



Town of Knightdale

Staff Report Cover Sheet

Title: ZMA-5-21 –Creekview Crossing Planned Unit Development

Staff: Kevin Lewis, Senior Planner

Date: August 17, 2022

PURPOSE

- The purpose of this staff report is to provide an overview of a Zoning Map Amendment for the proposed Creekview Crossing Planned Unit Development. Strong Rock Engineering Group, on behalf of Ellis Developments NC, LLC, has submitted an application requesting a Zoning Map Amendment to rezone approximately 102.06 acres on Widewaters Parkway, identified by Wake County PINs 1744-91-0921, 1744-81-1114, 1744-71-1175, 1744-61-9718, 1744-61-9549, 1744-71-7801, 1744-82-9228, 1744-92-0445, and 1744-71-3798, from Rural Transition, Open Space Preserve, and General Residential-8 to General Residential 3-Planned Unit Development, to allow for the construction of a 283-unit residential subdivision.

STRATEGIC PLAN PRIORITY AREA(S)

- Connected & Inclusive

GENERAL STATUTE REFERENCE(S), *if applicable*

- N.C.G.S. 160D-605

TYPE OF PUBLIC HEARING, *if applicable*

- Legislative

FUNDING SOURCE(S), *if applicable*

- N/A

ATTACHMENT(S)

- Staff Report
- Master Plan
- PUD Document with Elevations
- Neighborhood Meeting Information
- Transportation Impact Analysis
- Ordinance #22-08-17-005

STAFF RECOMMENDATION

- Approve ZMA-5-21 and adopt the recommended advisory statement describing plan consistency and reasonableness of action
- Adopt ORD #22-08-17-005

Knightdale Strategic Priorities



Safe



Connected & Inclusive



Sustainable



Active & Healthy



Organizational Excellence