



Town of Knightdale

Staff Report

Title: River Pointe Utility Allocation Agreement

Director Signature: JB

Staff: Kevin Lewis, Senior Planner

Asst. Town Manger Signature: DT

Date: October 18, 2023

Town Manager Signature: WRS

I. REQUEST:

Carolina Development Group has requested that the Town Council consider approving the proposed Utility Allocation Agreement (UAA) for the River Pointe development. The developer, Town Attorney, and staff have reviewed the proposed UAA and find it acceptable.

II. PROJECT PROFILE:

| | |
|--------------------|--|
| PROPERTY LOCATION: | 105 & 107 Colchester Drive |
| WAKE COUNTY PIN: | 1734-81-3452 and 1734-91-2203 |
| ZONING DISTRICT | General Residential-3 Planned Unit Development |
| NAME OF PROJECT: | River Pointe |
| APPLICANT: | McAdams Co |
| PROPERTY OWNER: | Carolina Development Group |
| PROPERTY SIZE: | 25.03 acres |
| APPROVED LAND USE: | 50 residential lots |

III. PROJECT HISTORY:

On December 21, 2022 the Town Council approved a request (ZMA-7-21; ORD #22-12-21-004) to rezone and develop 25.03 acres at 105 & 107 Colchester Drive. The development is identified by the Wake County PINs 1734-81-3452 and 1734-91-2203.

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

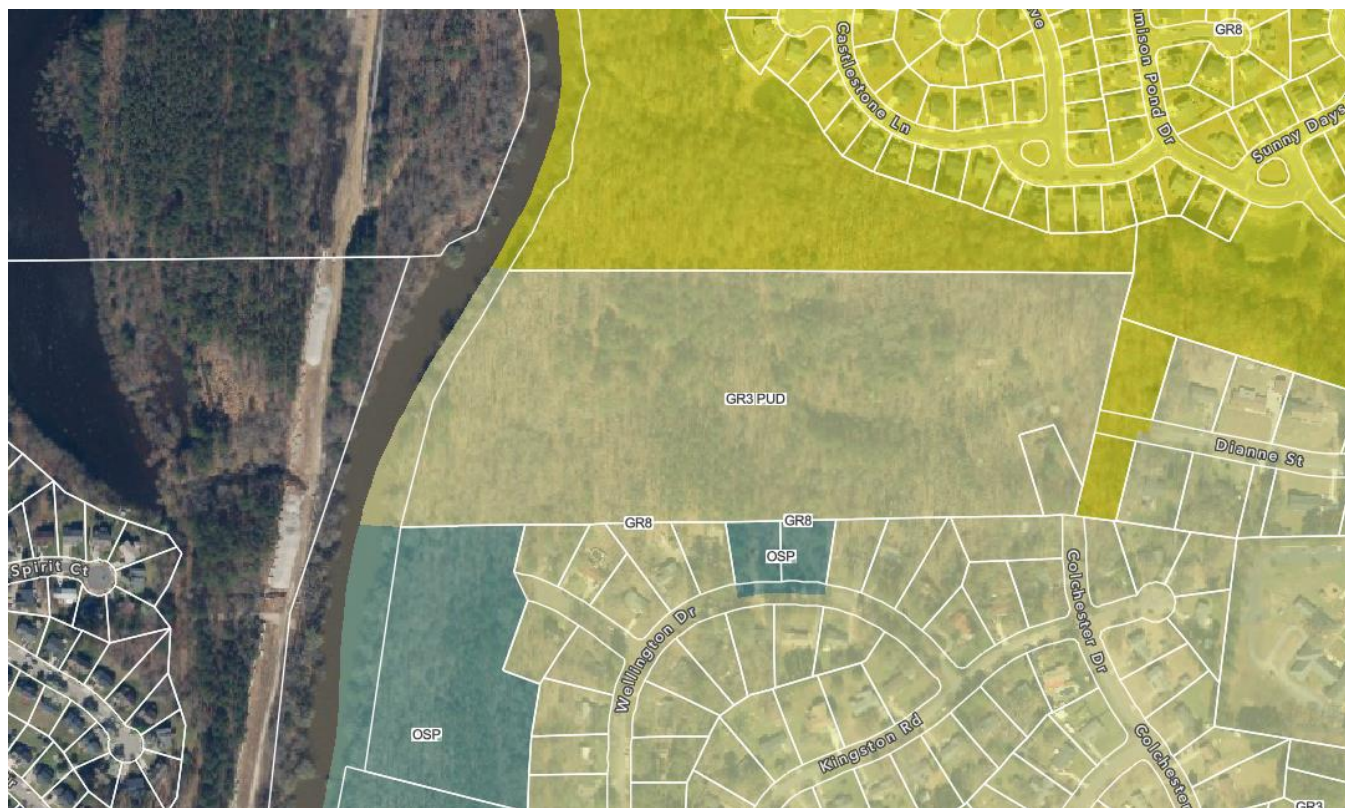
The approved project is located on two parcels at the end of Dianne Street, west of Hodge Road.

| DIRECTION | LAND USE | ZONING |
|-----------|-------------------------|---------|
| North | Langston Ridge | GR8 |
| South | Barclay Downs | GR3/OSP |
| East | Residential | GR3/GR8 |
| West | Neuse River/Residential | Raleigh |



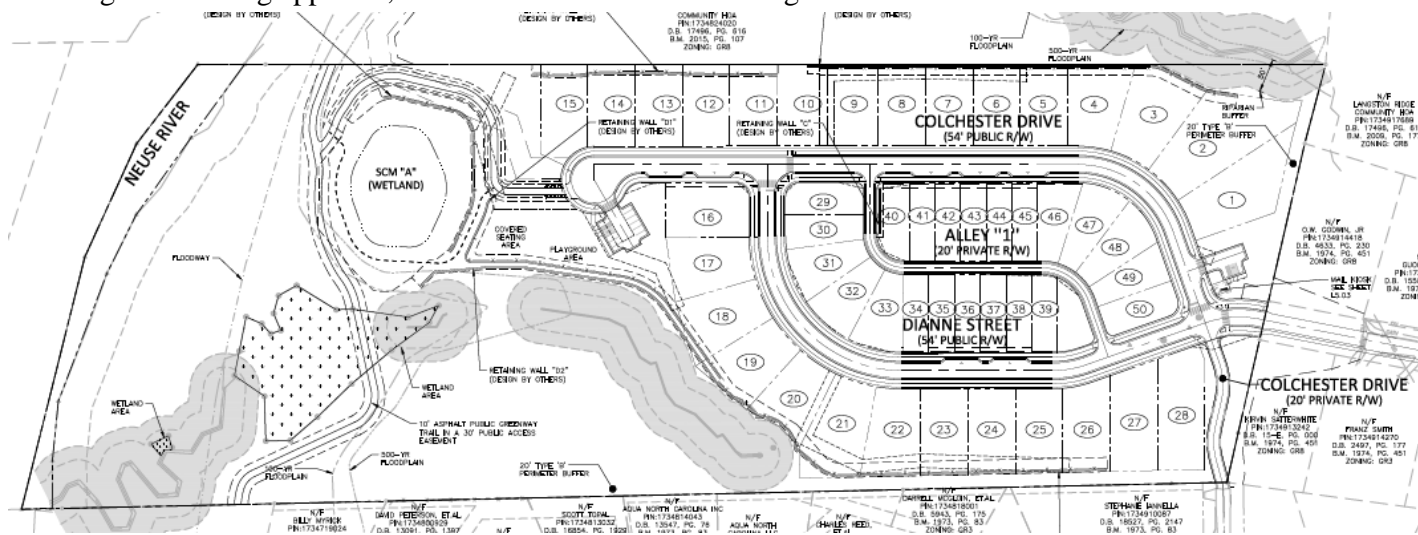
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V. APPROVED MASTER PLAN:

A Master Plan and Planned Unit Development were approved for 50 residential lots featuring front- and rear-loaded homes. As part of the Planned Unit Development, a site-specific plan was approved by Town Council. Construction Drawings are nearing approval, and the site was annexed in August 2023.





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VI. PROPOSED ELEMENTS OF UTILITY ALLOCATION AGREEMENT:

The following elements and terms are proposed for the River Pointe Utility Allocation Agreement. Full details of each item can be found in the attached draft document of the UAA.

A. Water Allocation Policy Compliance:

Per the adopted Water Allocation Policy, the development was awarded 15 base points as a major residential subdivision. The following table shows how the development will be compliant with the WAP:

| | Point Total |
|---|--------------------|
| Major Residential Subdivision | 15 |
| Bonus Point Item | |
| Residential Architectural Standards | 15 |
| Conservation of Natural Habitat | 4 |
| IPEMA Certified Playground Equipment | 4 |
| Stormwater – Constructed Wetland | 5 |
| Provision of On-Street Public Parking | 4 |
| Outdoor Display of Public Art | 4 |
| Total Water Allocation Policy Points | 51 |

B. Recreational Open Space:

The developer will provide both active and passive recreational open space in accordance with the approved Master Plan and PUD. Amenities shall include playground, play lawn, public greenway trails, private walking trails, public art, and shade structures.

C. Phasing & Vested Rights:

The project is planned for development in a single phase over a two-year period. The term of this agreement shall be a period of seven 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 October 18, 2030.

D. Community Design Exceptions:

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

1. All single-family front-loaded lots shall be served by driveways that are a minimum length of 25-feet. All single-family rear-loaded lots shall be served by driveways that are a minimum length of 20-feet.
2. Single-family front-loaded lots shall be a minimum of 70-feet wide.
3. Side setbacks for front-loaded lots shall be a minimum of 5-feet, and 4-feet for rear-loaded lots. Rear setbacks for front loaded lots shall be a minimum of 20-feet. Rear setbacks for rear-loaded lots shall



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be a minimum of 15-feet.

4. The development shall consist exclusively of single-family lots.
5. A connectivity index of 1.3 shall be achieved with this development.
6. All single-family lots shall be permitted to be mass graded.
7. The developer shall provide an off-site pedestrian connectivity along Dianne Street (a minimum five-foot wide sidewalk) connecting the River Pointe sidewalk network to the Hodge Road right-of-way. The developer shall evaluate and coordinate with NCDOT whether a wider (eight-foot) asphalt multipurpose path can be used in lieu of a five-foot sidewalk along this segment within the existing right-of-way, dependent on the degree of separation required from the road and associated grading impacts. Construction shall be dependent on NCDOT approval to add this improvement within their existing right-of-way.
8. In an effort to be more environmentally sensitive along the Neuse River, a constructed wetland shall be provided as a Stormwater Control Measure (SCM) in lieu of the wet pond shown in the Master Plan set – in the same general location and shall be reflected in Construction Drawing submittals. A pedestrian trail shall be provided around this revised SCM, similar to that shown around the wet pond.
9. The alley connecting Dianne Street to Colchester Drive shall be public and remain accessible.

E. Architectural Standards:

Architectural standards and building elevations were approved as part of the Master Plan and PUD. These standards shall be carried forward with this agreement. Additional buildings proposed on this site shall otherwise conform to UDO standards found in Chapter 6.

VII. STAFF RECOMMENDATION:

After receiving public comment, staff recommends the Town Council close the public hearing. Following discussion and questions, staff recommends approving the UAA and adopting Ordinance #23-10-18-003.