



Town of Knightdale

Staff Report

Title: Harper Preserve Development Agreement

Staff: Kevin Lewis, Senior Planner

Date: November 20, 2024

Director Signature: JB

Asst. Town Manger Signature: DT

Town Manager Signature: WRS

I. REQUEST:

Parker Poe has requested that the Town Council consider approving the proposed Development Agreement for the Harper Preserve development. The developer, Town Attorney, and staff have reviewed the proposed Agreement and find it acceptable.

II. PROJECT PROFILE:

PROPERTY LOCATION:	Fayetteville Street and Robertson Street
WAKE COUNTY PIN:	1754-51-8186 and 1754-60-7948
ZONING DISTRICT	General Residentil-3 and Neighborhood Mixed Use Planned Unit Development
NAME OF PROJECT:	Harper Preserve
APPLICANT:	Parker Poe
DEVELOPER:	Old East Properties
PROPERTY SIZE:	94.01 acres
APPROVED LAND USE:	231 residential lots & 2.3 acres of commercial

III. PROJECT HISTORY:

On May 17, 2023 the Town Council approved a request (ZMA-2-22; ORD #22-11-16-007) to rezone and develop 94 acres between Fayetteville Street and Robertson Street. The development is identified by the Wake County PINs 1754-51-8186 and 1754-60-7948.



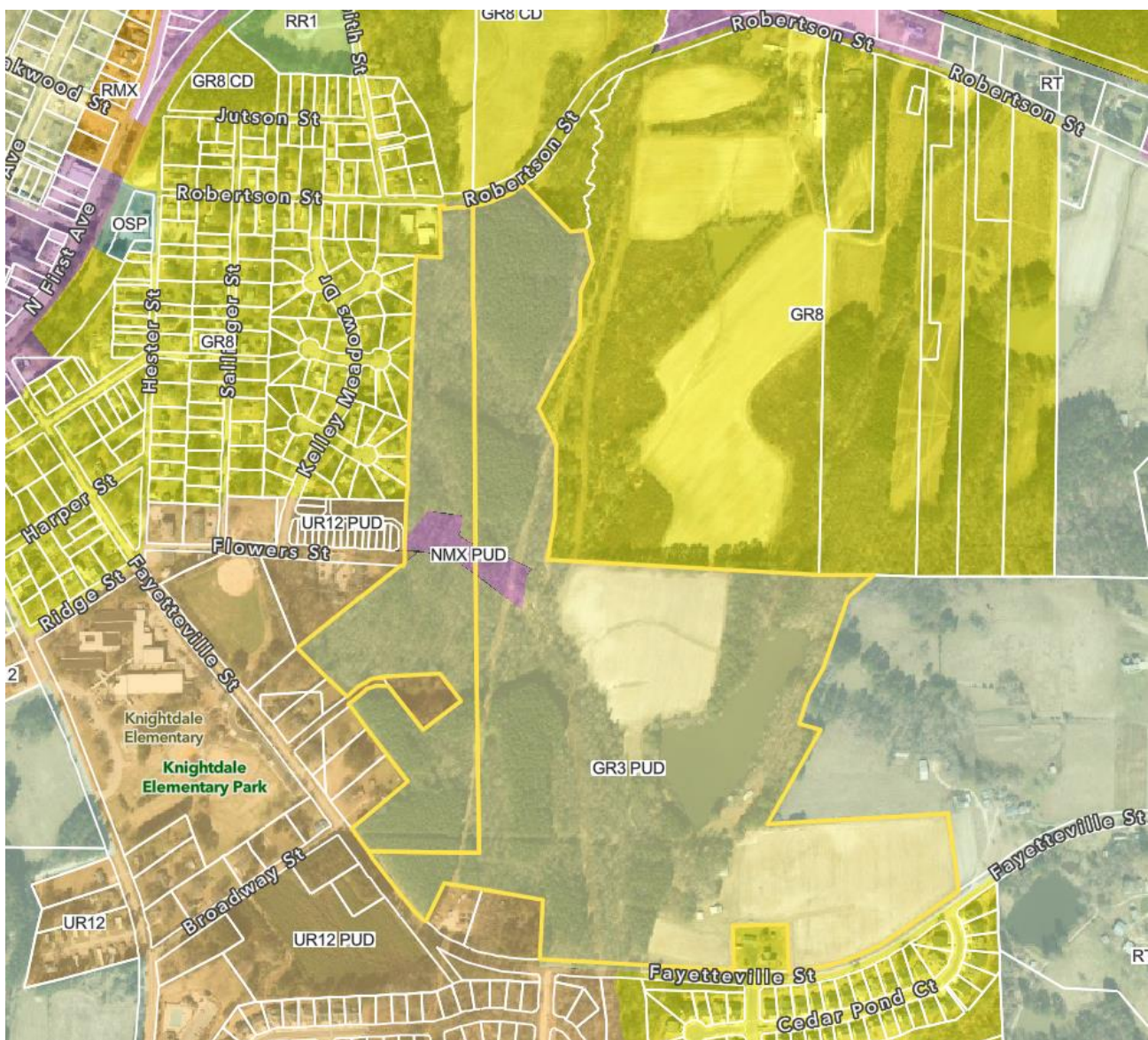
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IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES:

The approved project is located on two parcels with frontage on Fayetteville Street and Robertson Street.

DIRECTION	LAND USE	ZONING
North	The Collection	GR8
South	Residential, Glenmere	GR8, UR12
East	Residential, Robertson Crossing	GR8, RT
West	Residential	GR8, UR12



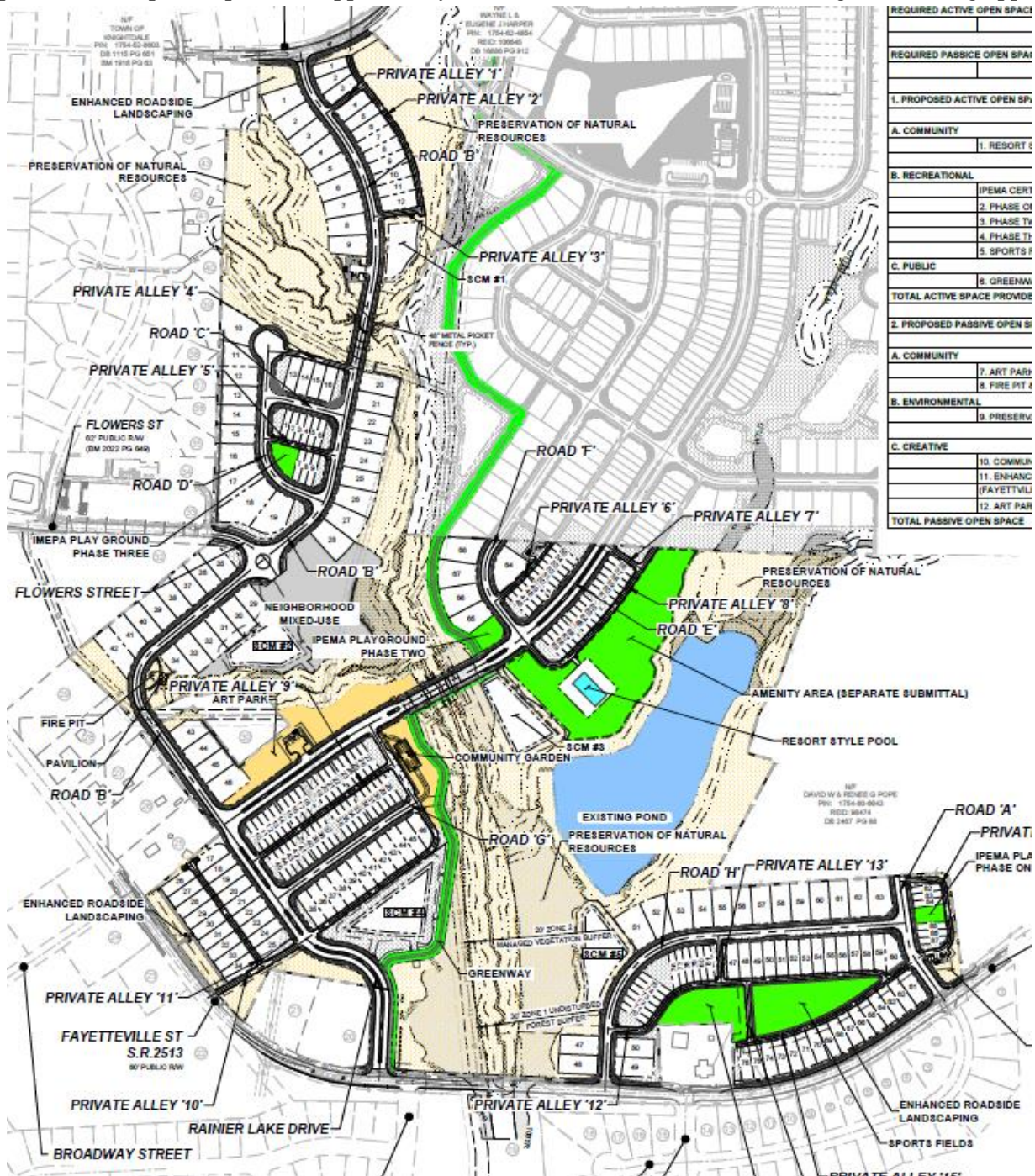


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V. APPROVED MASTER PLAN:

A Master Plan and Planned Unit Development were approved for 231 residential lots featuring front- and rear-loaded homes, and a 2.3 acre nonresidential outparcel for future retail and office users. As part of the Planned Unit Development, a site-specific plan was approved by Town Council. Construction Drawings are nearing approval.



REQUIRED ACTIVE OPEN SPACE	
REQUIRED PASSIVE OPEN SPACE	
1. PROPOSED ACTIVE OPEN SPACE	
A. COMMUNITY	1. RESORT STYL
B. RECREATIONAL	2. IPEMA CERT 3. PHASE OI 4. PHASE TI 5. SPORTS F
C. PUBLIC	6. GREENWA
TOTAL ACTIVE SPACE PROVIDED	
2. PROPOSED PASSIVE OPEN SPACE	
A. COMMUNITY	7. ART PARK 8. FIRE PIT
B. ENVIRONMENTAL	9. PRESERV
C. CREATIVE	10. COMMUN 11. ENHANC 12. ART PARK
TOTAL PASSIVE OPEN SPACE	



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VI. PROPOSED ELEMENTS OF DEVELOPMENT AGREEMENT:

The following elements and terms are proposed for the Harper Preserve 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:

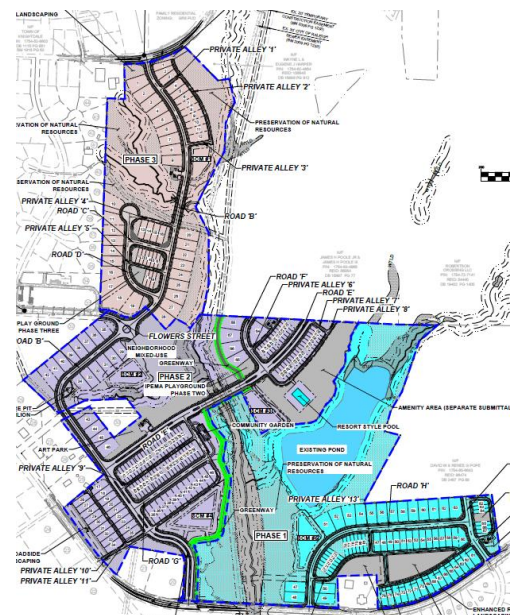
	Point Total
Major Subdivision	15
Bonus Point Item	
Residential Architectural Standards for Single-Family and Townhouse	15
On-Street Public Parking	4
Outdoor Display of Public Art	4
Private Greenway – More than 3,000 Linear Feet	3
IPEMA Certified Playground Equipment	4
Resort Style Pool	2
Clubhouse without Kitchen – 1,500 – 2,499 Square Feet	5
Total Water Allocation Policy Points	52

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 a playground, art park, public greenway trails, pool and clubhouse, and playfields.

C. Phasing & Vested Rights:

The project is planned for development in three phases. 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 November 20, 2031.





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D. Site Development Allowances:

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

- A. All single-family front-loaded lots shall be a minimum of 60 feet wide and be served by driveways that are a minimum length of 25 feet. All single-family rear-loaded lots and townhomes shall be served by driveways that are a minimum length of 20 feet.
- B. Side setbacks for front-loaded lots shall be a minimum of five feet, and three feet for rear-loaded lots.
- C. The development shall meet the following distribution of uses as noted in the approved Master Plan:

Use Type	Distribution
Dwelling-Townhomes	17%
Dwelling-Single-Family	76%
Mixed-Use	7%

- D. Mass grading shall be permitted on all single-family lots, except lots 1-9 and 59-63 as shown on the Master Plan.
- E. A 10-foot Type A Buffer shall be required on the mixed-use parcels adjacent to single-family zoning.

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.

F. Transportation Improvements:

The development shows a new road being constructed across Town-owned land off of Fayetteville Street, on the site of a former wellhouse (Exhibit D). This Agreement will grant the developer a Temporary Construction Easement from the Town at time of construction. Afterwards, the developer will dedicate the new public road back to the Town.

VII. STAFF RECOMMENDATION:

After receiving public comment, staff recommends the Town Council close the public hearing. Following discussion and questions, staff recommends approving the Development Agreement and adopting Ordinance #24-11-20-003.