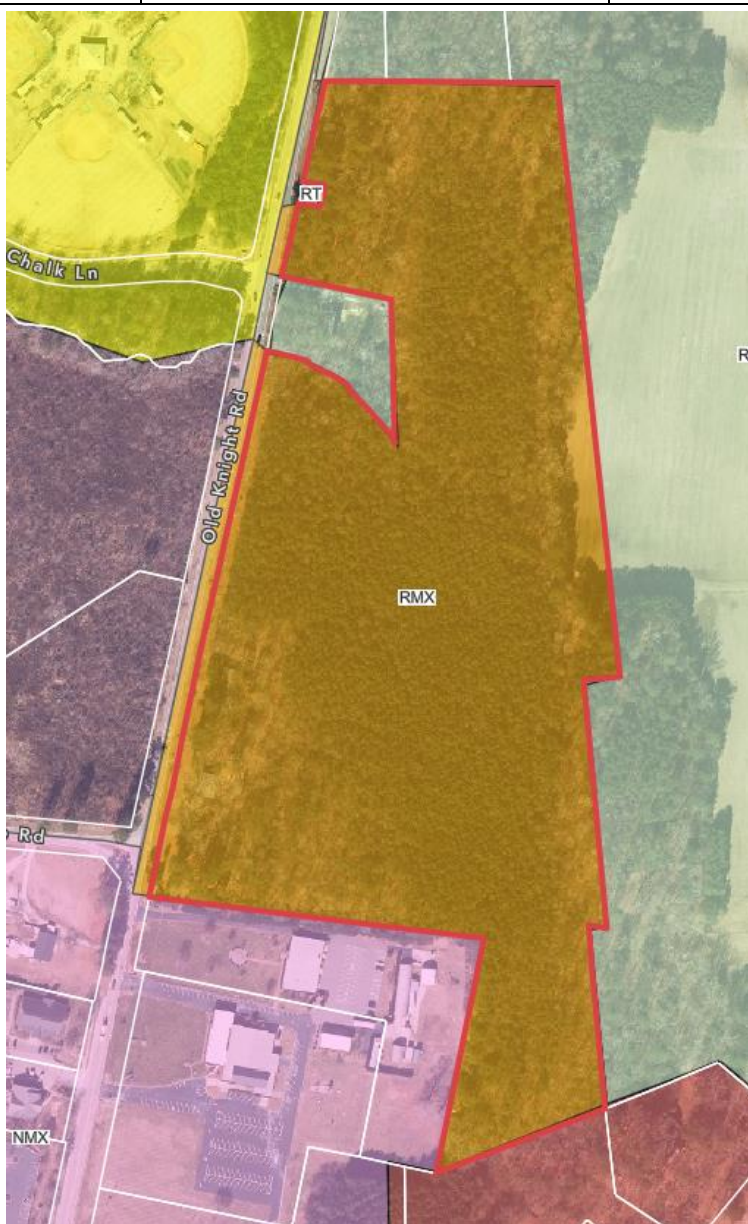
Town of Knightdale

Staff Report

IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES:

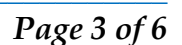
The approved project includes a single parcel, located at 1008 Old Knight Road, which has been annexed into Town Limits.

DIRECTION	LAND USE	ZONING
North	Residential/Vacant	RT
South	Residential/Commercial	HB/NMX
East	Vacant/Farm	RT
West	Residential/Knightdale High School	NMX/GR8





A Master Plan was approved for 39 townhomes and 98 rear-loaded single-family lots. As part of the Planned Unit Development, a site-specific plan was approved by Town Council. Construction Drawings are nearing approval and early clearing and grading work is expected to begin the coming weeks.



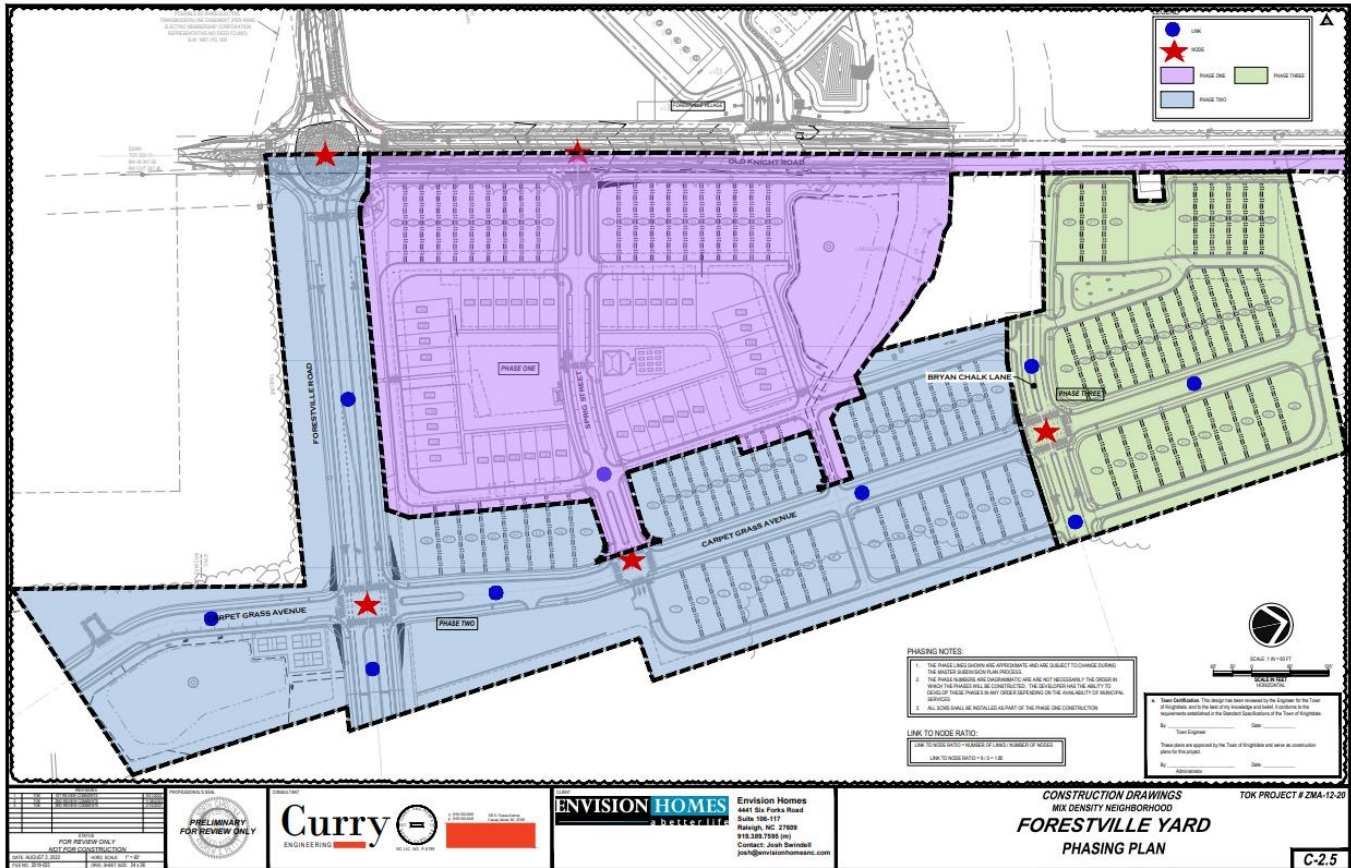


Town of Knightdale

Staff Report

C. Phasing & Vested Rights:

The project is planned for development in three phases, outlined below. As such, the term of this agreement shall be a period of seven (7) years following execution by both parties. Unless otherwise agreed by the parties, the rights and interests conveyed by the Town to the Owner pursuant to this Agreement shall terminate on or about December 31, 2030.



D. Community Design Exceptions:

Several zoning conditions were granted with the approved Master Plan. Those exceptions are listed below and are contained in the attached UAA.

1. All single-family rear-loaded dwellings shall be served by driveways measuring 20-feet long from the edge of the right-of-way.
2. Approximately 57 single-family rear-loaded units shall be a minimum of 26-feet in width at the front setback line.
3. A 20-foot-wide Type B Buffer shall be provided along the northern and eastern project boundaries, adjacent to parcels currently zoned Rural Transition.
4. The private, recorded legal documents governing the subdivision shall obligate the homeowner's association to maintain the landscaping on all lots.



Town of Knightdale

Staff Report

E. Architectural Standards:

Architectural standards proposed by the developer for single-family homes and townhomes are included in Exhibit D of the UAA. Additionally, elevations were included in the original master plan, which will be used by Development Services staff at time of building permit review to ensure plans are consistent.

VII. STAFF RECOMMENDATION:

After receiving public comment, staff recommends Town Council close the public hearing. Following discussion and questions, staff recommends approving the UAA and adopting Ordinance #23-03-15-003.