



Town of Knightdale

Staff Report Cover Sheet

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

Staff: Gideon Smith, Senior Planner – Current

Date: August 11, 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)
- Joint Public Hearing Questions, Comments, & Responses
- Joint Public Hearing Agenda Packet & Presentation Materials
- Nearby Development Map
- Brio Off-Site Improvements Phasing Study – Recommended Lane Configurations Diagram

STAFF RECOMMENDATION

- Review the request
- Forward an Advisory Statement to Town Council
- Recommend approval or denial of ZMA-4-23

Knightdale Strategic Priorities



Safe



Connected & Inclusive



Sustainable



Active & Healthy



Organizational Excellence