

Project Overview

#1074246

Project Title: Terravita

Jurisdiction: Town of Knightdale

Application Type: Planned Unit Development (Full)

State: NC

Workflow: PUD: Town Council (Step 3)

County: Wake

Project Contacts

Contact Info: Applicant

Charles Walker
Entitlement Preservation Group
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Pittsboro, NC 27312
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Contact Info: Engineer

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Priest Craven & Associates
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Please indicate which of the following contacts should be included in this project.: Engineer

Project Location

Applications must include accurate property information. If unsure of the Parcel Identification Number (PIN), please use [Wake County iMAPS](#).

Project Address: 0 BUFFALOE ROAD

Parcel Identification Number (PIN):

- 1755863977
- 1755787080

Total Acreage: 60.68

Project Description

Brief Description of Project:

Planned Unit Development of a Residential Subdivision containing Single Family lots, and Townhomes.

Project Location Data

Inside Corporate Limits: No

Current Land Use: Vacant/Undeveloped

Proposed Land Use (General): Residential

Current Zoning: RT - Rural Transition

Residential Information

Does this project include a residential component?: Yes

Number of Townhome Lots: 101

Total Number of Proposed Residential Lots: 235

Number of alley loaded lots: 216

Proposed Density: 4.0

Number of Detached Single Family Lots: 134

Number of Multi-Family/Apartments Units: 0

Number of front loaded lots: 19

Please Note: Knightdale's Unified Development Ordinance has unique regulations pertaining to mass grading and landscape preservation. Please consult the UDO regulations below to ensure your proposed project meets the requirements.

As outlined in **UDO Chapter 9.3: Residential Clearing & Grading**, mass grading is prohibited except where residential lots are less than 60 feet in width.

As outlined in **UDO Chapter 7.4.H: Tree Protection**, there are requirements for landscape preservation, tree save areas, protection measures, and replacement specifications.

Non-Residential Information

Does this project include a non-residential component?: No Total Number of Proposed Non-Residential Lots:

Total Number of Non-Residential Buildings:

If your project contains more than three buildings, please upload total proposed square footage information as part of your project documents.

Building #1 Square Footage:

Building #2 Square Footage:

Building #3 Square Footage:

Please Note: Knightdale's Unified Development Ordinance has unique regulations pertaining to landscape preservation. Please consult the UDO regulations below to ensure your proposed project meets the requirements.

As outlined in **UDO Chapter 7.4.H: Tree Protection**, there are requirements for landscape preservation, tree save areas, protection measures, and replacement specifications.

Utility & Stormwater Information

Proposed Water Supply: Public or Municipal

Description of Public Utility Connection (Water Supply):

Water supply will be provided by an extension of the existing public water supply from a connection point to the south.

Proposed Wastewater Supply: Public or Municipal

Description of Public Utility Connection (Wastewater Supply):

Wastewater supply will connect to a lift station in a proposed development to the south.

How will stormwater management be addressed?: New System or Device

New Device Type: Wet Pond

Does the proposed development anticipate the addition or extension of public streets?: Yes

Does the parcel(s) contain any of the following environmental/natural features?: Wetlands, Stream Buffers, Body of Water

Will the building(s) have an automatic sprinkler system?:

Where will the FDC (Fire Department Connection) be located?:

Neighborhood Meeting Information

Please Note: A full Neighborhood Meeting Report is a required element of this application. The questions below must answered and are not a substitution for providing a full report, as outlined in the application checklist.

Date of Mailed Notification: 07/01/2024

Date of Neighborhood Meeting: 07/25/2024

Number of Property Owners Contacted: 90

Number of Residents in Attendance: 15

Provide a brief summary of the meeting, including any issues or concerns that were discussed.:

A neighborhood meeting was held via Teams online on July 25th at 6:00 pm.

There were approximately fifteen neighbors in attendance, along with three members of the design team, and one Senior Planner from the Town of Knightdale.

At the neighborhood meeting for Terravita, the neighbors had questions about streets, traffic, the site buffers, proposed utilities, types of units, construction timing, and architectural standards.

Comprehensive Plan Consistency

Please Note: A standalone PUD document is a required application element. The questions below must be answered and are not a substitution for providing a PUD document, as outlined in the application checklist.

Current 2035 Comprehensive Plan Placetype Designation:
Rural Living & Agriculture

Provide brief statements regarding whether the rezoning request is consistent with the Growth Framework designation, Growth & Conservation Placetype, and any applicable policies contained within the 2035 Comprehensive Plan.:

This application is to propose a rezoning from RR1 to GR8-PUD. If approved, it would advance the goals as described in the KnightdaleNext2035.v2 Comprehensive Plan. Terravita is located near a Neighborhood Node but currently within the Rural Planning area as identified in the Growth Framework Plan. Changing the future land use from Rural Living to a more dense walkable neighborhood would support the neighborhood node recently approved in Weldon. Higher-density projects with extensive open space create more walkable, pedestrian-friendly neighborhoods.

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.:

Terravita can be another exceptional addition toward the trend of planned communities that are being created within Town limits under the UDO Guidelines. Within its limits, it will provide a mixture of housing styles from two and three-story townhomes to several examples of single-family detached opportunities. Its overall development will include both active and passive open spaces, small play areas spread throughout the neighborhood as well as public art locations. We also embrace the existing developments around the Project by extending the chance to live within the Town and extending the area's road network.

UDO Consistency

Please Note: A standalone PUD document is a required application element. The questions below must be answered and are not a substitution for providing a PUD document, as outlined in the application checklist.

Proposed Base Zoning District: GR8 - General Residential 8

Explain how the project is consistent with the Unified Development Ordinance:

Section 2.4.C. of the Town of Knightdale Unified Development Ordinance states that, the Planned Unit Development Overlay District process encourages creativity and innovation in the design of developments through a master planning process that allows for flexibility from underlying zoning as approved by the Town Council.

Section 12.2.G.3.g.ii states that approval of a development through a Planned Unit Development Overlay District rezoning, including modifications to the requirements of this UDO is a privilege and will be considered by the Town only in direct response to the accrual of tangible benefits from the planned unit development to the Town of the neighborhood in which it would be located.

Toward those goals, we offer the following: Exceptional passive and active recreational amenities spread throughout the site. Environmental protection and enhancement, landscape and architectural detailing, sense of place, and the mixture of more affordable housing opportunities. Conservation of natural features of the site and retaining the existing Pond

Provide any proposed modifications to UDO standards:

The proposed zoning for Terravita is G8-PUD. Terravita meets all standards outlined in the Town of Knightdales Unified Development Ordinance except for a few conditions. Due to site constraints, the applicant is requesting the following site development allowances:

Bulk and Dimensional Standards (UDO Sec. 3.4)

Lot width (street loaded)

In the G8 base district, the minimum required lot width for a street-

loaded lot is 80. To create a variety of housing types and a more walkable community, we are proposing single-family detached street-loaded lots with lot widths of 60 and 80.

Lot width (alley loaded)

In the G8 base district, the minimum required lot width for an alley-loaded lot is 30. To provide a variety of housing types and a more walkable community, we are proposing alley-loaded single-family detached lots with a minimum width of 30, and townhome lots with minimum widths of 20. The end townhomes will have a minimum of 20 lots, and the interior townhomes will have a minimum of 20 lots. The alley-loaded single-family detached and attached options create a pedestrian-friendly streetscape for the community.

Driveway length

In the G8 base district, the minimum required driveway length is 35 for a residential lot. For townhomes and rear-loaded single-family lots, we are proposing a 20 minimum driveway length. For single-family front-loaded lots, we are proposing a 25 minimum driveway length.

Lot setbacks

In Sec. 6.5 of Knightdales UDO, the minimum rear setback for a house building type is 25. For all rear-loaded single-family lots, we are proposing a minimum setback of 20.

Standard Street Sections (Town of Knightdale Standard Details)

Local Street Section - Two Way. The standard detail calls for a 54.0 right-of-way and allows for informal parking. Terravita is proposing on-street parking along sections of the road where there are no residential driveways. On-street parking, as shown on the Plan, will allow for guest parking. The design does not provide on-street parking on streets with front-loaded units to avoid any potential conflicts. As shown on the Plans, the street access to Buffalo will require a modified cross section. We are currently showing sidewalk on both sides of the street at the connection to Buffalo. However, the sidewalk location will vary from 0 min. from the back of curb to 3 max. depending on the final site grading (the standard 54 section requires 6 between boc & sidewalks).

Residential Clearing & Grading (UDO Sec. 9.3.B)

Terravita will require a site development allowance of Residential Clearing and Grading as specified in Section 9.3.B of the UDO. Currently, mass grading is prohibited on lots 60 in width or greater. Terravita requests to mass grade all single-family and townhome lots less than 80 wide.

Any lot 80 in width or greater shall not be mass-graded.

Buffalo Road Improvements

Terravita has very limited frontage on Buffalo Rd. From Staff,

Buffalo Rd in the future will be 4 travel lanes with a divided median. With less than 60' of frontage and the refusal of neighbors to allow for off-site construction, the current proposal is that widening based on the TIA will be constructed and a fee-in-lieu will be paid for future improvements defined by the limited Buffalo Rd frontage.

Home affordability and variety

G8 zoning matrix does not allow for townhomes. To give the best possibility for more affordable variety of homes in the Town, Terravita requests the ability to include townhomes.

Water Allocation Policy Compliance

Please Note: Connection to municipal water requires compliance with the [Water Allocation Policy](#). Projects must be awarded 50 points or more to merit water allocation. Specific information regarding policy compliance must be included in the Master Plan submittal.

Land Use Category: 15 pts - Major Subdivision
Bonus Points: 39

Base Points: 15
Total Points Proposed: 54