



Town of Knightdale

Staff Report

Title: Brio West Development Agreement

Director Signature: JB

Staff: Kevin Lewis, Senior Planner

Asst. Town Manger Signature: DT

Date: July 17, 2024

Town Manager Signature: WRS

I. REQUEST:

Trigate-Suncrest Brio West, LLC has requested that the Town Council consider approving the proposed Development Agreement for the Brio West development. The developer, Town Attorney, and staff have reviewed the proposed Agreement and find it acceptable.

II. PROJECT PROFILE:

PROPERTY LOCATION:	Old Crews Road
WAKE COUNTY PIN:	1755-15-5783, 1755-25-4643
ZONING DISTRICT	Neighborhood Mixed Use Planned Unit Development
NAME OF PROJECT:	Brio West
APPLICANT:	Trigate-Suncrest Brio West, LLC
DEVELOPER:	Trigate-Suncrest Brio West, LLC
PROPERTY SIZE:	97.12 acres
APPROVED LAND USE:	288 single-family and townhome lots

III. PROJECT HISTORY:

On July 20, 2022 the Town Council approved a request (ZMA-9-21; Ordinance #22-07-20-003) to rezone and develop 97.12 acres along either side of Old Crews Road. The development is identified by the Wake County PINs 1755-15-5783 and 1755-25-4643.



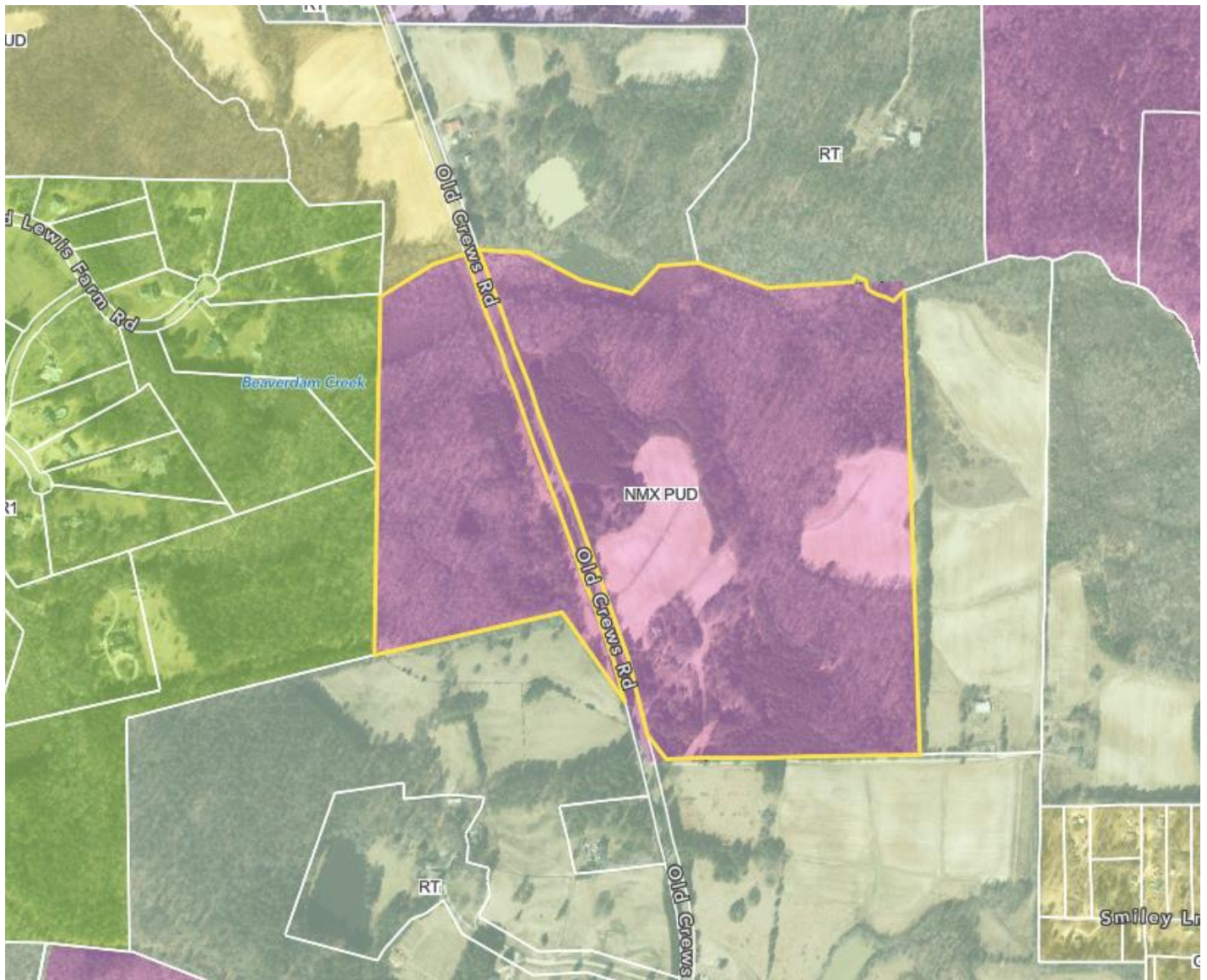
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IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES:

The approved project is located on two parcels along either side of Old Crews Road.

DIRECTION	LAND USE	ZONING
North	Residential	RT/GR3
South	Agricultural/Residential	RT
East	Low-Density Residential	RT
West	Low-Density Residential	RR1



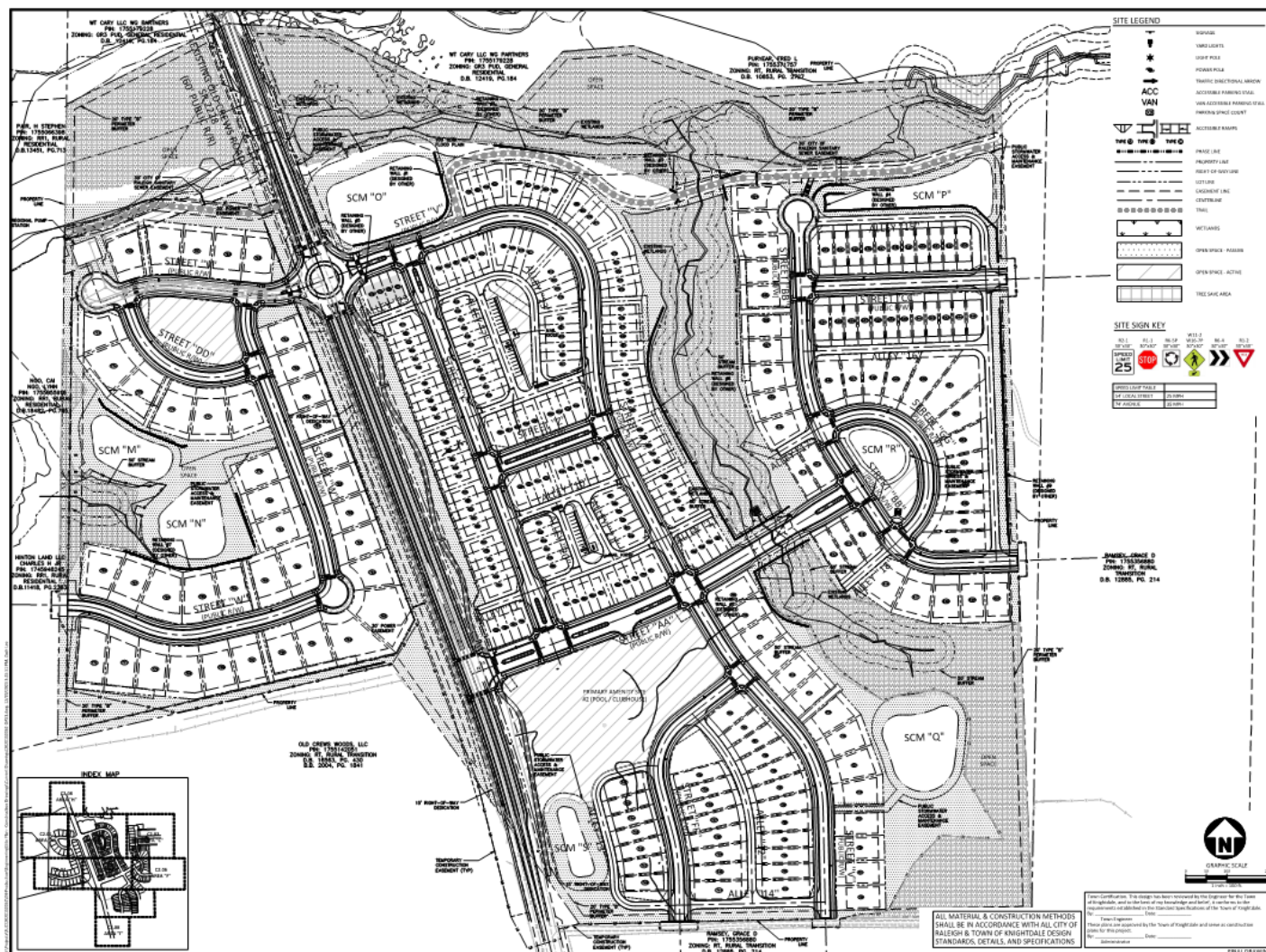


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V. APPROVED MASTER PLAN:

A Master Plan and Planned Unit Development were approved for 288 single-family and townhome lots. As part of the Planned Unit Development, a site-specific plan was approved by Town Council. Construction Drawings are nearing approval.





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VI. PROPOSED ELEMENTS OF DEVELOPMENT AGREEMENT:

The following elements and terms are proposed for the Brio West Development Agreement. Full details of each item can be found in the attached draft document of the Agreement.

A. Water Allocation Policy Compliance:

Per the adopted Water Allocation Policy, the residential portion of 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
On-Street Public Parking	4
Stormwater Pond with Fountain	4
Junior Olympic Pool	5
IPEMA Certified Playground Equipment	4
Deck/Patio - More than 3,000 square feet	3
Clubhouse with Meeting Space up to 2,500 square feet	5
Total Water Allocation Policy Points	55

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 are spread across 19 acres and shall consist of a pool and clubhouse, playground equipment, public and private greenway trails, preserved natural areas, seating & gathering areas, fire pits and grills, a dog park, and more.

C. Phasing & Vested Rights:

The project is planned for development in a three phases, starting towards the end of 2024 and finishing in 2026. 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 June 18, 2031.

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 Agreement.

1. Single-family dwelling lots accessed via a driveway that connects to the fronting public right-of-way may be a minimum of 50-feet wide. Side setbacks for front-loaded units shall be a minimum of five feet. Additionally, all dwellings will be served by driveways that are a minimum length of 25-feet.



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- The Required Distribution of Uses shall be modified to be consistent with the mixture of lots and housing types provided on the approved Master Plan.

Distribution of Uses	
Dwelling-Duplex/Townhome	15%
Dwelling-Multi-Family	3-8%
Dwelling-Single Family	78%
Mixed Use*	0-5%
Lodging/Office/Service/Retail/Restaurant /Entertainment/Recreation*	0-5%
Civic/Institutional*	0-5%
*Within the Brio PUD, the commercial/multi-family pod can support all non-residential uses contained here, as well as upper floor multi-family	

- Mass grading is permitted on all front-loaded single-family lots. A new, three-inch caliper canopy tree shall be planted in the front yard of all front-loaded single-family lots prior to issuance of the Certificate of Occupancy for that home.
- Due to the amount of environmental features which will remain undisturbed, the connectivity index shall be reduced to 1.30. Additionally, up to eight cul-de-sacs shall be permitted in the general locations depicted on the approved Master Plan.
- A 20-foot Type B Landscaped Buffer shall be provided on single-family portion of the site, adjacent to other parcels. A 30-foot Type C buffer shall be provided on the commercial/multi-family pod to other parcels.
- Approximately 67 market rate townhomes shall be front-loaded and be oriented to the interior of the development.

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.

F. Transportation Improvements:

The developer has provided a phasing study of required TIA off-site improvements. Currently, NCDOT and Town Staff are reviewing the study to ensure the proposed plan will accommodate future trips generated by the site.

VII. STAFF RECOMMENDATION:

Continue the public hearing to August 21, 2024 to allow NCDOT and Town Staff additional time to review the proposed phasing study for TIA required improvements.