



Town of Knightdale

Staff Report

Title: Legacy Oaks Utility Allocation Agreement

Staff: Kevin Lewis, Senior Planner

Date: August 17, 2022

Director Signature: JB

Asst. Town Manager Signature: DT

Town Manager Signature: WRS

I. REQUEST:

Curtis Gautier of Shenandoah Homes has requested that the Town Council consider approving the proposed Utility Allocation Agreement (UAA) for the Legacy Oaks development. The developer, Town Attorney, and staff have reviewed the proposed UAA and find it acceptable.

II. PROJECT PROFILE:

PROPERTY LOCATION:	Hodge Road and Knightdale Blvd
WAKE COUNTY PIN:	1744-24-3939, 1744-25- 5603, 1744-28-8141, 1744-38-3153, and 1745-20-9095
ZONING DISTRICT	Highway Business, Urban Residential 12, & General Residential 3 Planned Unit Development
NAME OF PROJECT:	Legacy Oaks
APPLICANT:	STC CapProp EAT, LLC, and Shenandoah Homes, LLC
PROPERTY OWNER:	STC CapProp EAT, LLC, and Shenandoah Homes, LLC
PROPERTY SIZE:	104.93 acres
APPROVED LAND USE:	149 townhomes, 98 front-loaded single-family lots, 91 rear-loaded single-family lots, a 110- room hotel, 19,900 square feet of retail space, and 38,700 square feet of office space

III. PROJECT HISTORY:

On June 16, 2021, the Town Council approved a request (ZMA-3-21; ORD #21-06-21-002) to rezone and develop 105 acres north of the intersection of Knightdale Blvd and Hodge Road. The development is identified by the Wake County PINs 1744-24-3939, 1744-25- 5603, 1744-28-8141, 1744-38-3153, and 1745-20-9095.



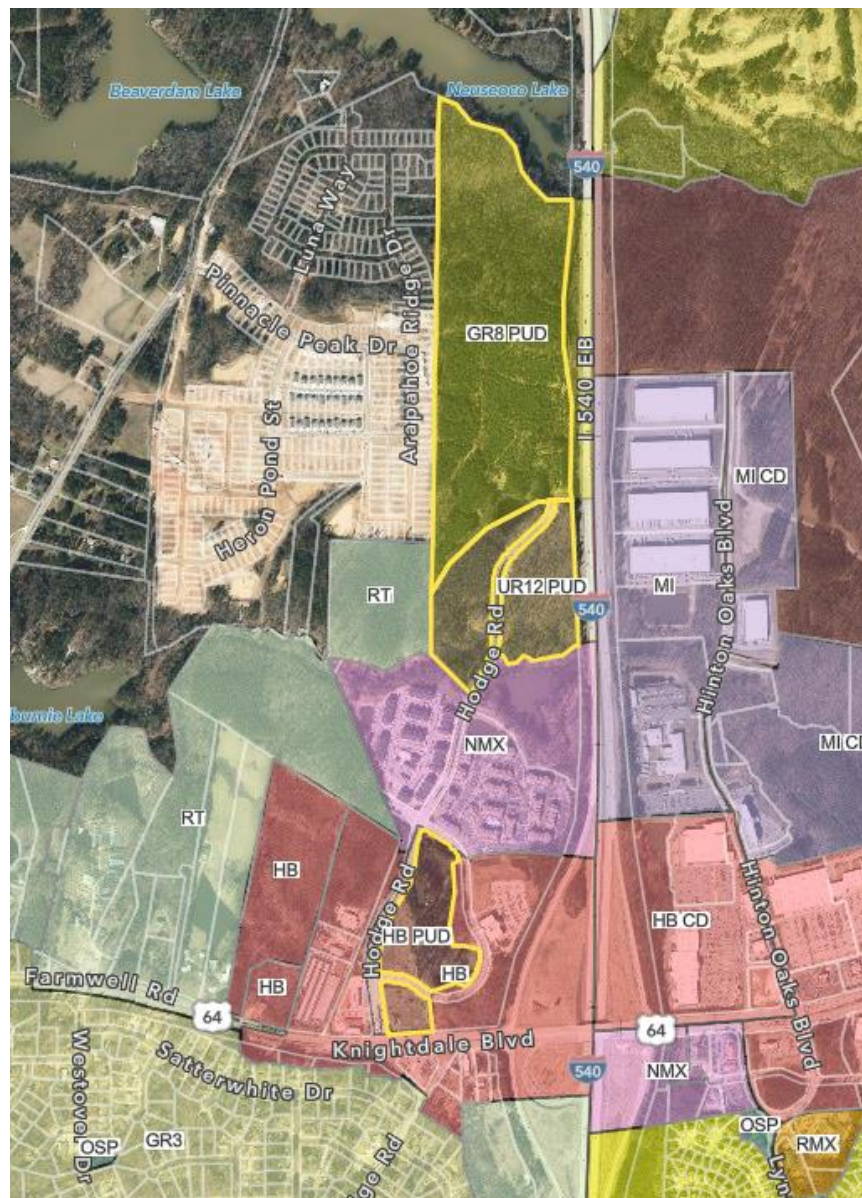
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IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES:

The approved project includes five parcels, located north of Knightdale Blvd along Hodge Road.

DIRECTION	LAND USE	ZONING
North	Residential	Raleigh
South	Highway Business	HB
East	I-540, Knightdale Marketplace, Hinton Oaks Industrial Park	MI, HB
West	Residential, Vacant	RT, HB, Raleigh





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VI. PROPOSED ELEMENTS OF UTILITY ALLOCATION AGREEMENT:

The following elements and terms are proposed for the Legacy Oaks 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 for House & Townhouse Ch. 5	15
Lap Pool (Four Lane Minimum)	3
Pool Deck (1,000+ sq ft)	1
Clubhouse (bathroom & changing rooms)	3
IPEMA Certified Playground	4
Construction of more than 3,000 linear feet of 6-foot-wide path	3
Exclusive Use of Xeriscaping Techniques and Drought-Tolerant Spaces	3
Construct more than 1,000 linear feet of 10-foot-wide path	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 will include playground equipment, a pool and clubhouse, picnic areas, passive gathering spaces, and a public greenway.

C. Phasing & Vested Rights:

The project is planned for development in a single phase. All public infrastructure improvements shall be completed prior to signature of the Final Plat. 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 August 17, 2029.

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. Zoning Conditions: The following uses shall be permitted in the HB zoned portion of the site. All other uses otherwise permitted in the HB zoning district shall be prohibited.
 - a. Office/Service - Animal Services, ATM, Banks/Credit Unions/Financial Services, Business Support Services, Community Service Organizations, Government



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Services, Medical Services, Professional Services, Studio - art/dance/martial arts/music.

b. Retail/Restaurants - All Allowable Uses Under HB Zoning.

3. Entertainment/Recreation - All Allowable Uses Under HB Zoning.

2. The applicant is proposing 60-foot-wide front-loaded lots with a 20-foot-long driveway. For lots less than 60-feet in width, the applicant is proposing 25-foot-long rear-loaded driveways.
3. The applicant proposes to mass grade the 98 front-loaded lots, in addition to the remainder of the residential portion, which is permitted to be mass graded.

E. Architectural Standards:

The developer submitted revised building elevations following approval of the Master Plan. These elevations were reviewed against the original approvals and Architectural Standards (UAA Exhibit D) and found to be generally consistent. In addition to the elevations, the applicant agrees to the Architectural Standards found in UDO Sec. 5.7, 5.8, 5.10, and 5.11.

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 #22-08-17-002.