



Town of Knightdale

Staff Report Cover Sheet

Title: ZMA-4-23 – Terravita Planned Unit Development

Staff: Gideon Smith, Senior Planner – Current

Date: March 20, 2025

PURPOSE

- The purpose of this staff report is to provide an overview of a Zoning Map Amendment for the proposed Terravita Planned Unit Development.

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
- Application & Master Plan
- PUD Document with Elevations
- Neighborhood Meeting Information
- Transportation Impact Analysis (including NCDOT comments)

STAFF RECOMMENDATION

- Hold a joint public hearing;
- Following public comment, close the public hearing; and
- Refer case ZMA-4-23 to the April 14, 2025, Land Use Review Board for review and recommendation.

Knightdale Strategic Priorities



Safe



Connected &
Inclusive



Sustainable



Active & Healthy



Organizational
Excellence