



# Town of Knightdale

## Staff Report Cover Sheet

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Title: ZMA-7-24 – Hopkins Farm Planned Unit Development

Staff: Gideon Smith, Senior Planner – Current

Date: July 17, 2025

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### PURPOSE

- The purpose of this staff report is to provide an overview of a Zoning Map Amendment for the proposed Hopkins Farm 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
- Neighborhood Meeting Information
- Transportation Impact Analysis

### STAFF RECOMMENDATION

- Hold a joint public hearing;
- Following public comment, close the public hearing; and
- Refer case ZMA-7-24 to the Land Use Review Board for review and recommendation

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*Knightdale Strategic Priorities*



Safe



Connected &  
Inclusive



Sustainable



Active & Healthy



Organizational  
Excellence