



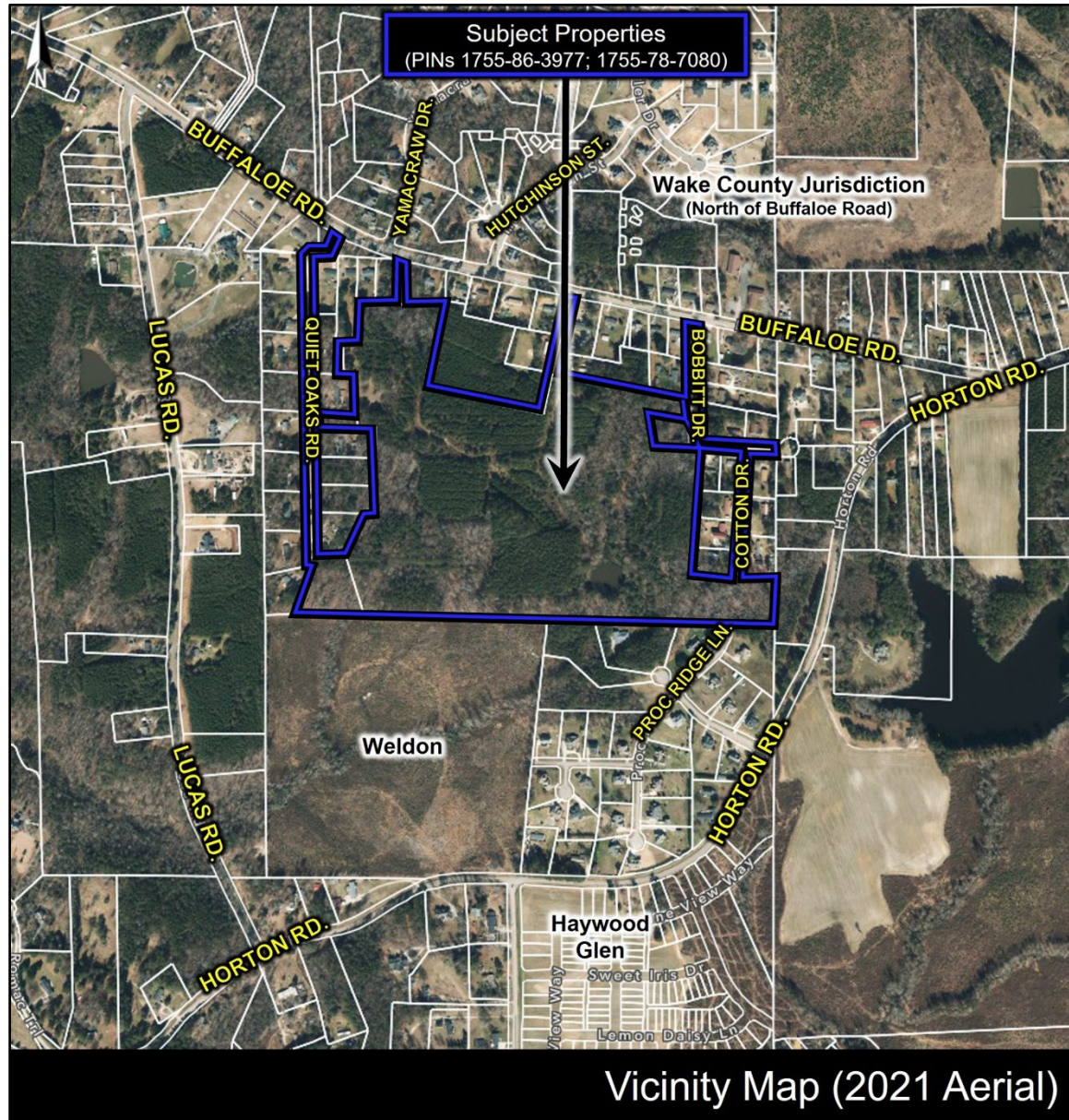
ZMA-4-23 Terravita

Planned Unit Development

Gideon Smith
Senior Planner – Current

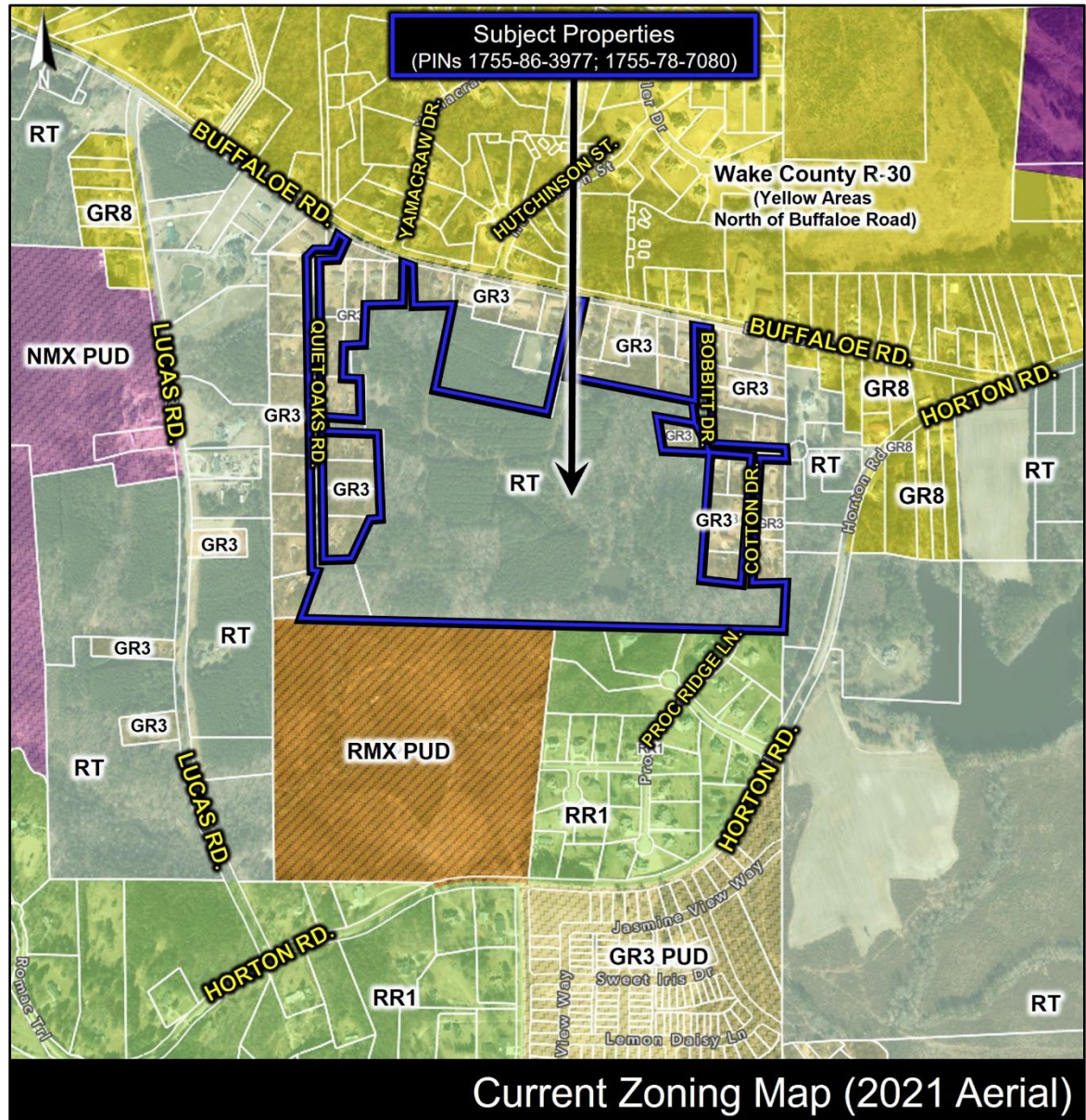


VICINITY MAP & SITE PROFILE



PROPERTY LOCATION:	0 Buffalo Road (South Side of Buffalo Road)
WAKE COUNTY PINs:	1755-86-3977 & 1755-78-7080
CURRENT ZONING DISTRICT:	Rural Transition (RT)
PROPERTY OWNERS:	Site Investments, LLC and 12609 Richmond, LLC
PROPERTY SIZE:	60.68 acres
CURRENT LAND USE:	Vacant

ZONING & SURROUNDING USES



DIRECTION	LAND USE	ZONING
North	Residential (ToK: S of Buffalo Road; WC: N of Buffalo Road)	GR3; RT (ToK) R-30 (WC)
South	Residential (Horton Mill; Weldon – Under Construction)	RR1; RMX PUD
East	Residential	GR3; RT
West	Residential	RT

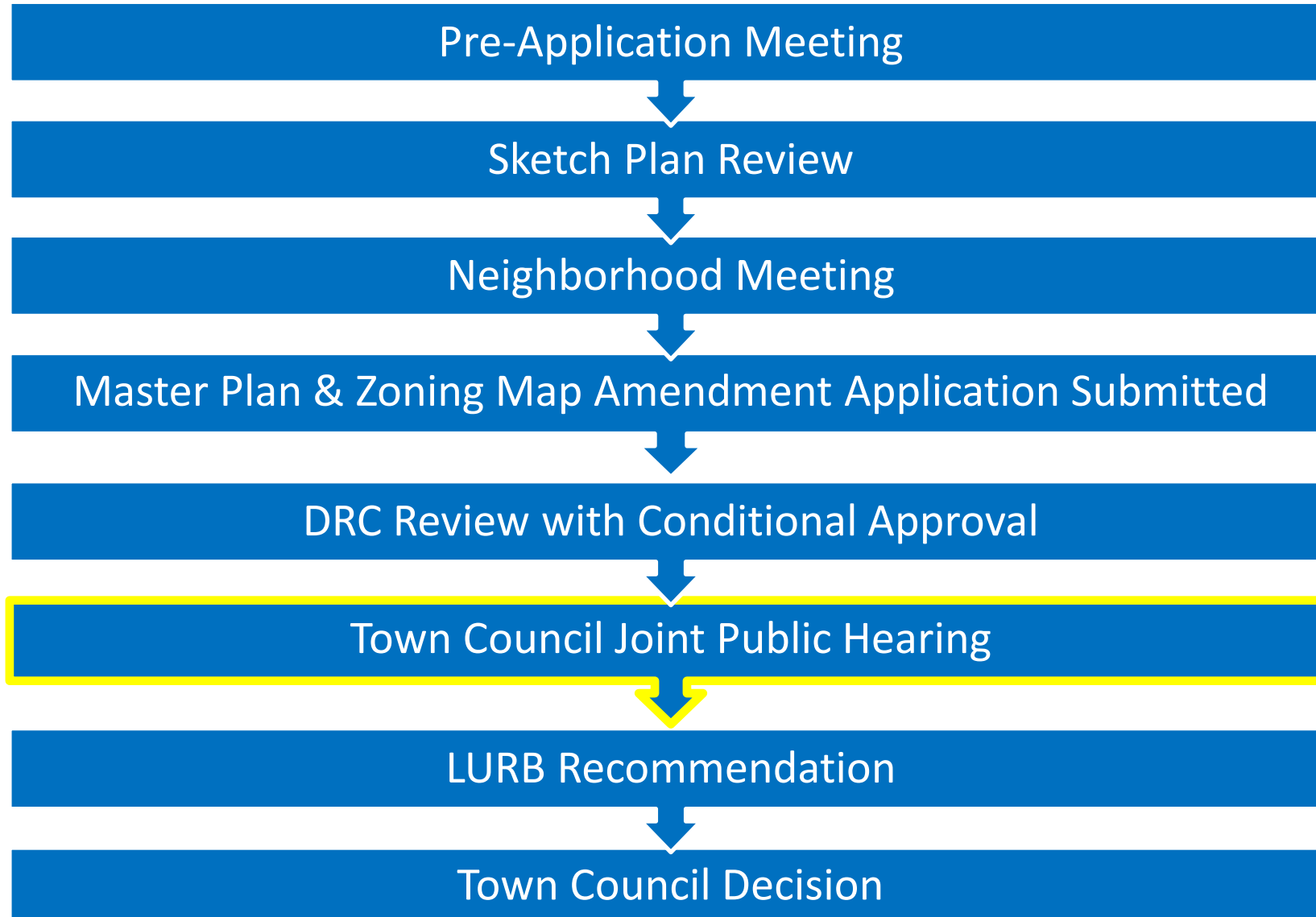
PROJECT PROFILE

PROPOSED ZONING DISTRICT:	General Residential – Medium Density Planned Unit Development (GR8 PUD)
NAME OF PROJECT:	Terravita
APPLICANT/REPRESENTATIVE:	Charles Walker, Entitlement Preservation Group Michael Birch, Longleaf Law Partners
DEVELOPER:	Site Investments Development, LLC
PROJECT SIZE:	60.68 acres
PROPOSED LAND USE:	245 Residential Units (144 Single-Family; 101 Townhomes)
PROPOSED DENSITY:	4.04 units/acre

PROPOSED MASTER PLAN



PROJECT TIMELINE



NOTIFICATION



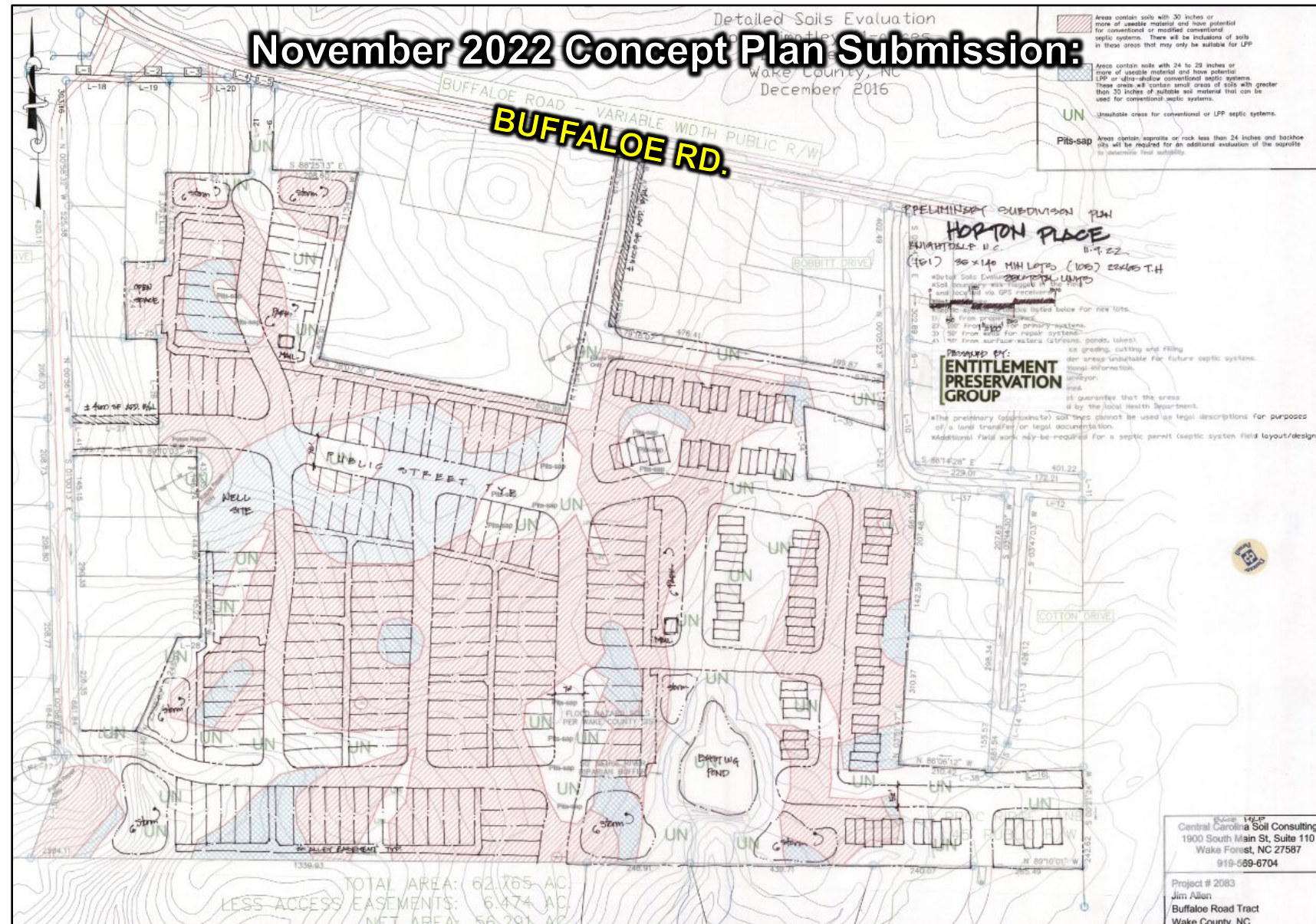
- First Class Letters Mailed:
March 7, 2025
- Signs Posted on Property:
March 7, 2025
- Legal Ad Published (Wake Weekly):
March 7 & 14, 2025

PROJECT TIMELINE

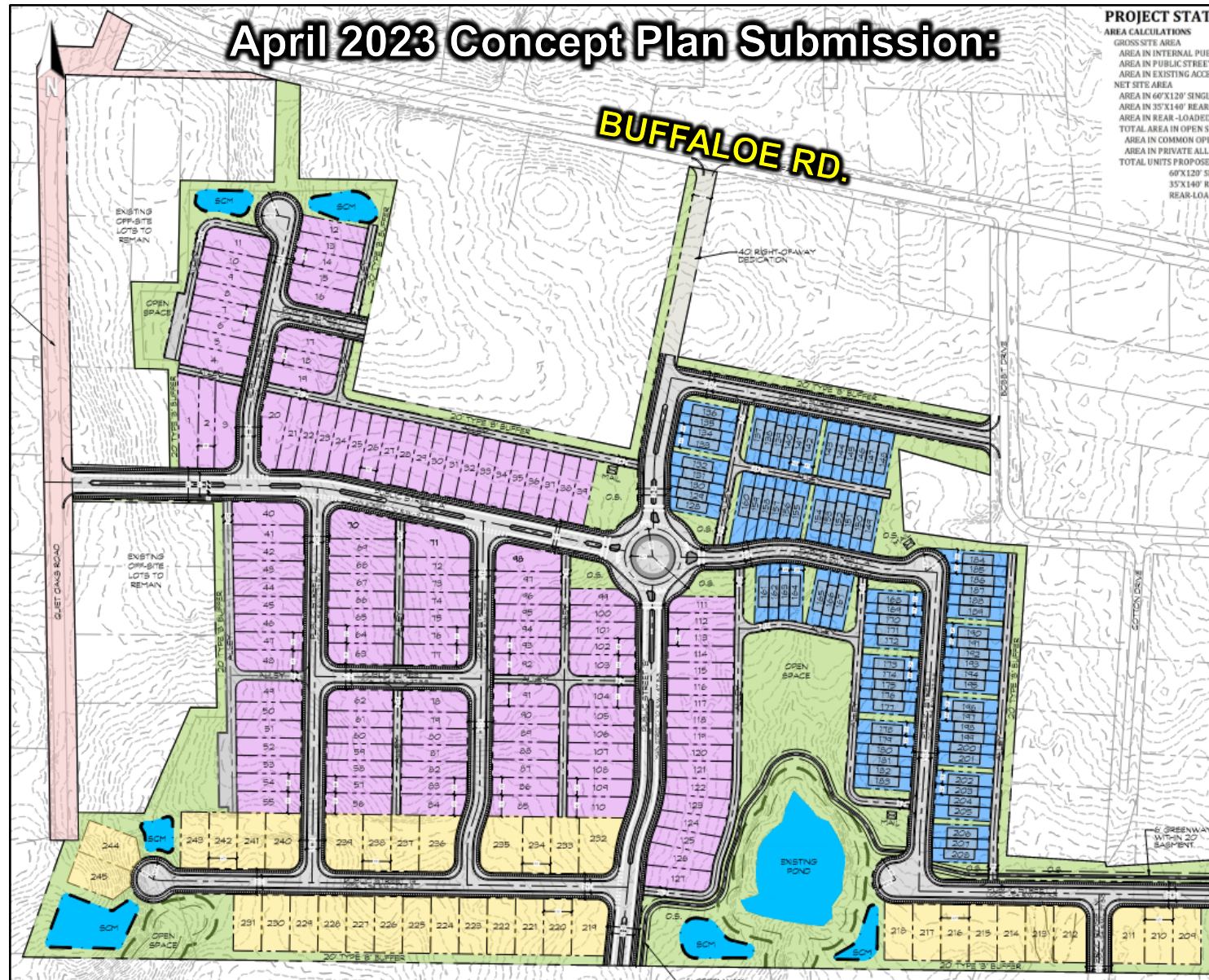
Pre-Application Meeting:

- November 2022
- Consistency
 - UDO
 - Comprehensive Plan
 - CTP
 - Other adopted plans

November 2022 Concept Plan Submission:



April 2023 Concept Plan Submission:



- 

July 2023 Sketch Plan Submission:



December 2023 Sketch Plan Submission:



- Cottage Court
- Env. Features

March & May 2024 Sketch Plan Submissions:

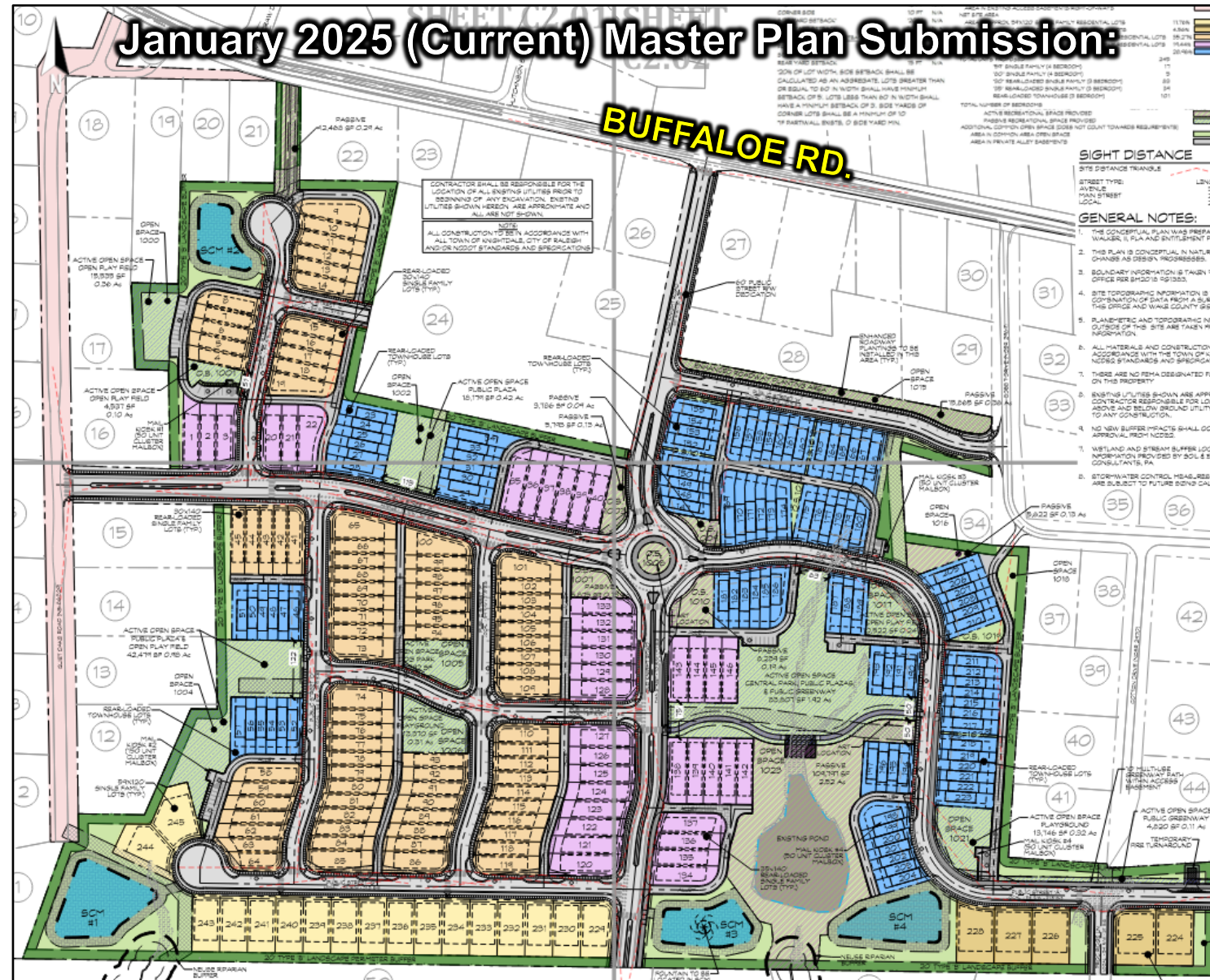


PROJECT TIMELINE



- SCM

PROJECT TIMELINE



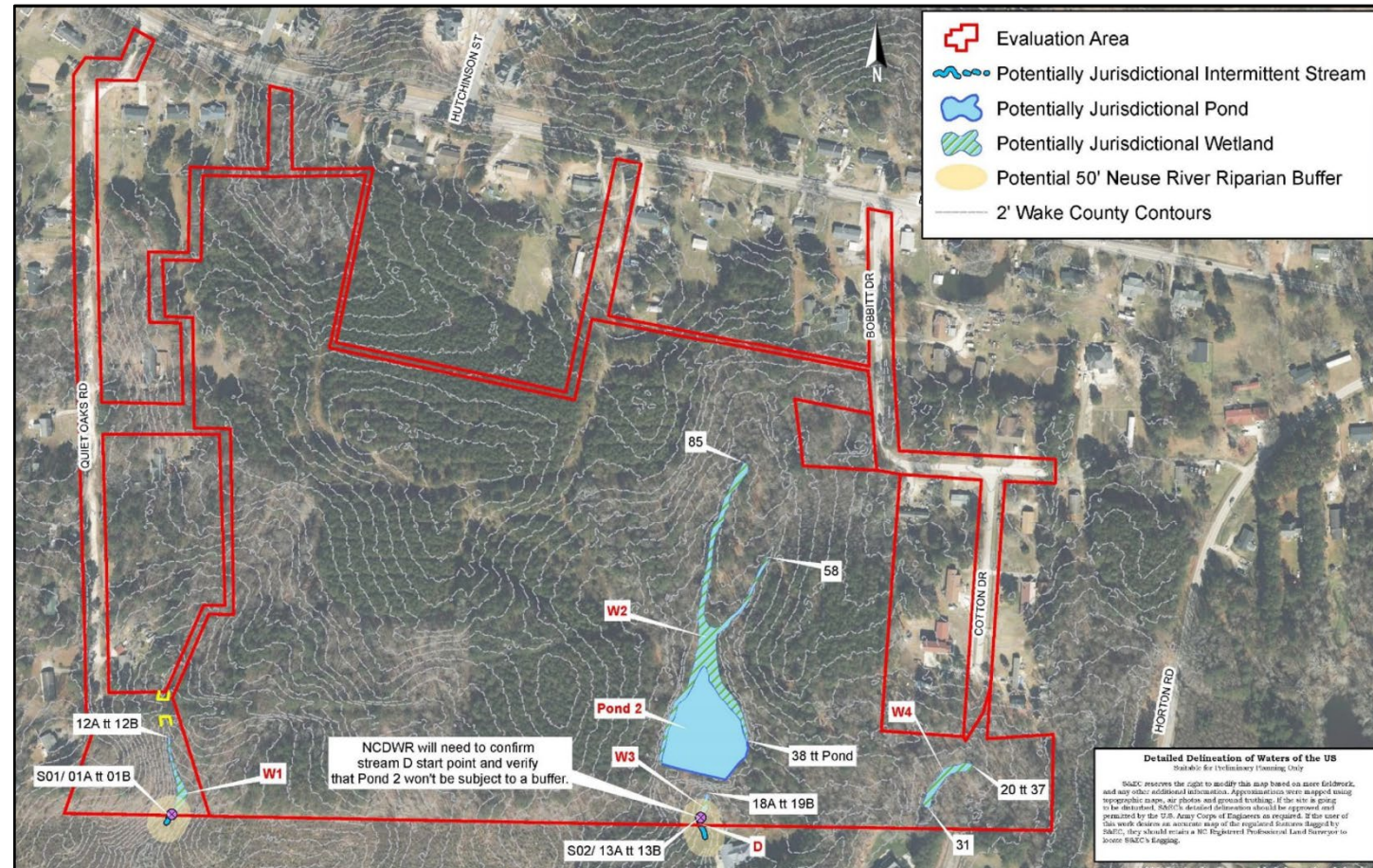
- Housing type mix

PROJECT TIMELINE

Virtual Neighborhood Meeting Summary:

- July 25, 2024; ~15 people in attendance

- Existing conditions
- Drainage & stormwater
- Environmental impacts
- Roadway design & access
 - Adjacent roadways (public & private) maintenance responsibilities, & improvements
 - Traffic impacts, calming, & noise
- Buffers & privacy
- Housing types, product, & architecture
- Construction timeline



PROJECT TIMELINE

Development Review Committee:

- December 12, 2024
- ***No Action Taken*** on ZMA and Master Plan:
 - Town Council decision of the rezoning
 - Addressing comments regarding:
 - Design of infrastructure
 - Connectivity & off-site transportation improvements
 - Project density & site layout
 - Housing types & integration
 - Open space definition, design, & access
 - Comprehensive Plan consistency
 - Minor cleanup items

PROPOSED MASTER PLAN



- 60.68-acres
- 245 Residential Units (144 SF; 101 TH)
- Site Development Allowances Requested

PROPOSED MASTER PLAN



- (17) 59' Front-loaded SFD

PROPOSED MASTER PLAN



- (5) Front-Loaded 80' SFD

PROPOSED MASTER PLAN



- (83) 30' Rear-Loaded SFD

PROPOSED MASTER PLAN



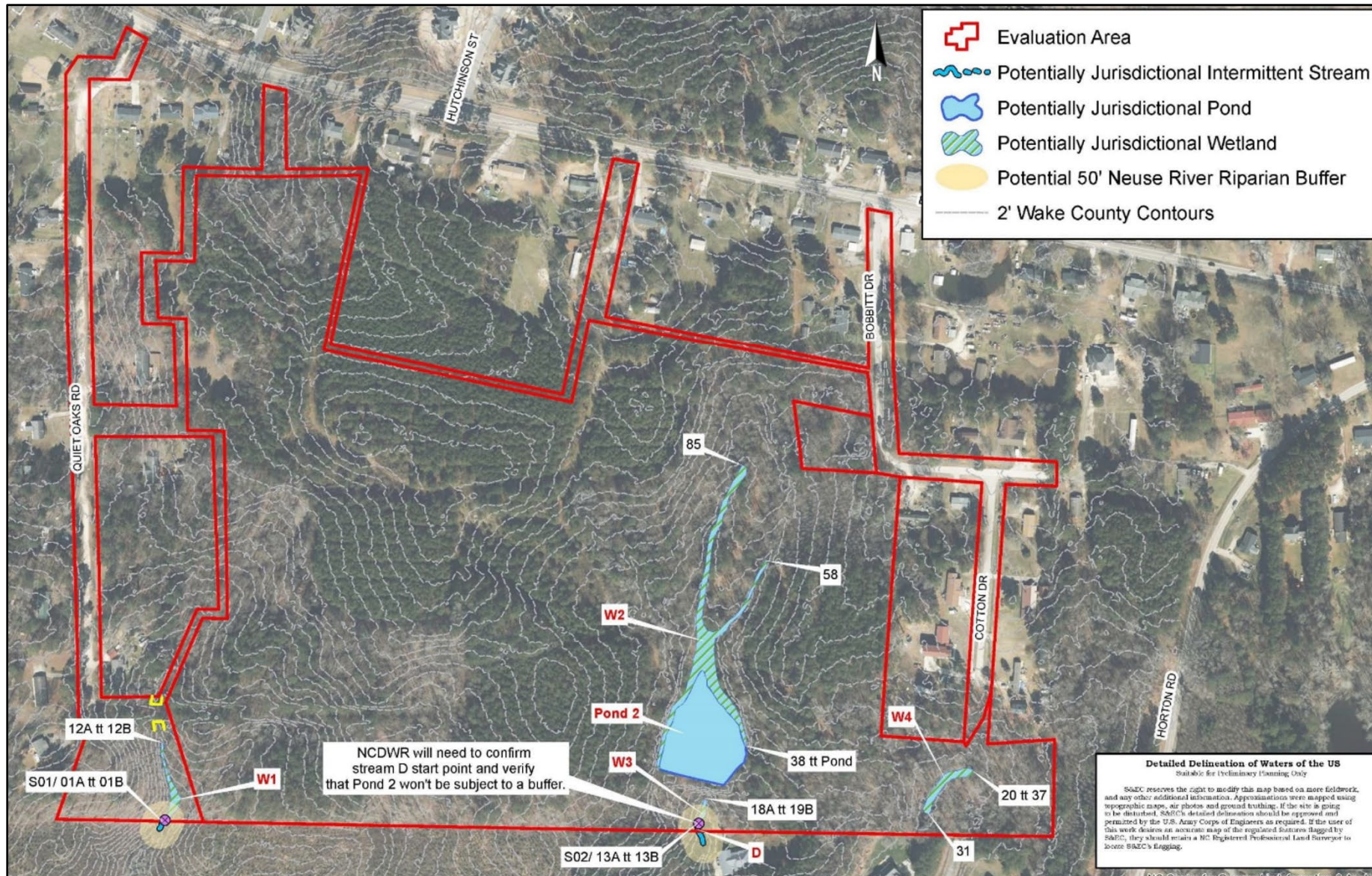
- (39) 35' Rear-Loaded SFD

PROPOSED MASTER PLAN

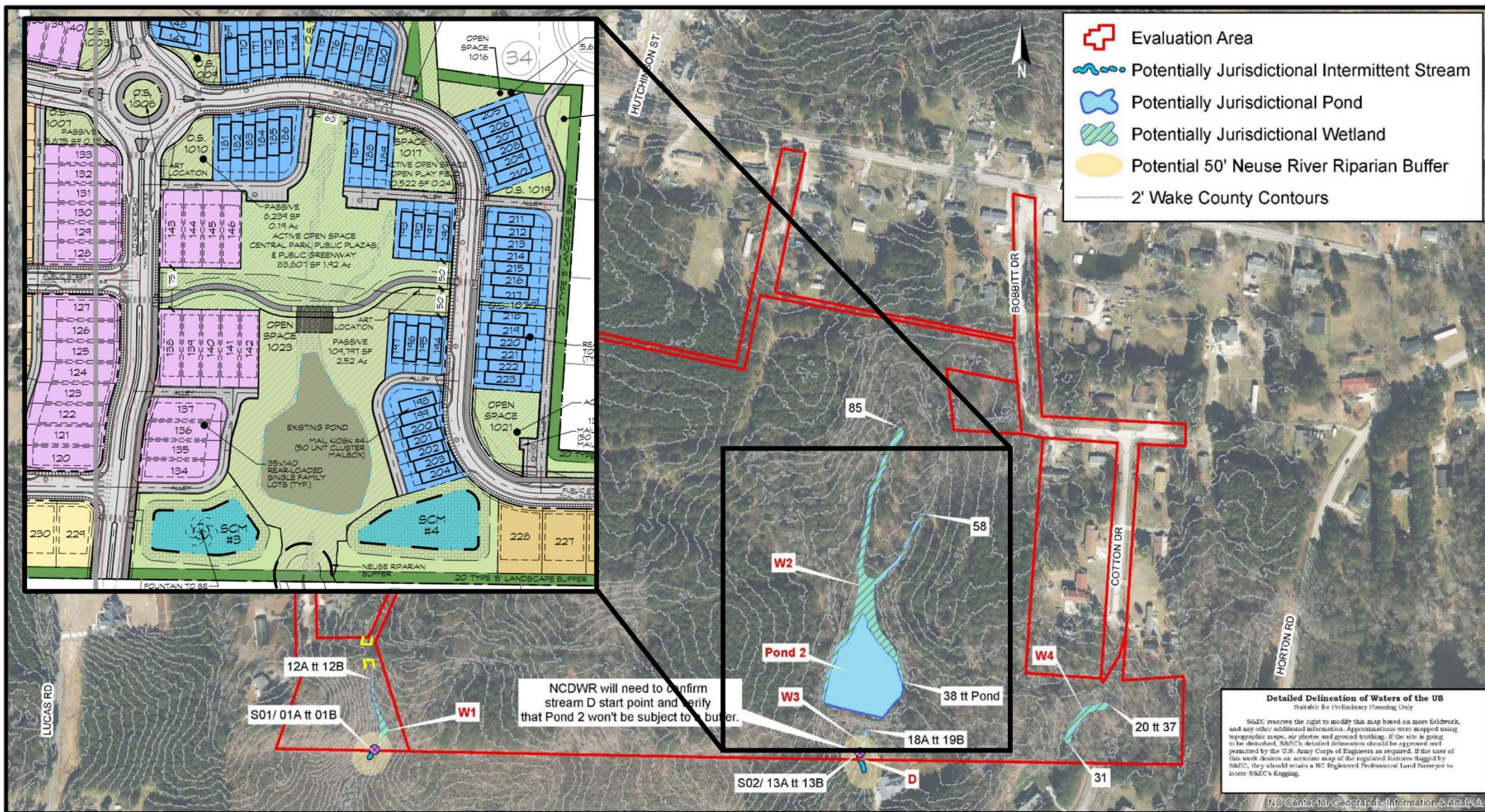


- (101) 20' Rear-Loaded TH

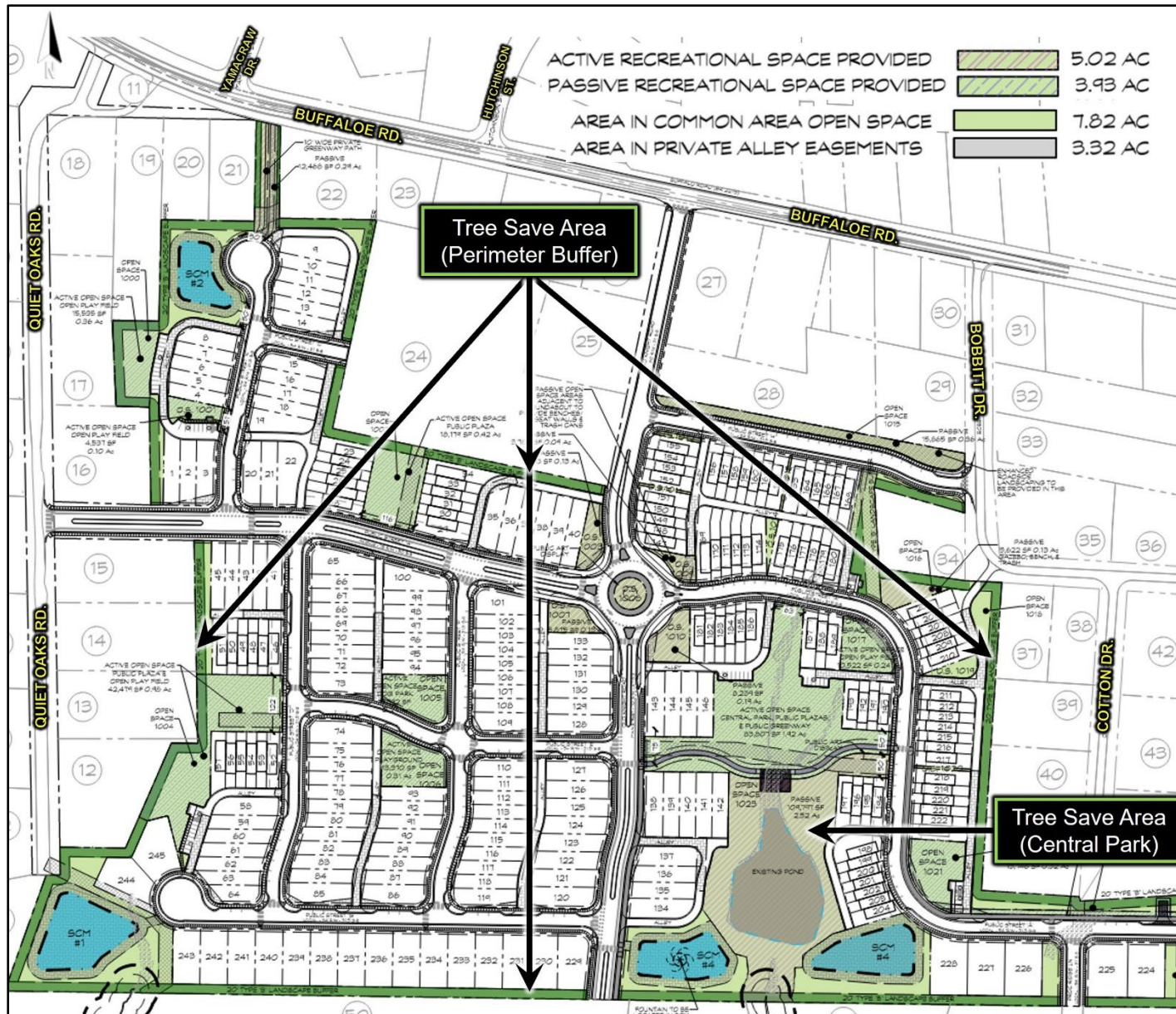
EXISTING ENVIRONMENTAL FEATURES



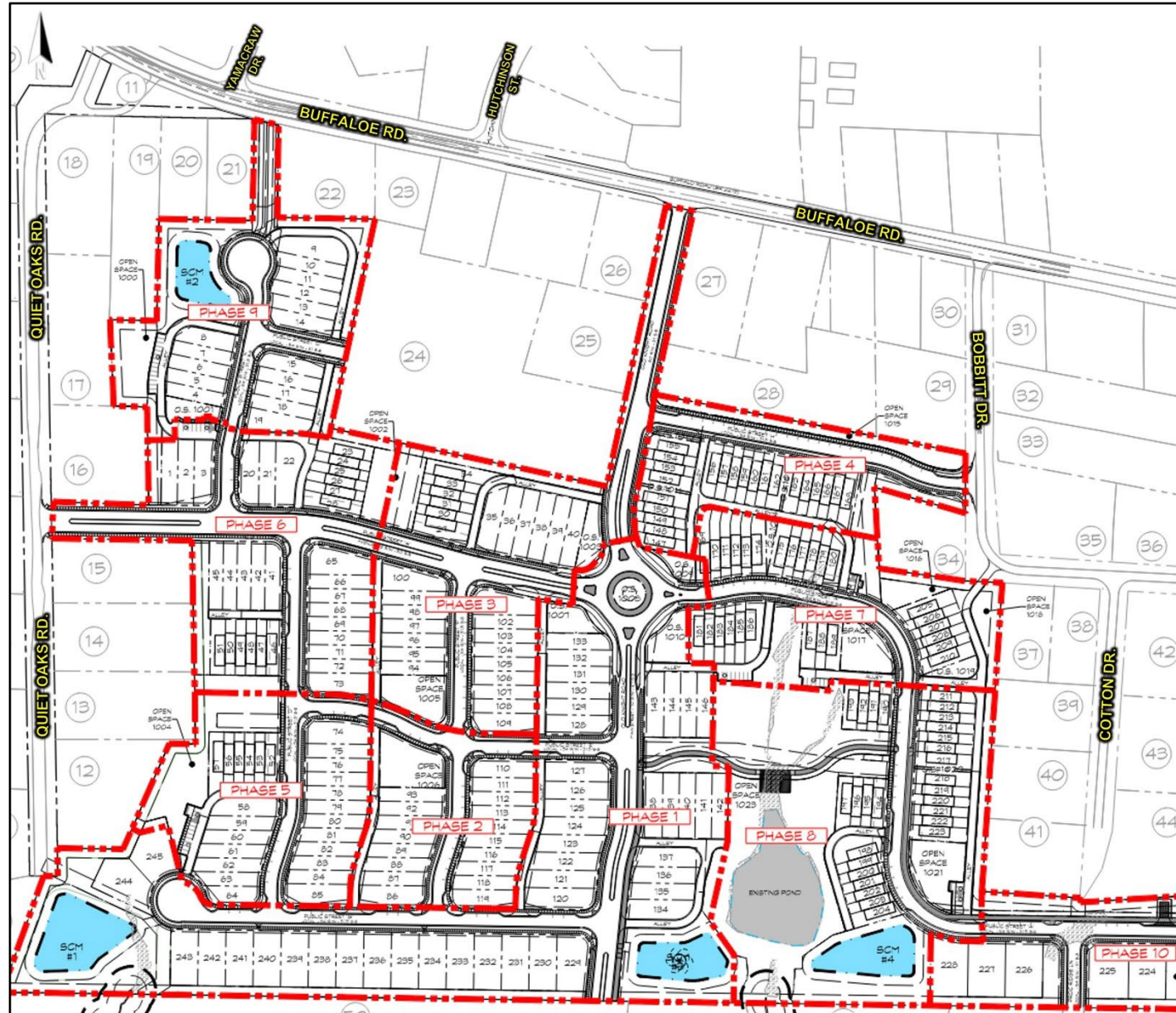
EXISTING ENVIRONMENTAL FEATURES



TREE CANOPY



PHASING PLAN



Total Number of Units: 245 units

Phase 1: 44 units

Phase 2: 18 units

Phase 3: 28 units

Phase 4: 22 units

Phase 5: 25 units

Phase 6: 32 units

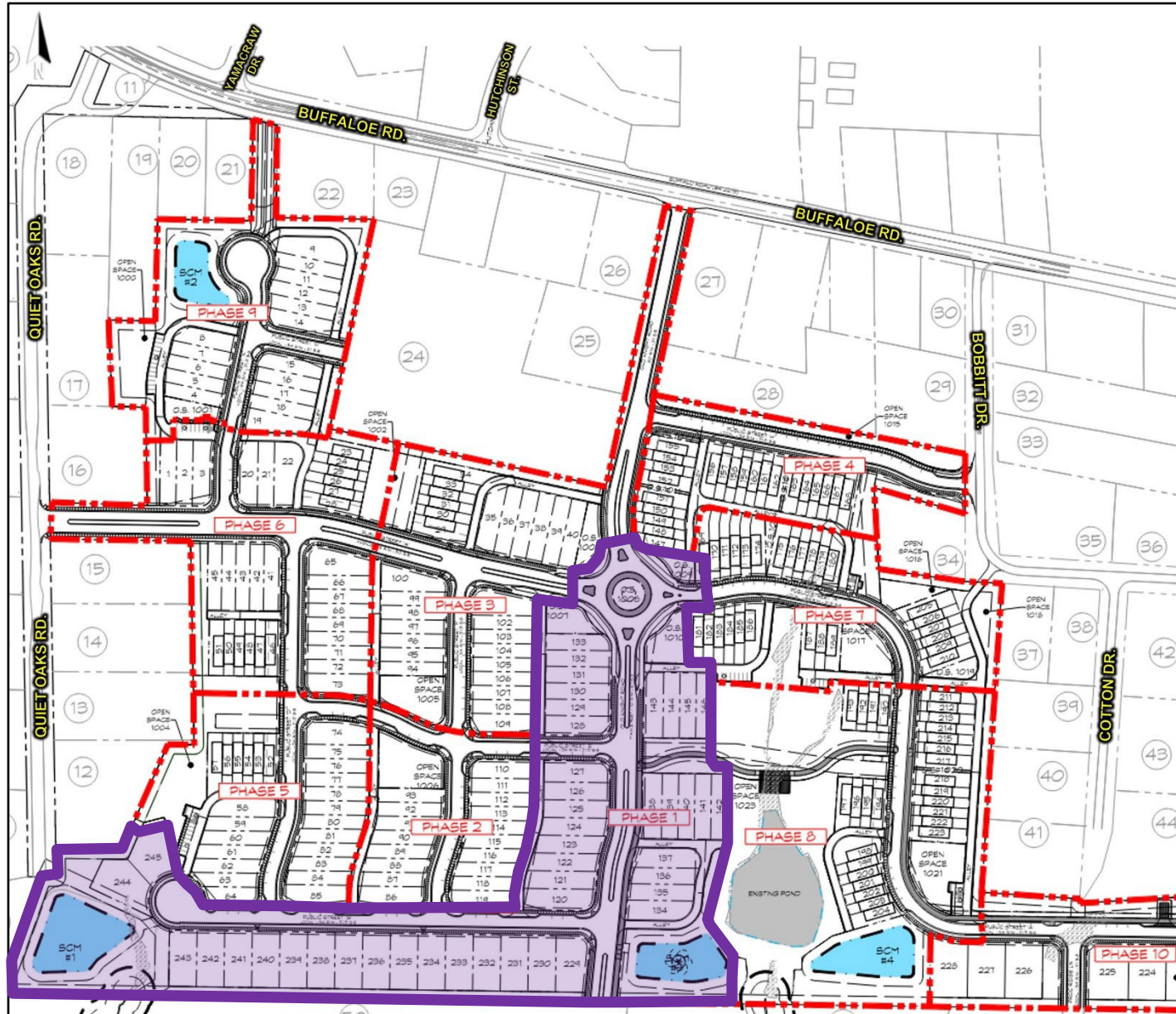
Phase 7: 27 units

Phase 8: 28 units

Phase 9: 16 units

Phase 10: 5 units

PHASING PLAN



Total Number of Units: 245 units

Phase 1: 44 units

Phase 2: 18 units

Phase 3: 28 units

Phase 4: 22 units

Phase 5: 25 units

Phase 6: 32 units

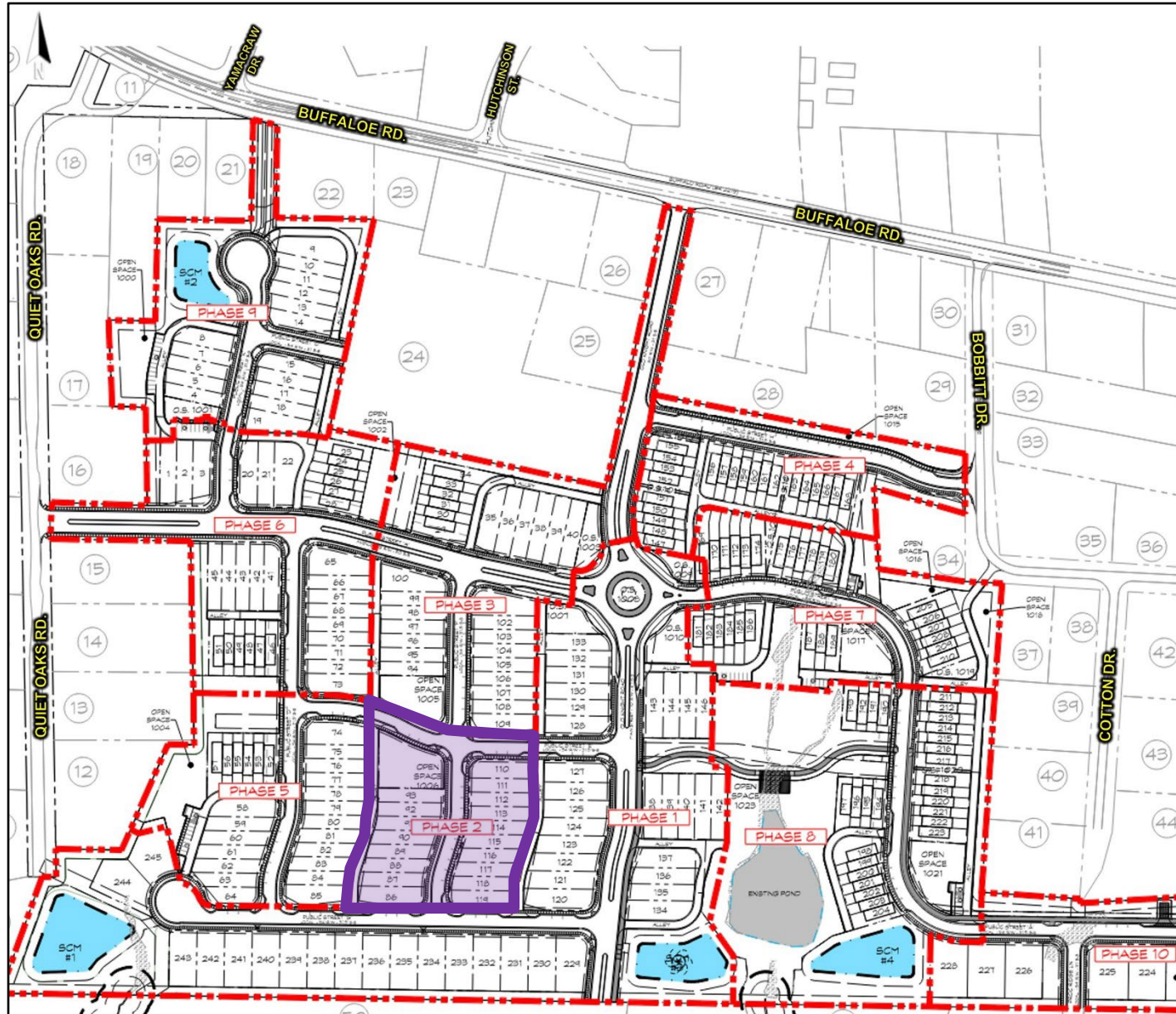
Phase 7: 27 units

Phase 8: 28 units

Phase 9: 16 units

Phase 10: 5 units

PHASING PLAN



Total Number of Units: 245 units

Phase 1: 44 units

Phase 2: 18 units (62)

Phase 3: 28 units

Phase 4: 22 units

Phase 5: 25 units

Phase 6: 32 units

Phase 7: 27 units

Phase 8: 28 units

Phase 9: 16 units

Phase 10: 5 units

Total Number of Units: 245 units

Phase 1: 44 units

Phase 2: 18 units

Phase 3: 28 units (90)

Phase 4: 22 units

Phase 5: 25 units

Phase 6: 32 units

Phase 7: 27 units

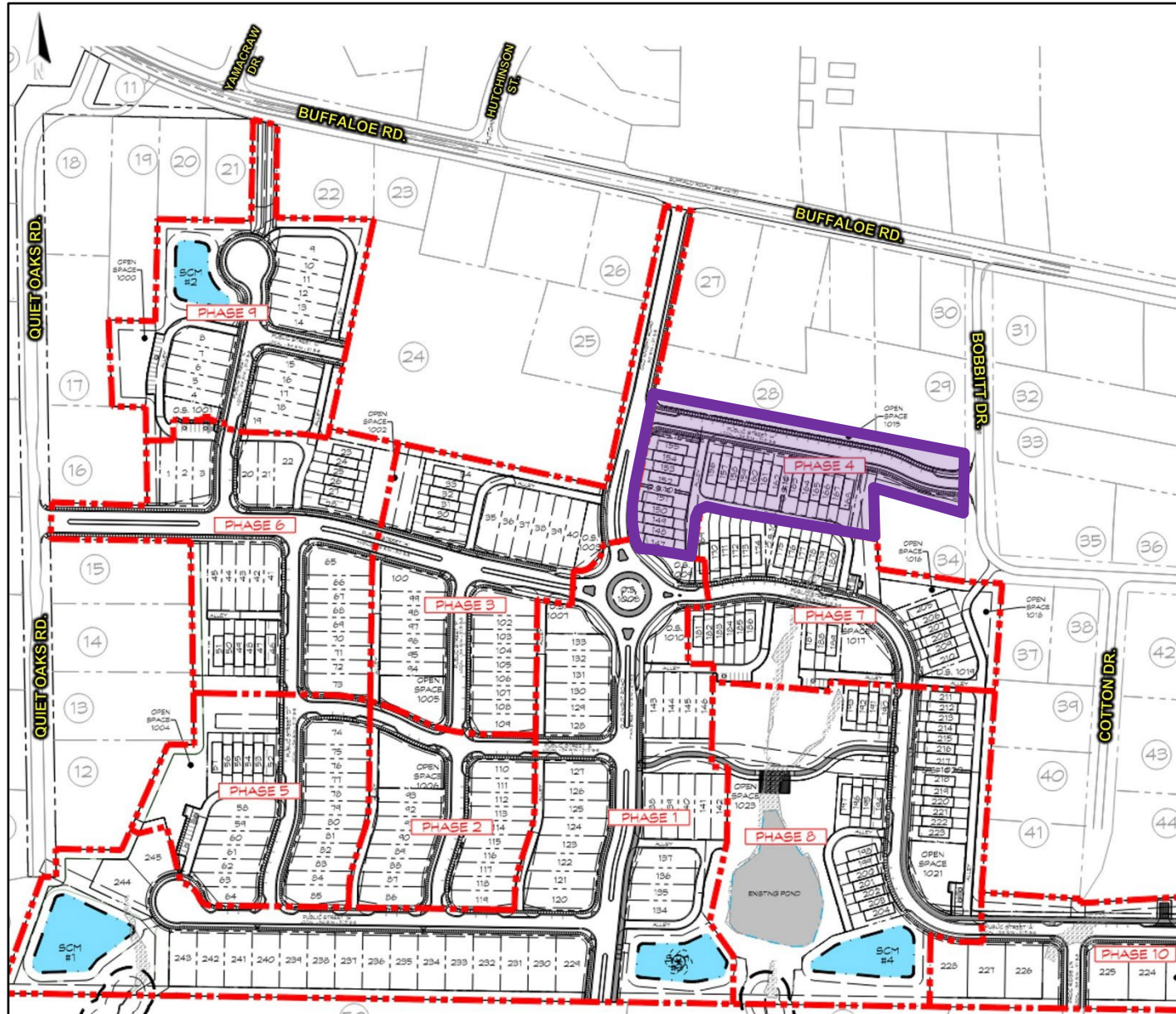
Phase 8: 28 units

Phase 9: 16 units

Phase 10: 5 units



PHASING PLAN



Total Number of Units: 245 units

Phase 1: 44 units

Phase 2: 18 units

Phase 3: 28 units

Phase 4: 22 units (112)

Phase 5: 25 units

Phase 6: 32 units

Phase 7: 27 units

Phase 8: 28 units

Phase 9: 16 units

Phase 10: 5 units

Total Number of Units: 245 units

Phase 1: 44 units

Phase 2: 18 units

Phase 3: 28 units

Phase 4: 22 units

Phase 5: 25 units (137)

Phase 6: 32 units

Phase 7: 27 units

Phase 8: 28 units

Phase 9: 16 units

Phase 10: 5 units



Total Number of Units: 245 units

Phase 1: 44 units

Phase 2: 18 units

Phase 3: 28 units

Phase 4: 22 units

Phase 5: 25 units

Phase 6: 32 units (169)

Phase 7: 27 units

Phase 8: 28 units

Phase 9: 16 units

Phase 10: 5 units



Total Number of Units: 245 units

Phase 1: 44 units

Phase 2: 18 units

Phase 3: 28 units

Phase 4: 22 units

Phase 5: 25 units

Phase 6: 32 units

Phase 7: 27 units (196)

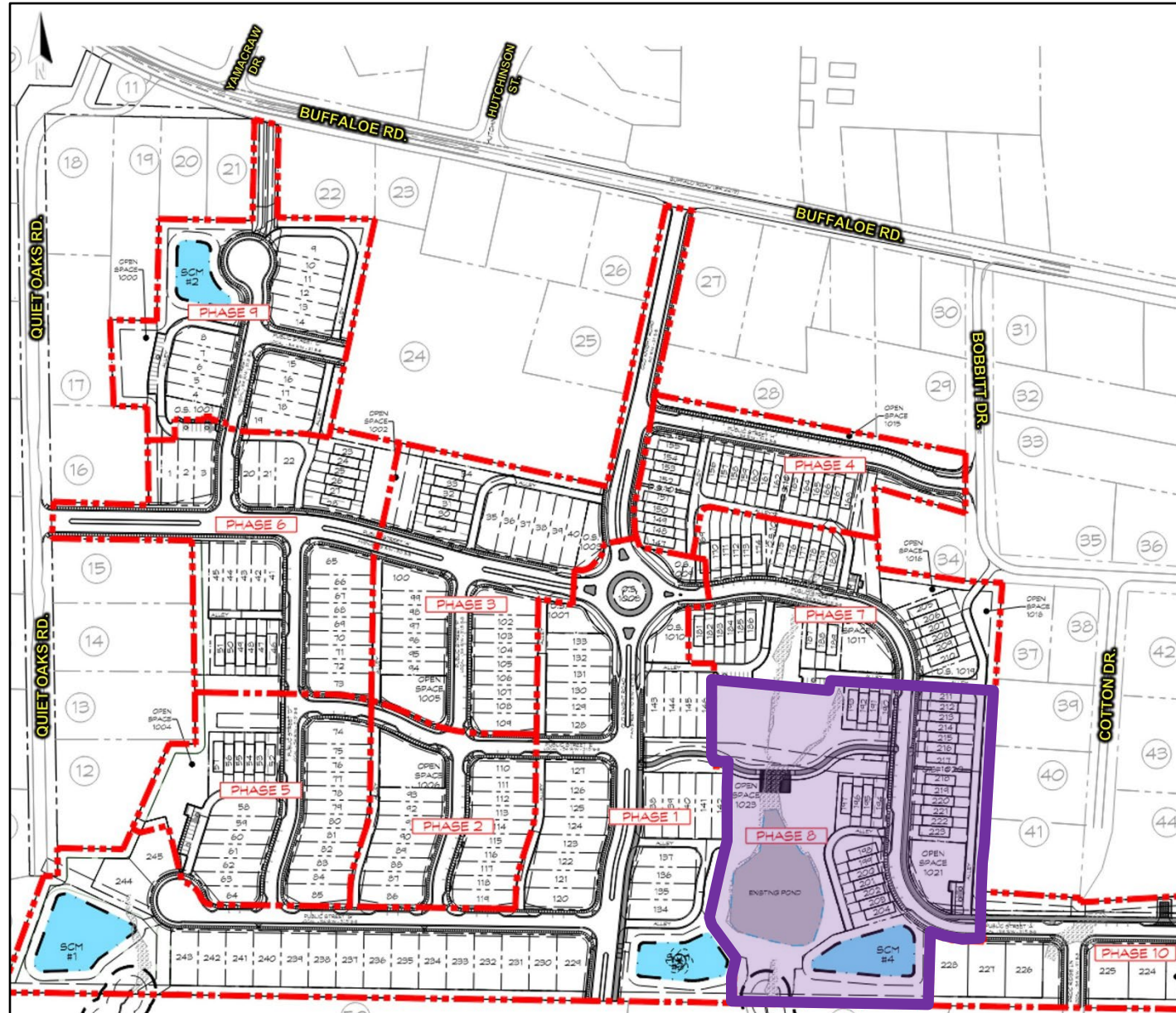
Phase 8: 28 units

Phase 9: 16 units

Phase 10: 5 units



PHASING PLAN



Total Number of Units: 245 units

Phase 1: 44 units

Phase 2: 18 units

Phase 3: 28 units

Phase 4: 22 units

Phase 5: 25 units

Phase 6: 32 units

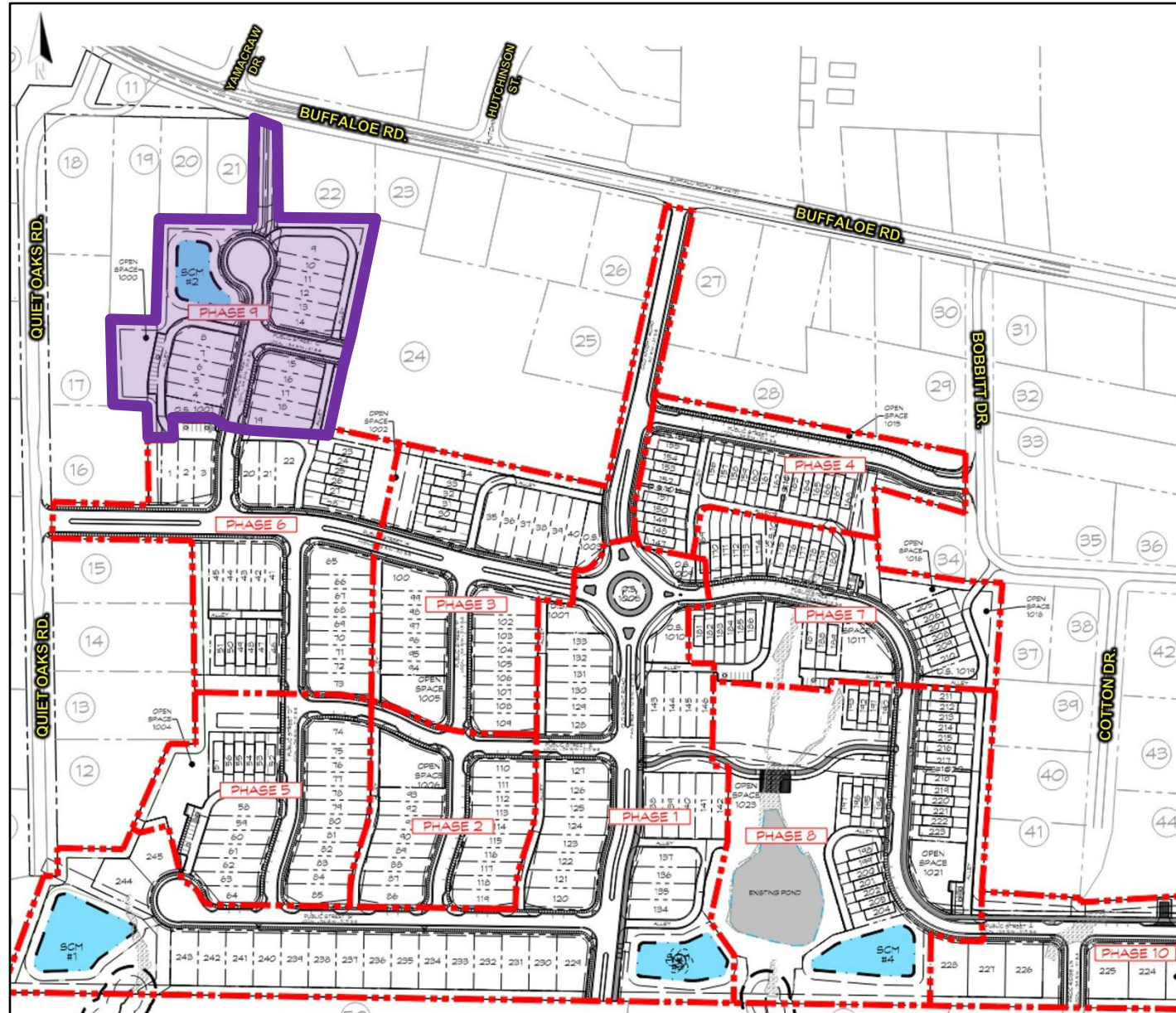
Phase 7: 27 units

Phase 8: 28 units (224)

Phase 9: 16 units

Phase 10: 5 units

PHASING PLAN



Total Number of Units: 245 units

Phase 1: 44 units

Phase 2: 18 units

Phase 3: 28 units

Phase 4: 22 units

Phase 5: 25 units

Phase 6: 32 units

Phase 7: 27 units

Phase 8: 28 units

Phase 9: 16 units (240)

Phase 10: 5 units

Total Number of Units: 245 units

Phase 1: 44 units

Phase 2: 18 units

Phase 3: 28 units

Phase 4: 22 units

Phase 5: 25 units

Phase 6: 32 units

Phase 7: 27 units

Phase 8: 28 units

Phase 9: 16 units

Phase 10: 5 units (245)



ARCHITECTURAL STANDARDS

STANDARDS FOR ALL HOMES:

1. Single-family homes built on lots at least 60 feet wide will have a minimum heated area of 2,000 square feet.
2. Single-family homes built on lots at least 60 feet wide will have a minimum heated area of 1,600 square feet.
3. Single-family detached homes built on lots less than 60 feet wide will have a minimum heated area of 1,600 square feet and be no less than 19 feet wide.
4. All single-family homes with stem wall, crawl, or slab foundations will provide a minimum of 2 stair risers, and the finished floor elevation is to be a minimum of 18" above the finished grade on the front-facing street elevation of the homes. Finished grade elevation shall be defined as the average height at the back of the curb along the unit frontage facing public streets. Foundations will be wrapped in either brick or stone.

ARCHITECTURAL STANDARDS

STANDARDS FOR ALL HOMES:

5. All single-family homes and townhomes will have a combination of two or more of the following materials on the front facade (not counting foundation):
 - a. Stone
 - b. Brick
 - c. Lap Siding
 - d. Fiber cement siding
 - e. Shakes
 - f. Board and Batten
6. The exterior siding material on the side and rear facades, except for interior townhome units, will be fiber cement. When two materials are used, the materials shall be different but complementary colors.
7. Vinyl may be used only for window trim, shutters, soffits, fascia, and/or corner boards.
8. All single-family detached homes will be limited to a three-story maximum and will provide for a variety of elevations. Units of the same elevation shall not be side by side. Exterior color schemes will not be repeated side by side.
9. All single-family detached homes will have a front porch with a minimum depth of 5 feet, which may encroach up to 6 feet into the front setback. Front porch posts will be at least 6"x6" in size.
10. Front-loaded garages will not protrude more than 6 feet from the front porch or stoop, and all garage doors shall contain decorative hardware and window inserts.

ARCHITECTURAL STANDARDS

STANDARDS FOR ALL HOMES:

11. There shall be a minimum 12” overhang on every gable end for single-family homes and townhomes.
12. All homes will include architectural-style shingles.
13. Townhomes shall be two or three stories in height with a minimum width of 20 feet wide, and a minimum heated area of 1,500 square feet.
14. All townhomes shall have a covered porch element.
15. Single-family front-loaded detached homes shall have two-car garages, and single-family detached (townhomes) shall have one-car garages.
16. All single-family homes on lots 35 or less feet in width shall have a rear garage and be accessed via a private rear-loaded alley.

ARCHITECTURAL STANDARDS

STANDARDS FOR SINGLE-FAMILY DETACHED:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 50% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. Garage doors shall have windows, decorative details, or carriage-style adornments on them.
5. The garage, if used, shall not protrude more than 1 foot out from the front façade and front porch assuming the garage is attached to the Home.
6. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - a. Windows
 - i. Bay window
 - ii. Recessed window
 - iii. Decorative window
 - iv. Trim
 - b. Porches
 - i. Wrap around porch
 - ii. Side porch
 - c. At least two (2) of the following façade elements:
 - i. Decorative brick/stone, trim, shake, gable, air vents on gable, or cornice
 - ii. Column
 - iii. Portico
 - iv. Balcony
 - v. Dormer

ARCHITECTURAL STANDARDS

STANDARDS FOR SINGLE-FAMILY DETACHED:

7. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
8. The rear and side elevations of the units that front on public right-of-way shall have trim around the windows.

ARCHITECTURAL STANDARDS



ARCHITECTURAL STANDARDS

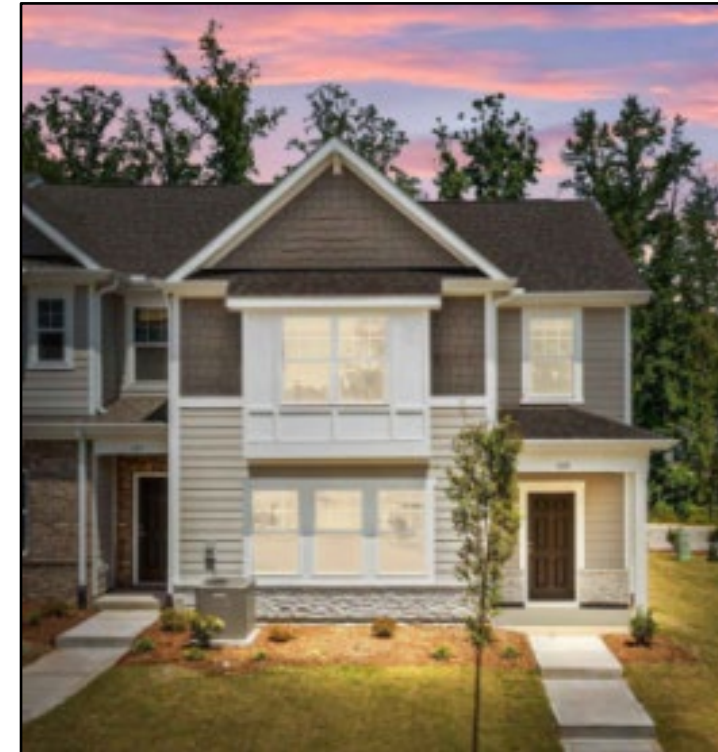
STANDARDS FOR SINGLE-FAMILY ATTACHED (TOWNHOMES):

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
2. The roofline cannot be a single mass; it must be broken up horizontally and vertically no more than two units.
3. Garage doors must have windows, decorative details, or carriage-style adornments on them.
4. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
5. The garage cannot protrude more than 2 feet out from the front façade or front porch.
6. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - a. Windows
 - i. Bay window
 - ii. Recessed window
 - iii. Decorative window
 - iv. Trim
 - b. Porches
 - i. Wrap around porch
 - ii. Side porch
 - c. At least two (2) of the following façade elements:
 - i. Decorative brick/stone, trim, shake, gable, air vents on gable, or cornice
 - ii. Column
 - iii. Portico
 - iv. Balcony
 - v. Dormer

ARCHITECTURAL STANDARDS

STANDARDS FOR SINGLE-FAMILY ATTACHED (TOWNHOMES):

7. Building front facades shall have horizontal relief achieved by the use of recesses and projections.
8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. The rear and side elevations of the units that front on the public right-of-way shall have trim around the windows.



<p>Total Recreational OS <i>Required:</i> 8.27 acres Provided: 8.95 acres (+0.68 acres)</p>
--



PROPOSED OPEN SPACES



Total **Active** Recreational OS
 Required: 4.52 acres
 Provided: 5.02 acres (+0.5 acres)

- Active Open Spaces
- Public greenway trail w/ observation deck
 - Central park
 - Open play fields
 - Playground areas

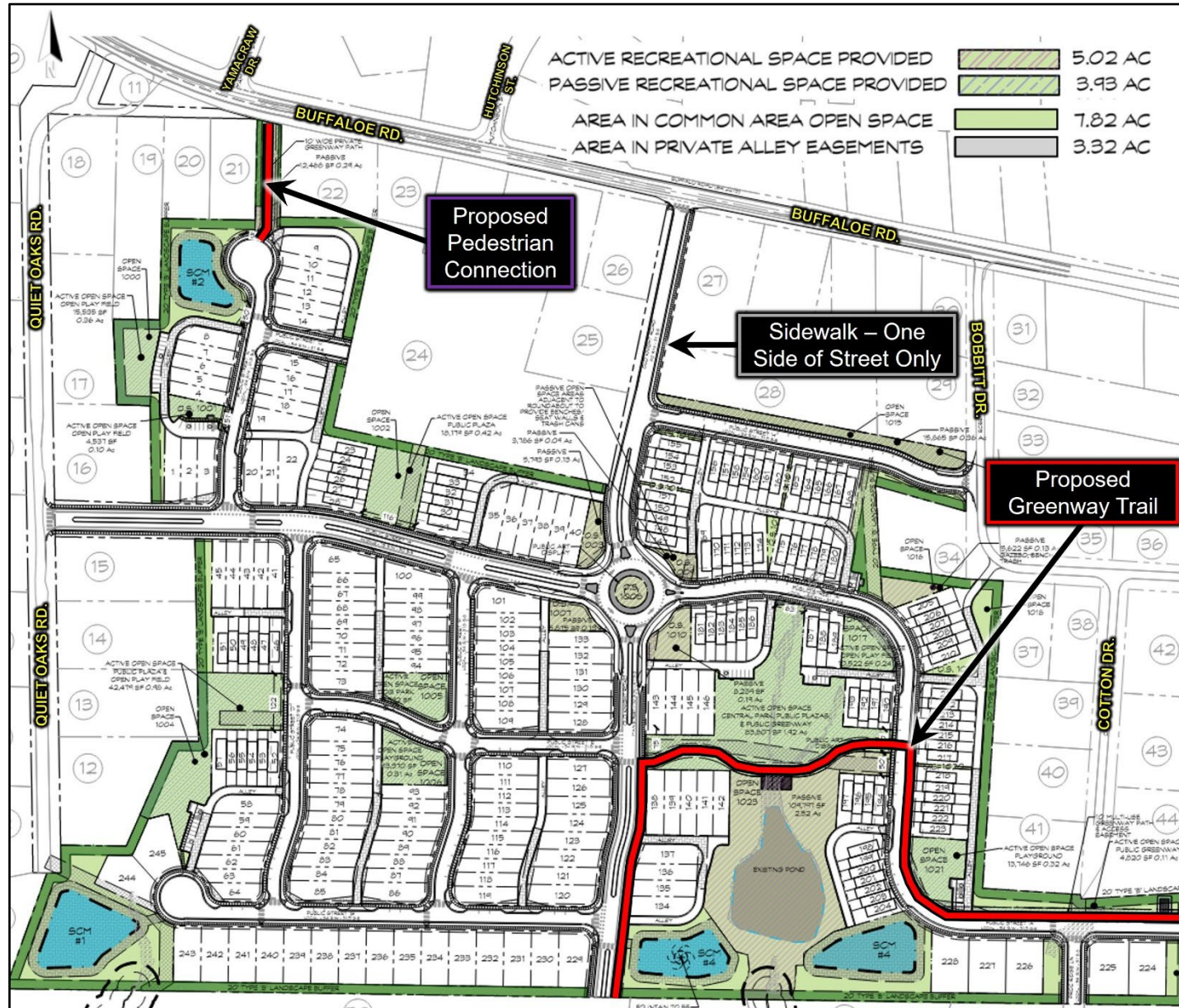
Total **Passive** Recreational OS
Required: 3.75 acres
Provided: 3.93 acres (+0.18 acres)

- ### Passive Open Spaces
- Private trail
 - Dog park
 - Gazebos
 - Public art
 - Enhanced roadside landscaping

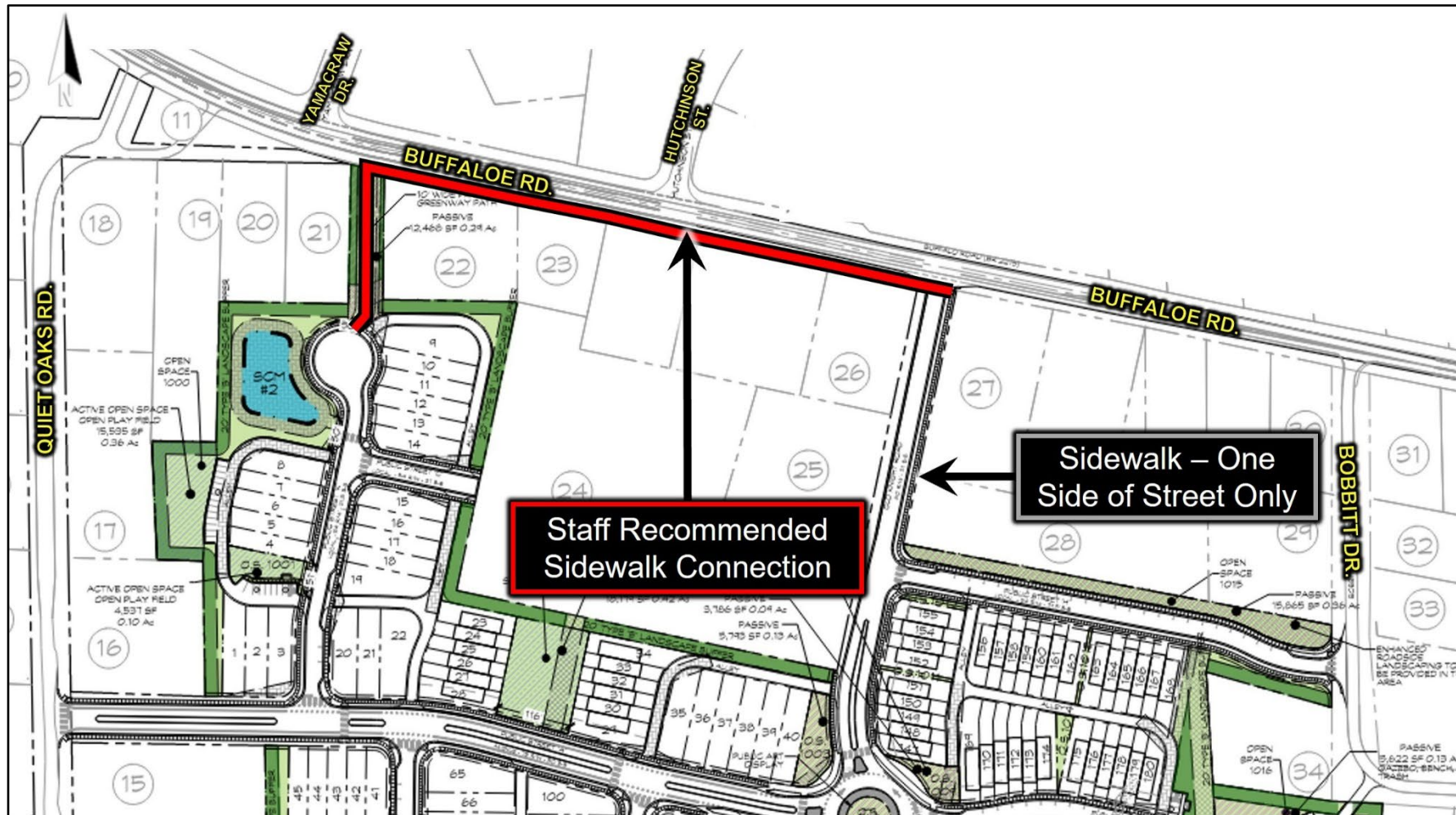
PROPOSED OPEN SPACES



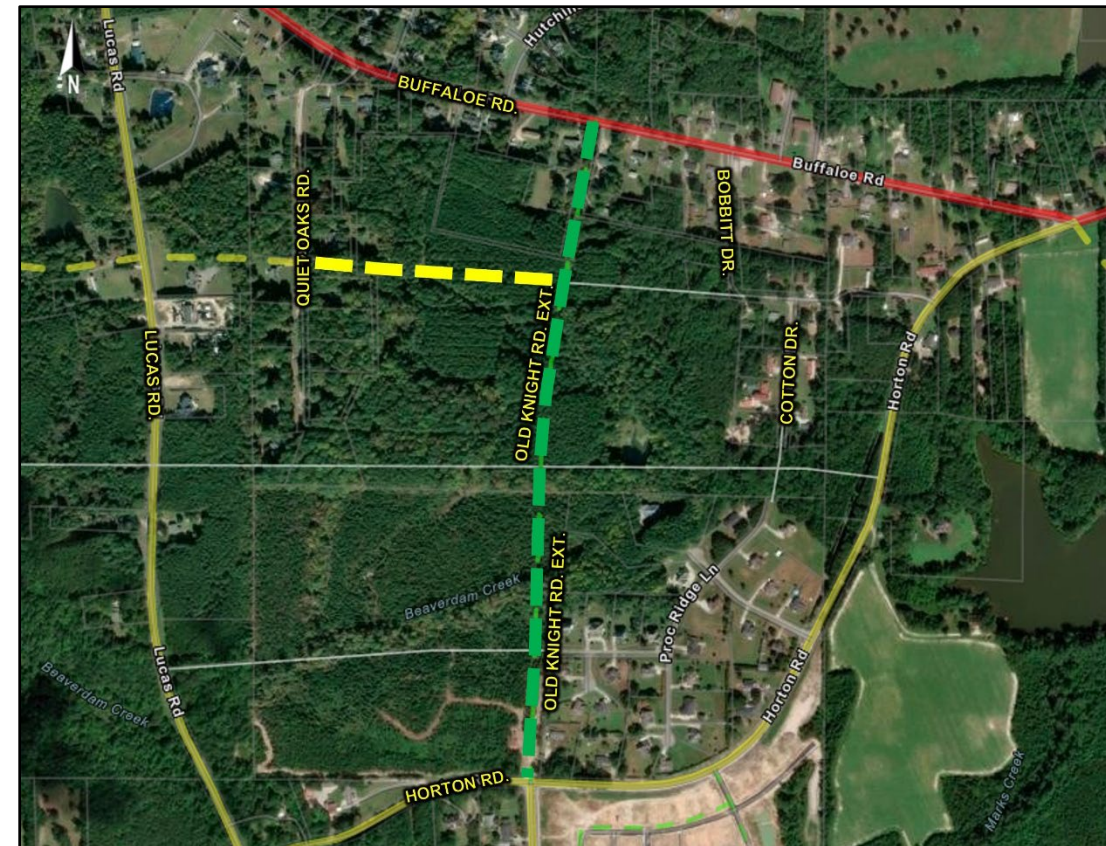
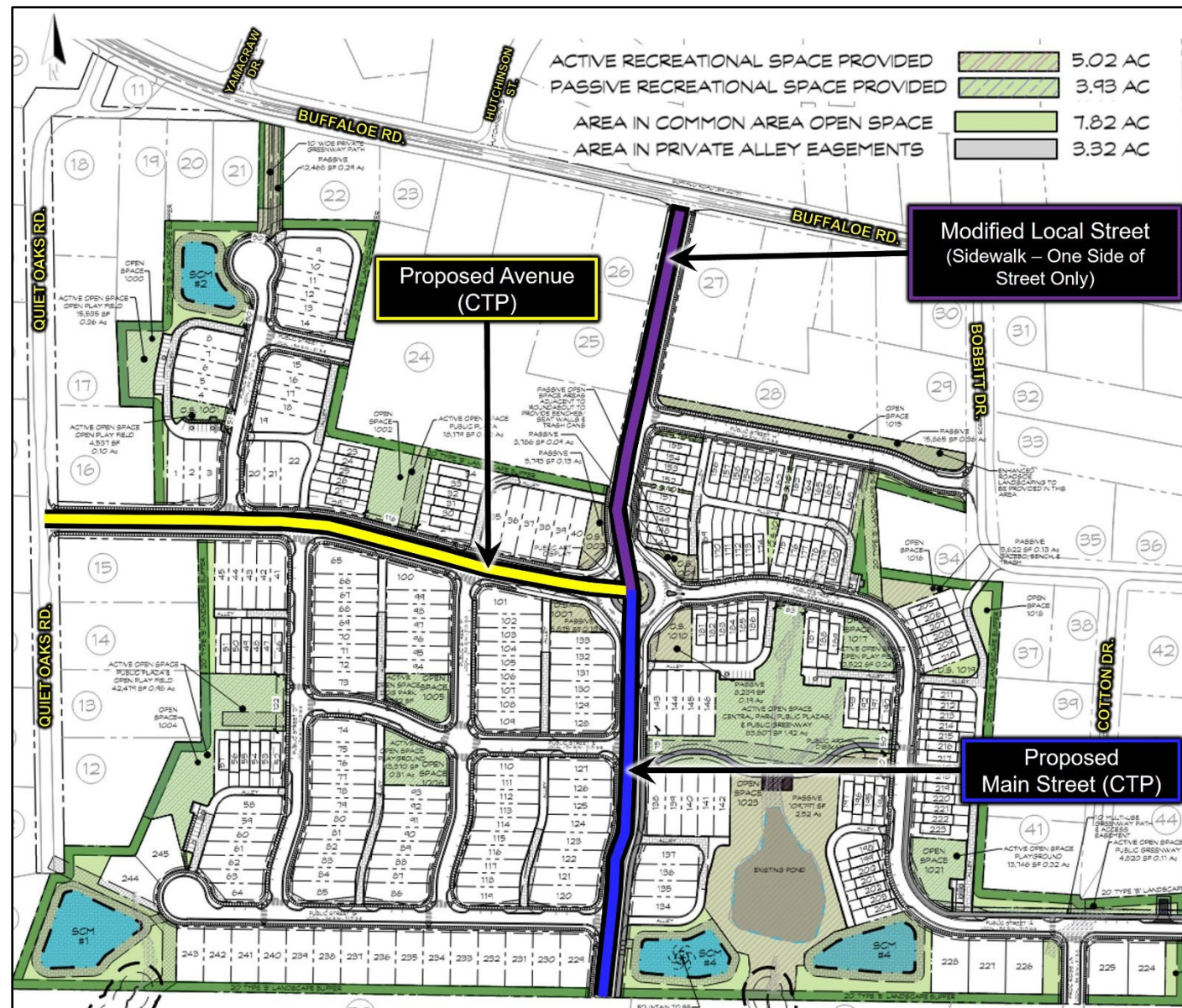
PEDESTRIAN CONNECTIVITY



PEDESTRIAN CONNECTIVITY

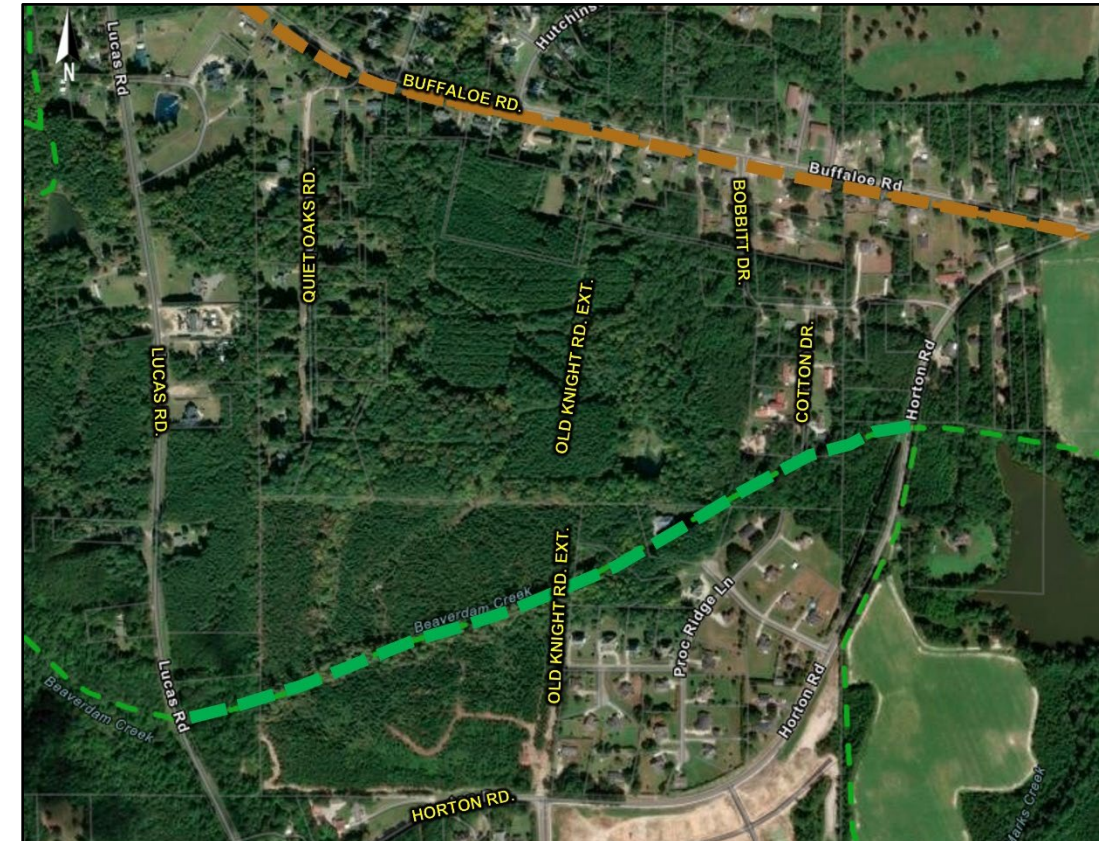
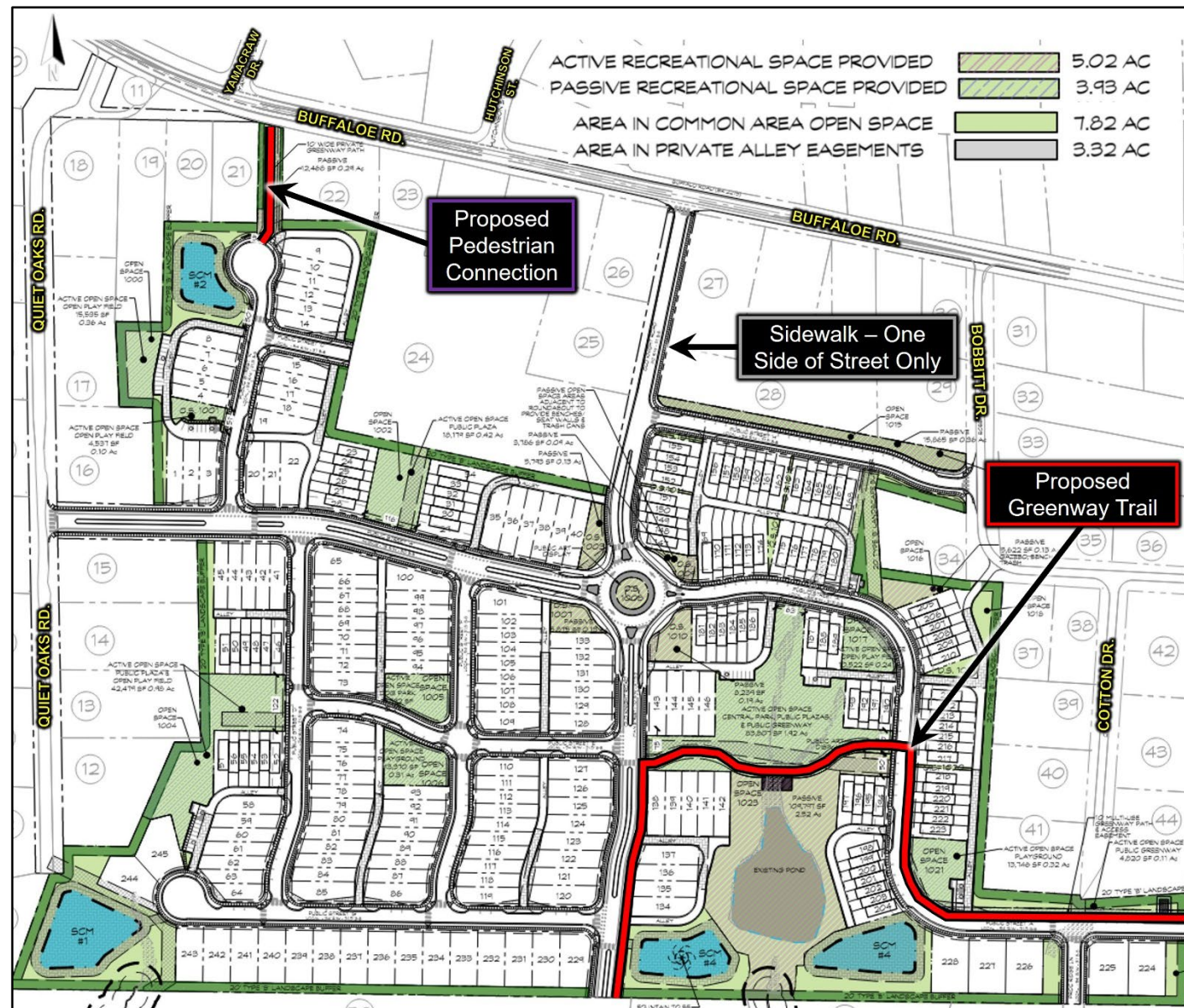


ROADWAY CONNECTIVITY



Quiet Oaks Road
 Bobbitt Drive
 Cotton Drive

PEDESTRIAN CONNECTIVITY



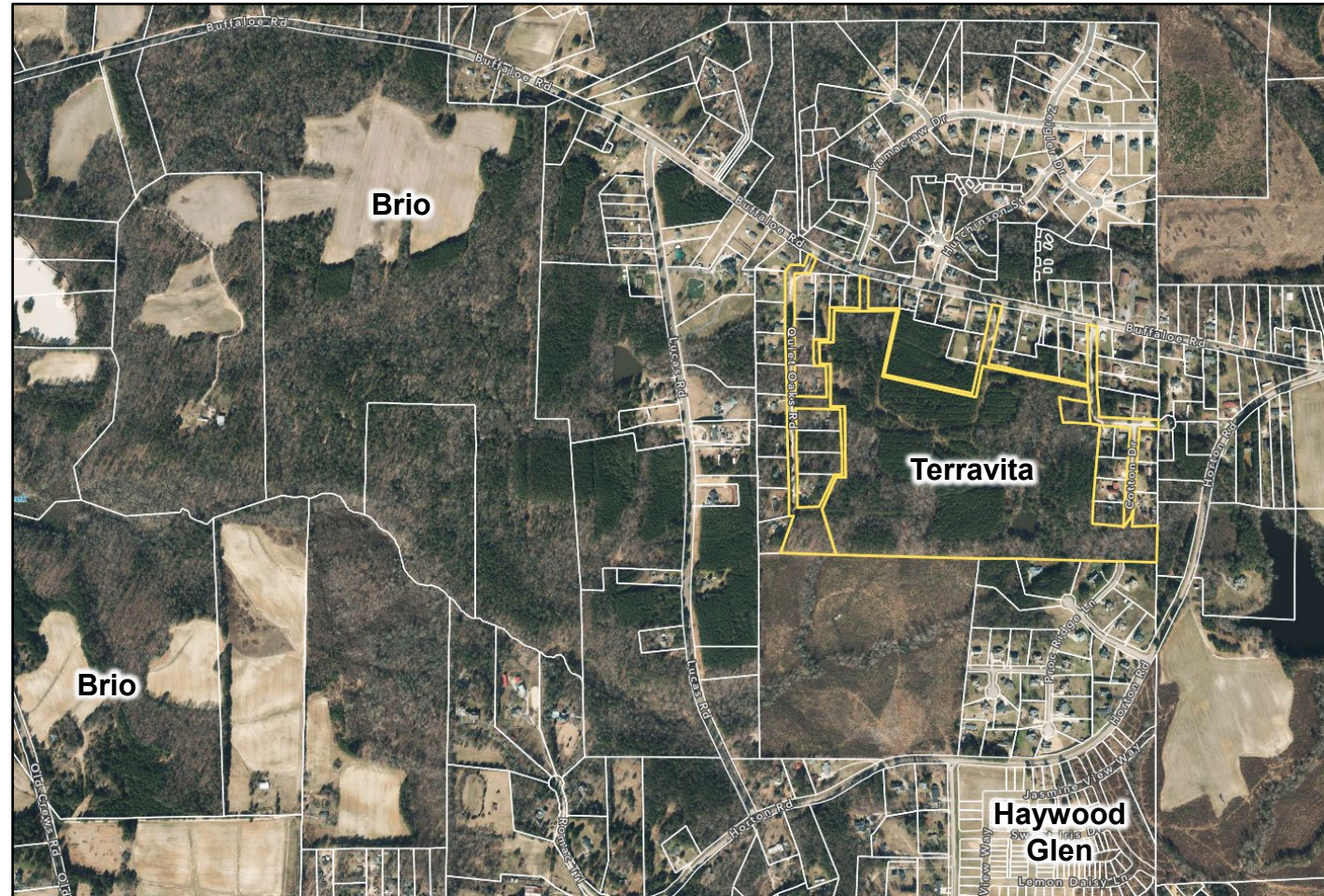
TRANSPORTATION ANALYSIS

- TIA was conducted in October 2024:

Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Lots (210)	170 DU	1,644	30	91	103	61
Townhomes (215)	75 DU	522	8	25	24	17
Total Trips		2,166	38	116	127	78

- Approved developments in area:
 - Haywood Glen (Under Construction)
 - Weldon (Under Construction)
 - Brio (CDs Under Review/Site Work Underway)
- Build-out Year: 2029 w/ 3% Annual Growth Rate



TRANSPORTATION ANALYSIS

TIA study intersections:

Buffaloe Road and:

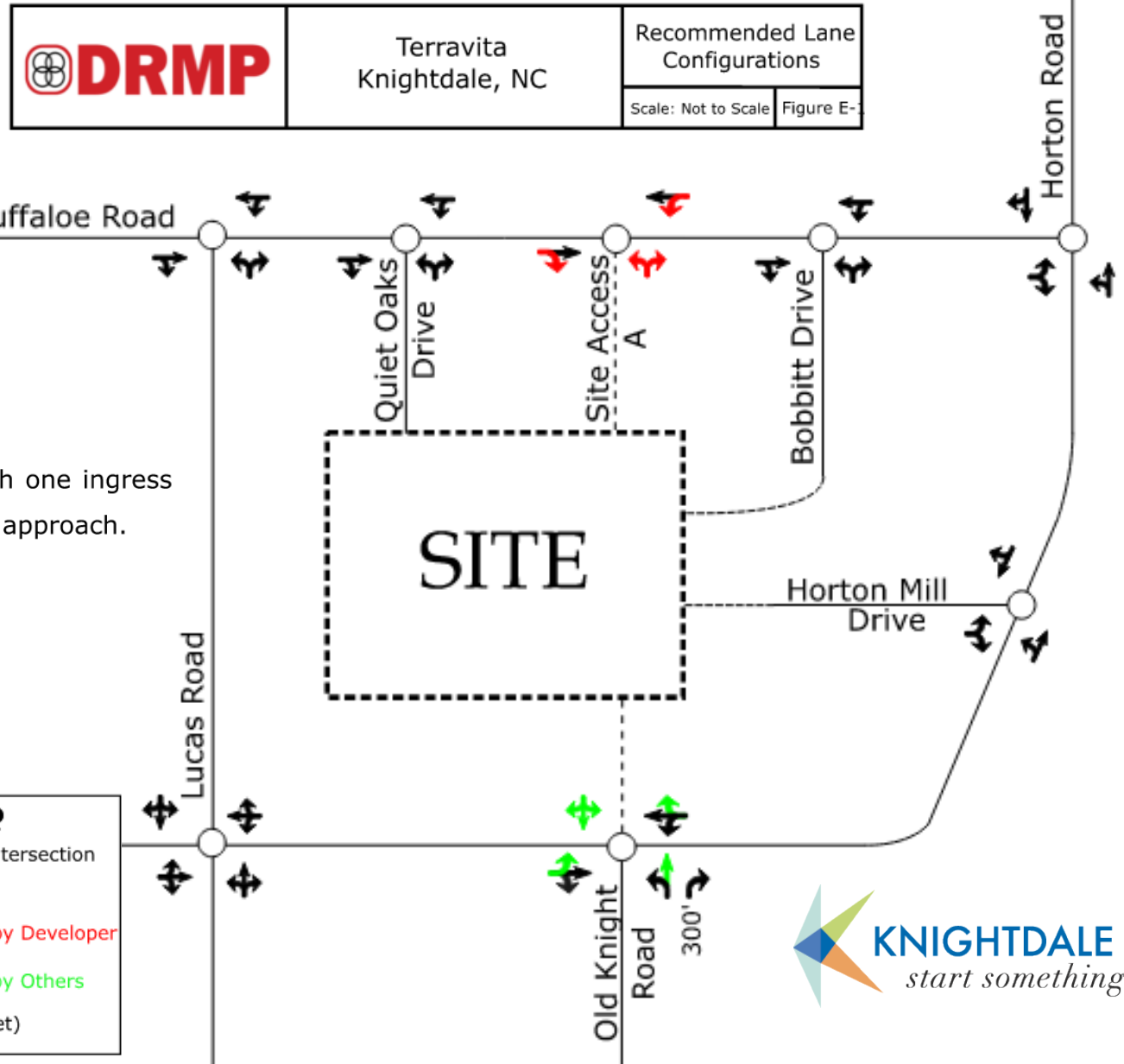
1. Lucas Road
2. Quiet Oaks Drive
3. Bobbitt Drive
4. Horton Road

Horton Road and:

1. Lucas Road
2. Old Knight Road
3. Horton Mill Drive



TRANSPORTATION ANALYSIS



Recommended Modifications by Developer

Buffaloe Road and Site Access

- Construct northbound approach (of the proposed site access) with one ingress lane and one egress lane. Provide stop-control for the northbound approach.

TRANSPORTATION ANALYSIS

	Terravita Knightdale, NC	
	Scale: Not to Scale	Figure E-






Recommended Modifications by Developer

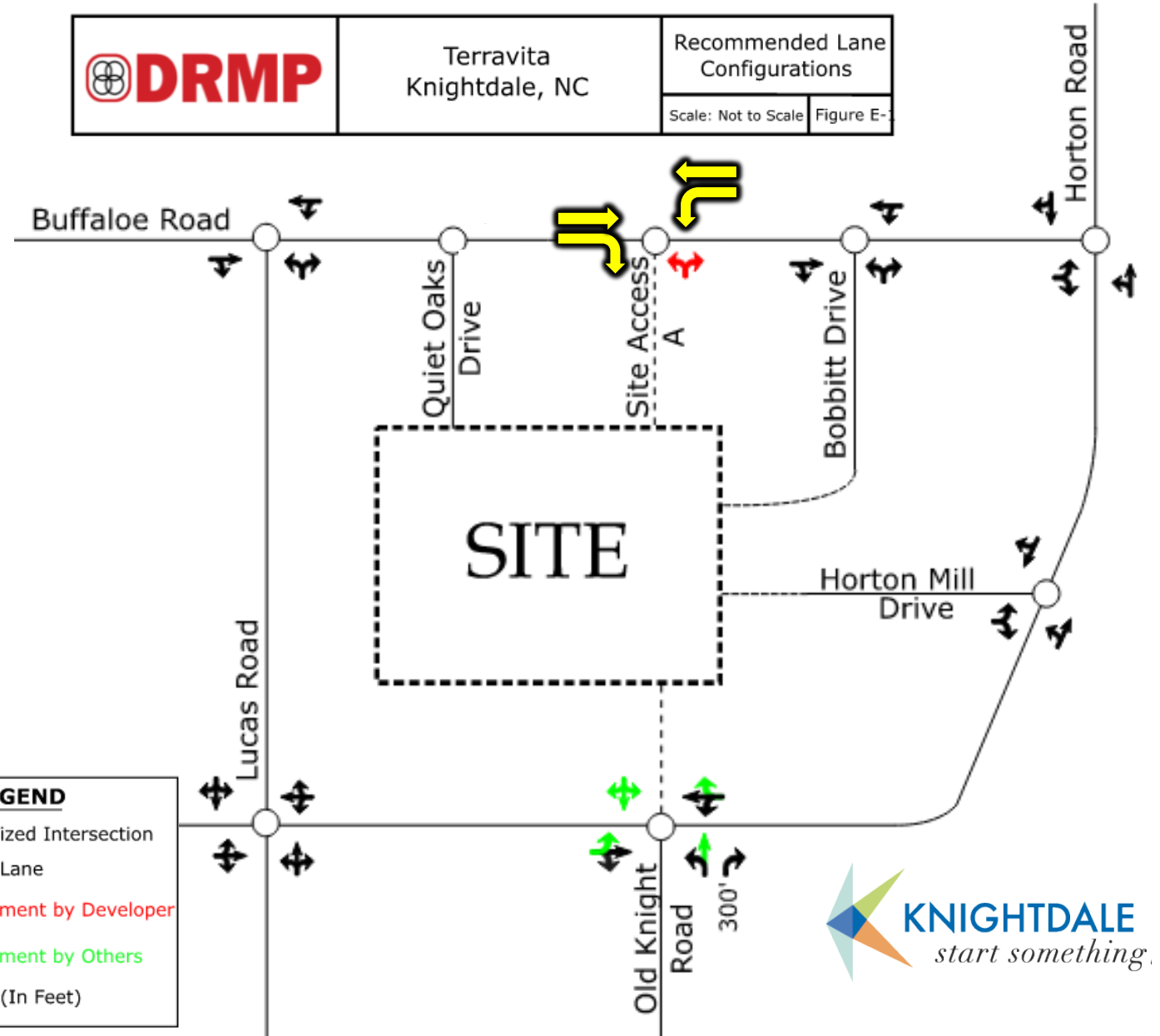
Buffaloe Road and Site Access

- Construct northbound approach (of the proposed site access) with one ingress lane and one egress lane. Provide stop-control for the northbound approach.

Town & NCDOT Recommendations:

1. Dedicated WB Left
2. Dedicated EB Right

LEGEND	
	Unsignalized Intersection
	Existing Lane
	Improvement by Developer
	Improvement by Others
	Storage (In Feet)



TRANSPORTATION ANALYSIS

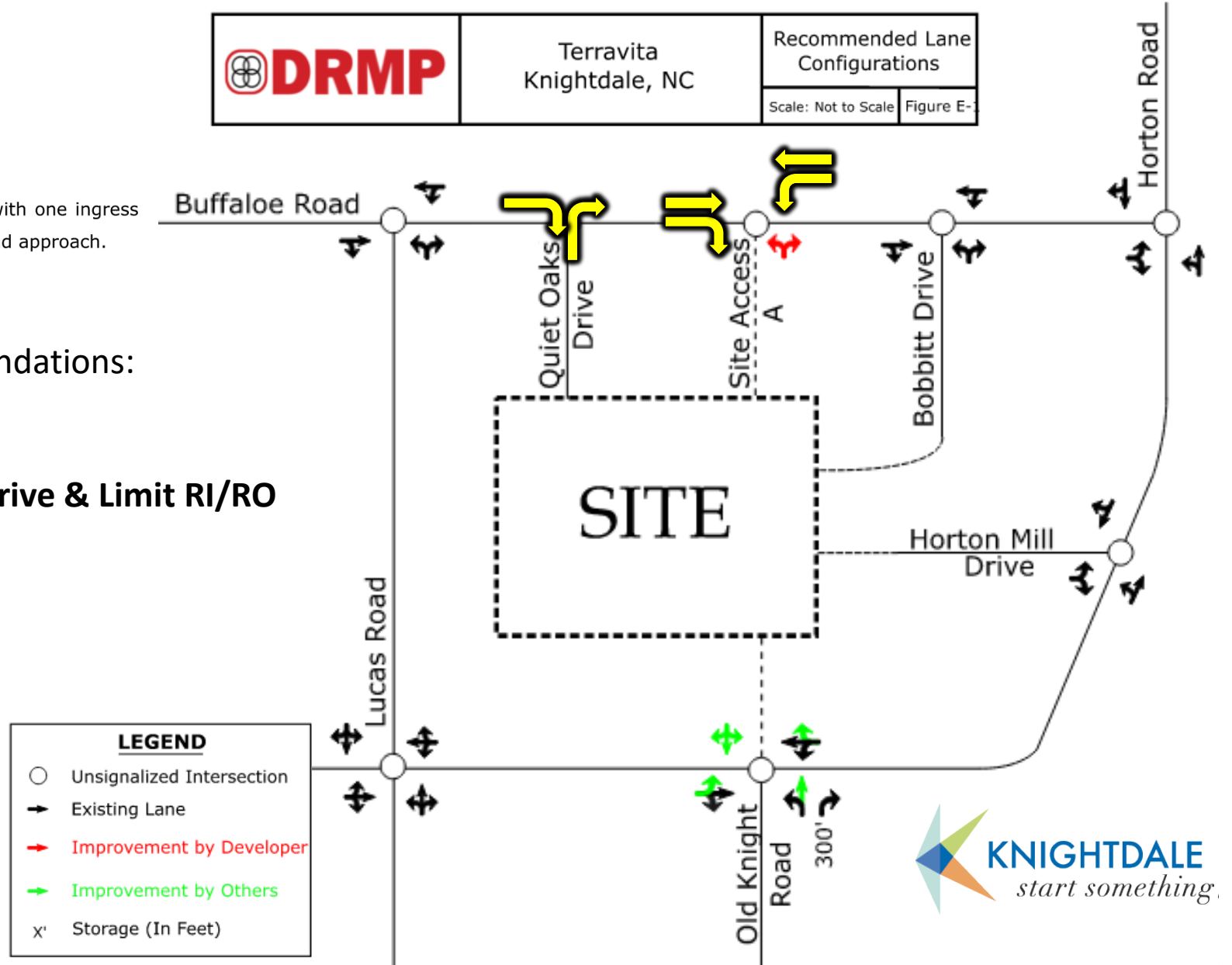
Recommended Modifications by Developer

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Town & NCDOT Recommendations:

1. Dedicated WB Left
2. Dedicated EB Right
3. Improve Quiet Oaks Drive & Limit RI/RO



TRANSPORTATION ANALYSIS

Recommended Modifications by Developer

Buffaloe Road and Site Access

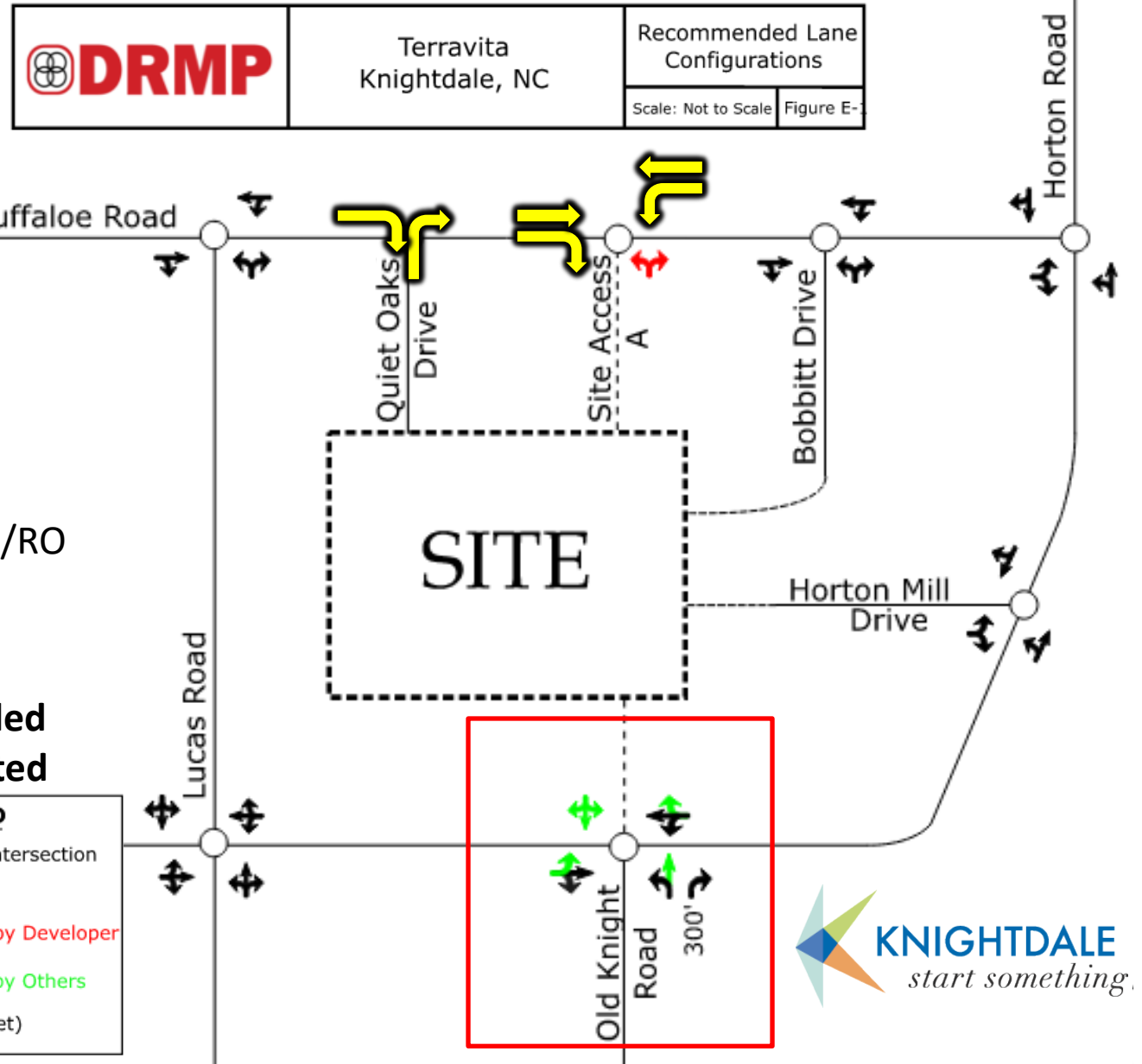
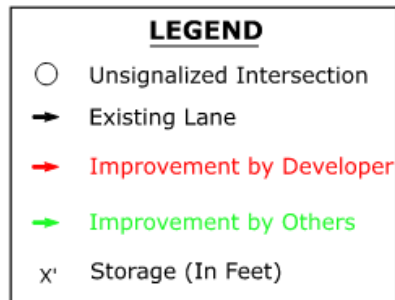
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Town & NCDOT Recommendations:

1. Dedicated WB Left
2. Dedicated EB Right
3. Improve Quiet Oaks Drive & Limit RI/RO

Signal Warrant Analysis:

1. Old Knight Road/Horton Road
 - a. No improvements recommended
 - b. Future monitoring not warranted



SITE DEVELOPMENT ALLOWANCES

Dimension Standards – Lot Width (UDO, Section 3.4)

Required:

- Front-loaded lots must be at least **80-feet-wide**
- Rear-loaded lots must be at least **30-feet-wide**

Requested:

- 59-foot front-loaded (min.)
- 30-foot rear-loaded (min.)
- 20-foot townhomes (min.)



SITE DEVELOPMENT ALLOWANCES

Dimension Standards – Driveway Length (UDO, Section 3.4)

Required:

- 35-foot-long driveways

Requested:

- 25-foot-long front-loaded (min.)
- 20-foot-long rear-loaded and townhomes (min.)



SITE DEVELOPMENT ALLOWANCES

Setbacks – House Building Type (UDO, Section 6.5)

Required:

Minimum Setbacks				
	Front	Side	Corner	Rear
House Building Type	10'	20% of lot width*	10'	25'

*Side setback shall be calculated as an aggregate. Lots greater than or equal to 60 feet in width shall have a minimum setback of 5 feet. Lots less than 60 feet in width shall have a minimum setback of 3 feet. Side yards of corner lots shall be a minimum of 10 feet.

Requested:

- 20-foot rear setback for rear-loaded lots (min.)





SITE DEVELOPMENT ALLOWANCES

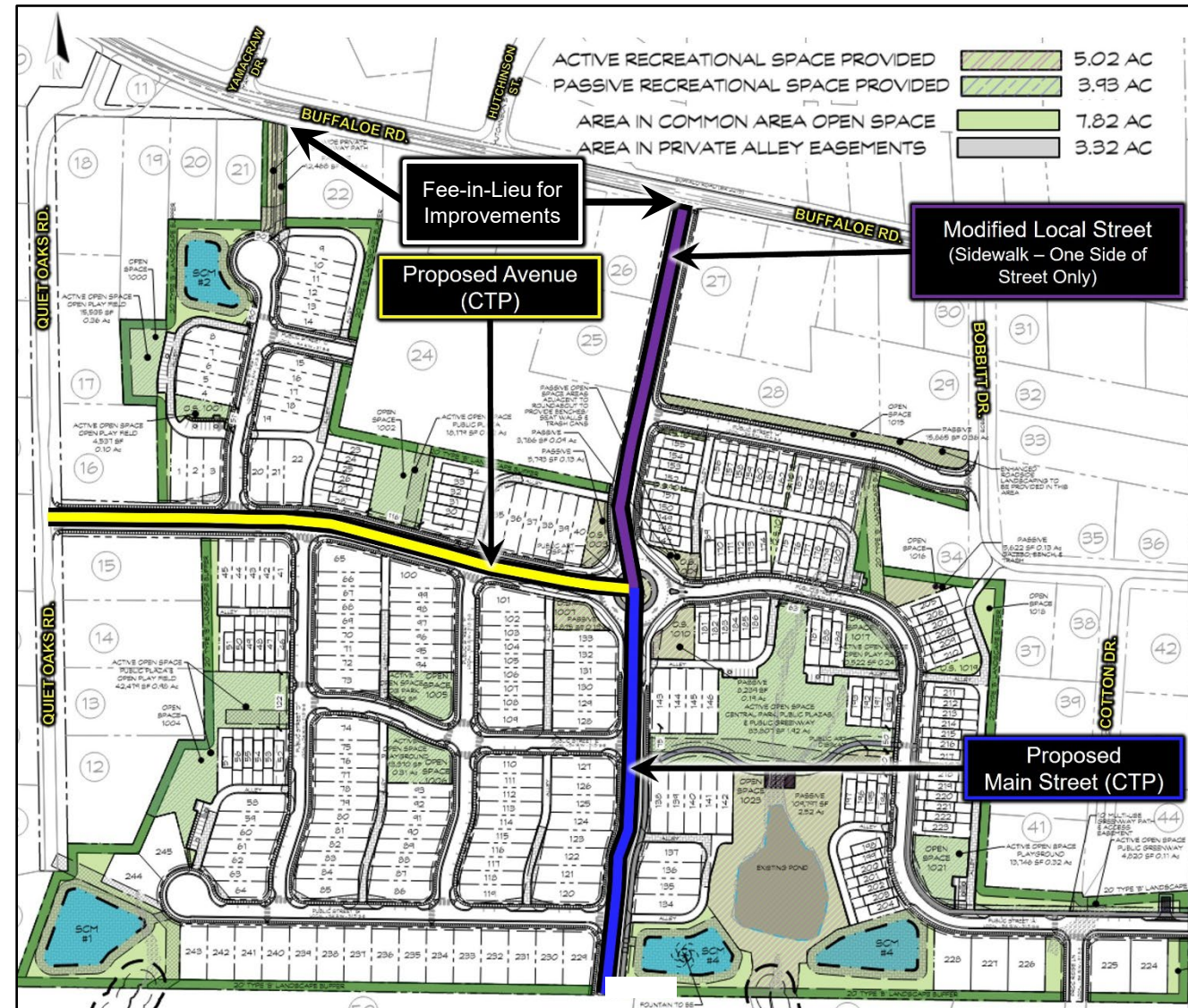
Street Classification & Design – (UDO, Section 10.4.A & STD Nos. 3.07-1 & 3.03)

Required:

- All frontages along public streets shall be upgraded to meet Chapter 10 standards.

Requested:

- FIL for Buffalo Road improvements
- Old Knight Road Extension (north of roundabout)



SITE DEVELOPMENT ALLOWANCES

Required Distribution of Uses (Section 11.1.B):

Required:

Table 11.1(B) Required Distribution of Uses		
Use Type	Minimum Distribution	Maximum Distribution
Dwelling-Duplex/Townhouse	★ 10%	40%
Dwelling-Multifamily	★ 5%	40%
Dwelling-Single Family	★ 15%	60%
Mixed Use*	10%	100%
Lodging/Office/Service/Retail/Restaurant/Entertainment/Recreation*	5%	20%
Civic/Institutional*	As determined by the Town Council	
*Minimum and maximum distribution requirements shall apply only to nonresidential subdivisions or subdivisions with both residential and non residential uses.		

Requested:

Proposed Distribution of Uses		
Use Type	Area in Acreage	Percent of Development
Single-Family Dwelling	17.54	71.03%
Townhome Dwelling	7.15	28.97%
Multi-Family Dwelling	0	0%

*Gross Site Area: 60.68 acres

*Rights-of-Way Acreage: 15.9 acres

*Dedicated Open Space (Active/Passive): 8.95 acres (11.14 additional acres in Common Open Space)

WATER ALLOCATION POLICY



	Point Total
Major Subdivision Base Points	15
Bonus Point Item	
Conservation of Natural Habitat	3*
Construct a Fountain or other stormwater amenity within the SCM	4
Implement Recommendations of the Affordable Knightdale Plan	10*
Exclusive Use of Native Landscape Species	5
Construction or Preservation of Gateway Landscaping or Structure	5*
Outdoor Display of Public Art	8
Enhanced Roadside Landscaping (Street "H")	2*
Outdoor Deck – More than 3,000 Square Feet	3
IPEMA Certified Playground Equipment	4
Total Water Allocation Policy Points	59 pts.*
Required Water Allocation Policy Points	50 pts.



PLANNED UNIT DEVELOPMENT REZONING

- Proposed base zoning district of GR8
- GR8 District standards must be met unless alternative provisions are proposed
- Council can request, but not require, additional conditions
- Applicant offered architectural standards become zoning conditions.



PLANNED UNIT DEVELOPMENT

Town of Knightdale N. Carolina

Case Number ZMA-4-23

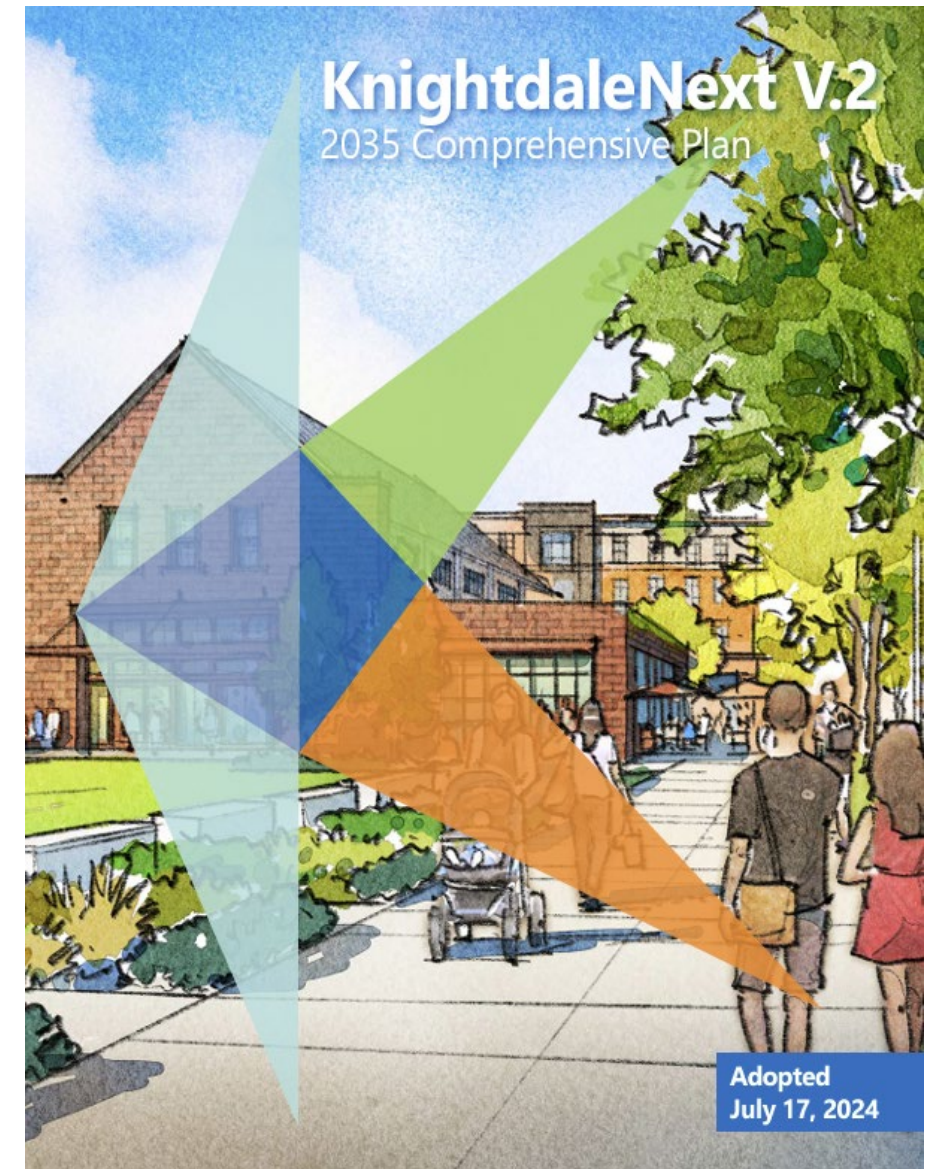
November 25, 2024

Resubmitted January 16, 2025

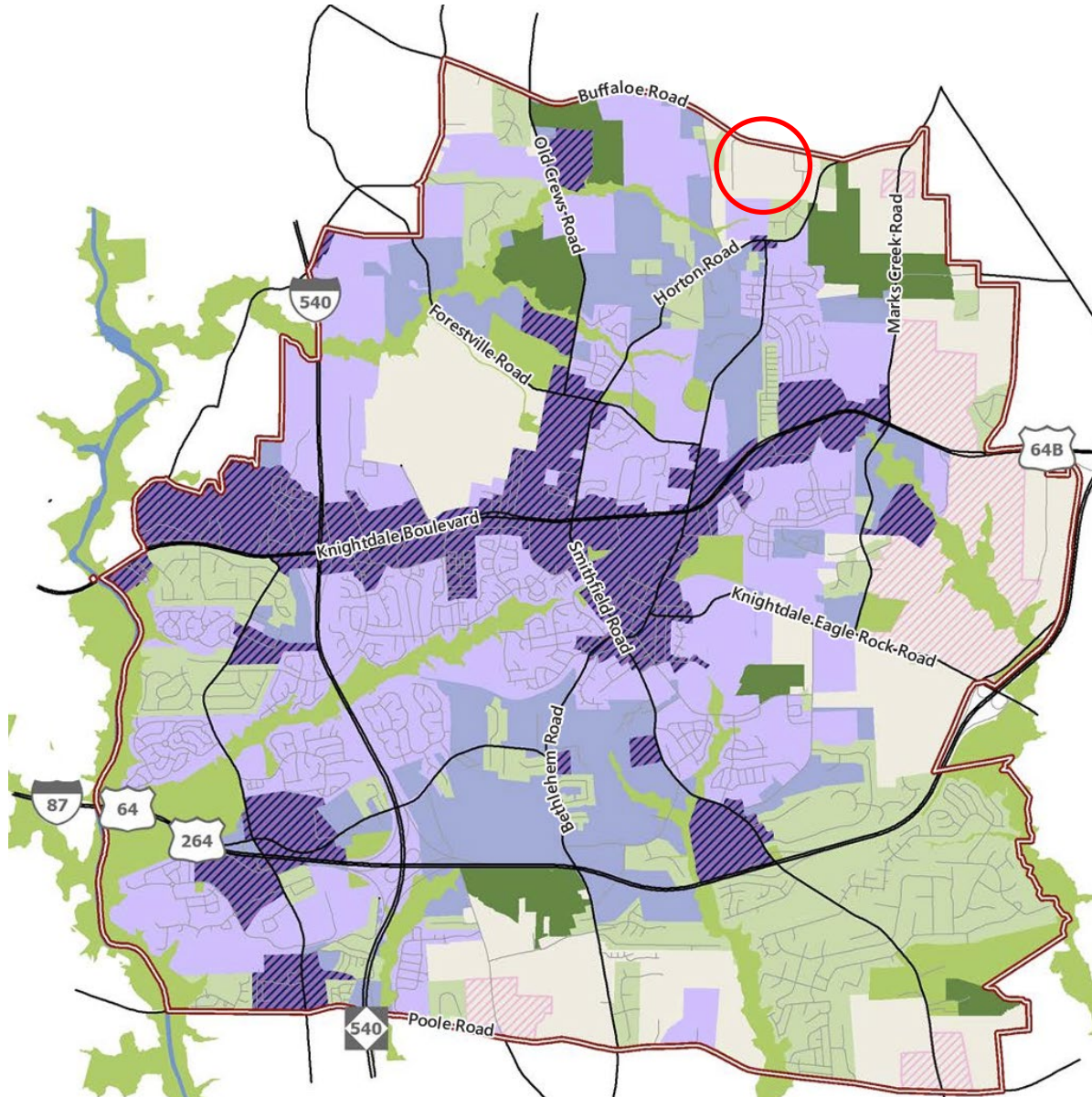
Terravita – Planned Unit Development, Knightdale, N. Carolina Case# ZMA-4-23 Submitted 11/25/24, Resubmitted 01/16/25

KNIGHTDALENEXT V.2 COMPREHENSIVE PLAN

North Carolina General Statute 160D-605 requires that **prior to** adoption or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its **action is consistent** with an adopted comprehensive plan and explaining **why** the board considers the **action to be reasonable and in the public interest**.



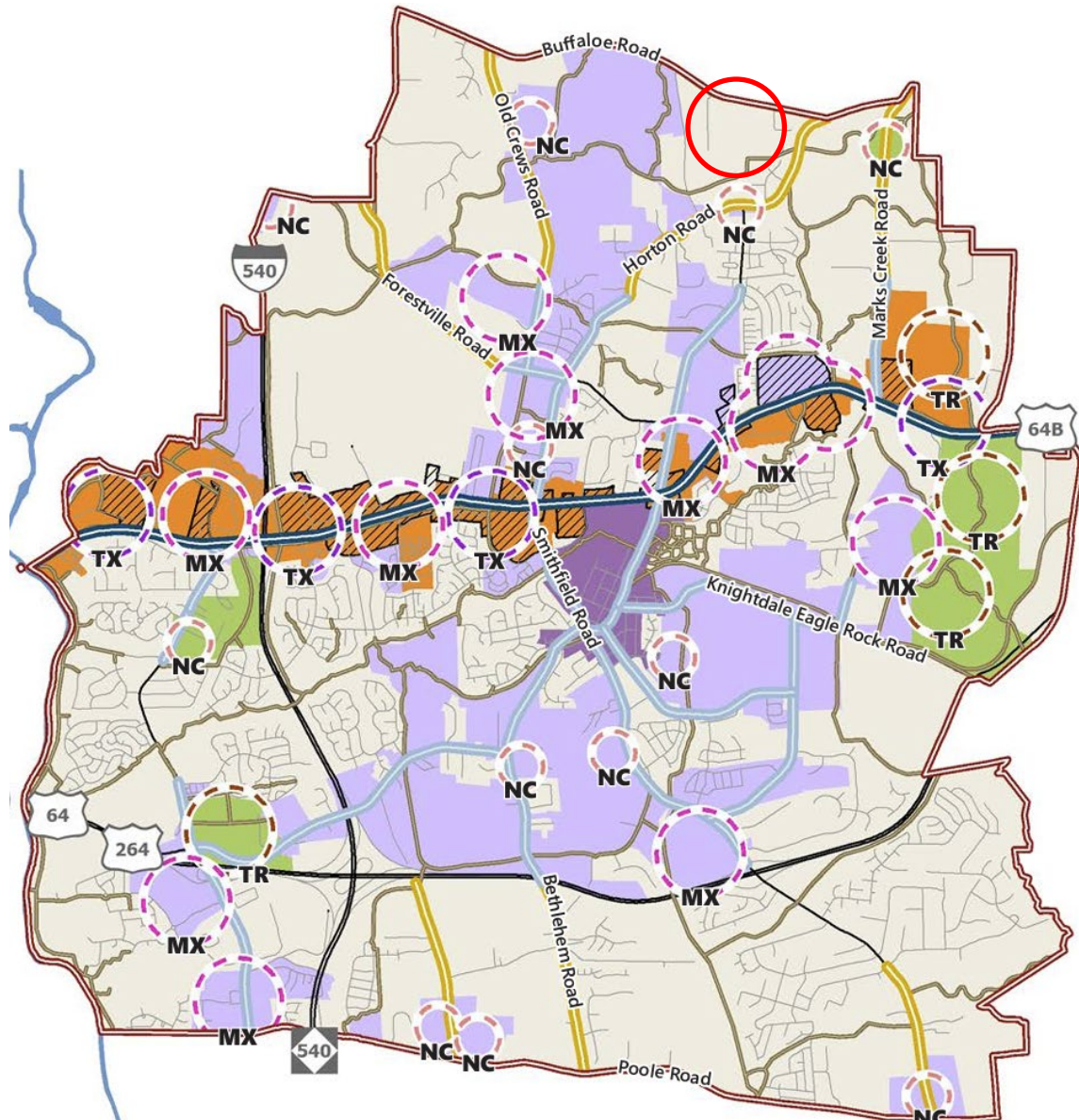
INTENTIONAL GROWTH AREA MAP



Growth Reserve Areas

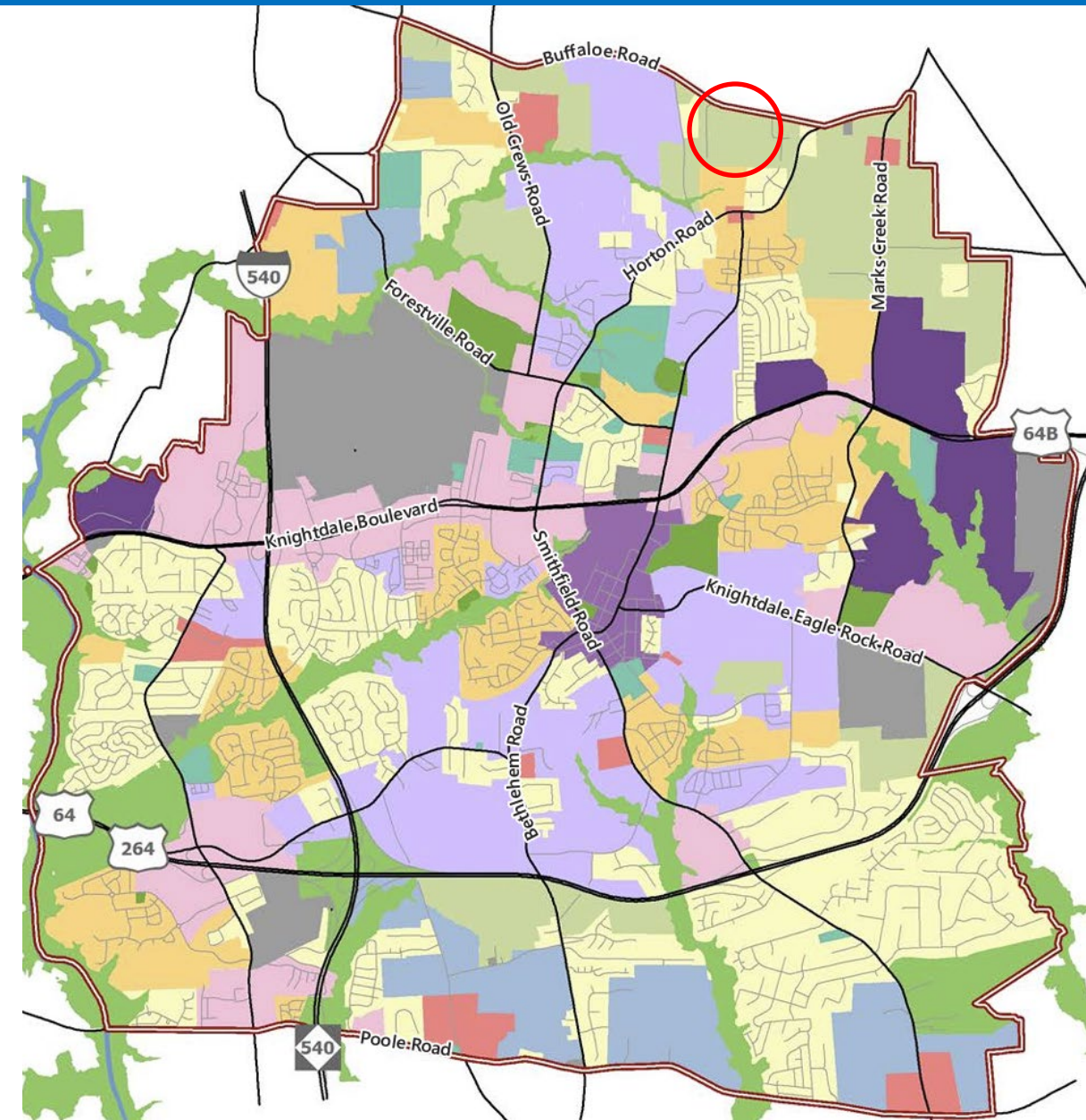
- Unserved/underserved infrastructure
- Playbook Approach

URBAN SMALL-TOWN FRAMEWORK MAP



Additional guidance and specific direction for decision making within the **Rural Living & Agriculture** Future Place Type.

FUTURE PLACE TYPE MAP



Rural Living & Agriculture

- Large lots w/ high degree of separation
- Extremely low-densities
- Prioritizes preservation of farmland

Future Place Type

Rural Living & Agriculture

Land characterized by large lots and a high degree of separation between buildings. Homes, farms, and farmettes (hobby farms) are scattered throughout the countryside and integrated into the landscape. Some areas are preserved under agricultural or environmental easements. These areas are largely committed to extremely low-density residential development but also prioritize the preservation of farmland.

Farmland includes land actively used for commercial agriculture or forestry activities, including cultivated land, small-scale farms, timber harvest, horse farms, other livestock, or woodlands. Farms may include a primary residence, additional housing to support agricultural operations, and/or outbuildings associated with activities on the farm. While these areas are primarily an agriculture category, conditional, accessory, or ancillary uses that support the economic viability of the farm may occur on the property. These uses could include, but are not limited to, agritourism; special event venues; breweries; wineries; distilleries; education centers; or other activities that are directly connected to specific farm activities performed on the property.



Street & Block Pattern

- Largely-undefined, but becomes more pronounced as homesteads decrease in size. Very large blocks and curvilinear streets are common when a structure is present.
- Individual driveways typically provide direct access to the property from an adjacent road.



Open Spaces & Natural Resources

- Influenced by site conditions, but may include natural areas, farm fields or pastures, grazing areas, woodlands, steep topography, and greenways or trails.



Sustainability

- Encourage farming practices that preserve natural resources and protect the environment.



Transportation

- Roads generally reflect the rural nature of the area and serve primarily automobiles, including vehicles and equipment associated with farm uses.
- Pedestrian and bicycle facilities should consider side paths or greenways that may run parallel to a road.
- Greenways may also support equestrian activities. Microtransit service will be available starting in July 2024.



Building Types & Massing

- A private residence is common on a site (home building type). Ancillary or out-buildings may also be present to support farm operations; including barns, silos, equipment sheds, etc.
- Accessory dwelling units on a site should be designed to be compatible with the primary residence.
- Civic buildings — such as a school, church, or fire station — may be appropriate in some areas.



KNIGHTDALENEXT V.2 COMPREHENSIVE PLAN

Place Type Transect

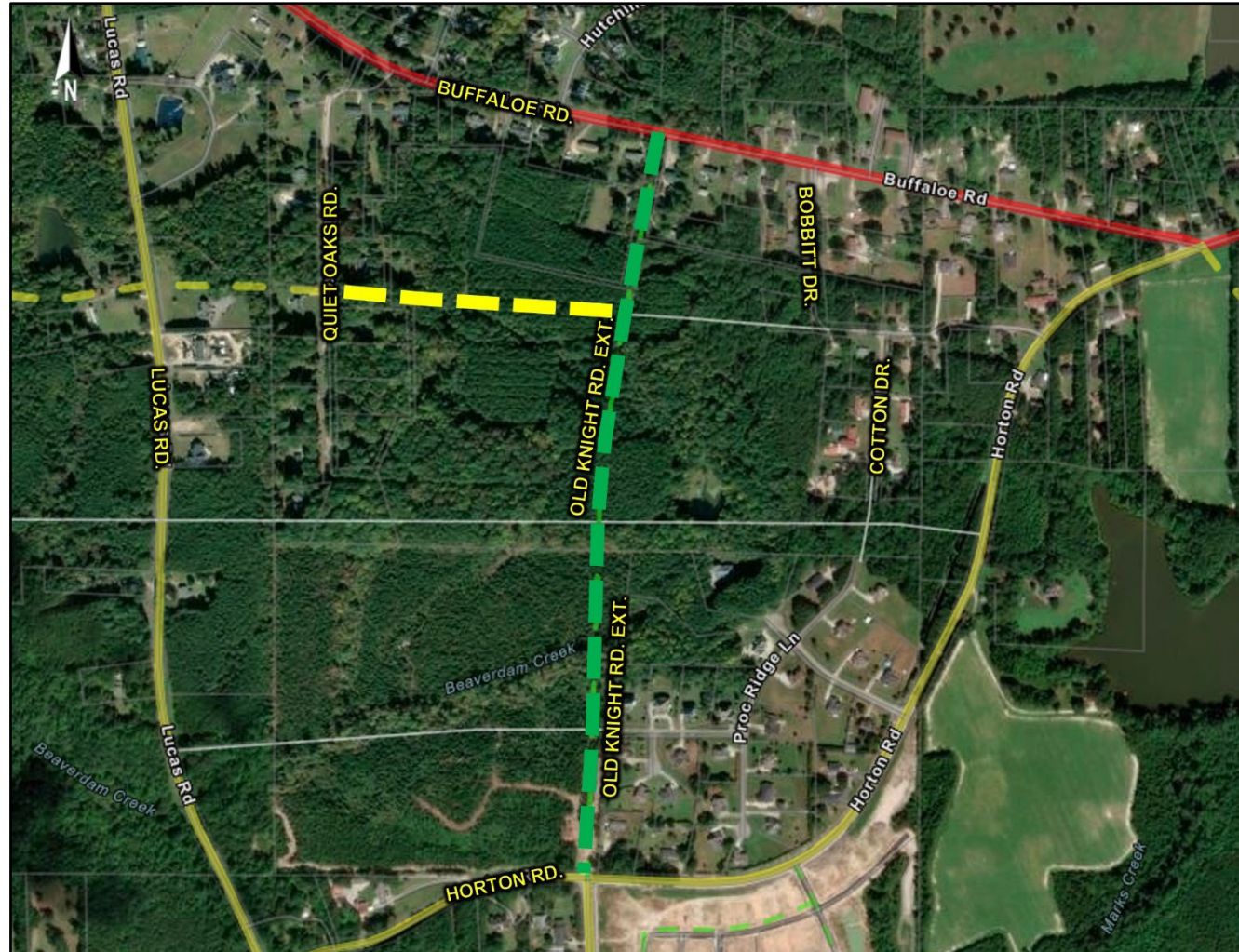
The “Rural Living & Agriculture” Future Place Type falls into the “Open Spaces” category



KNIGHTDALENEXT V.2 COMPREHENSIVE PLAN

Roadway Network Plan

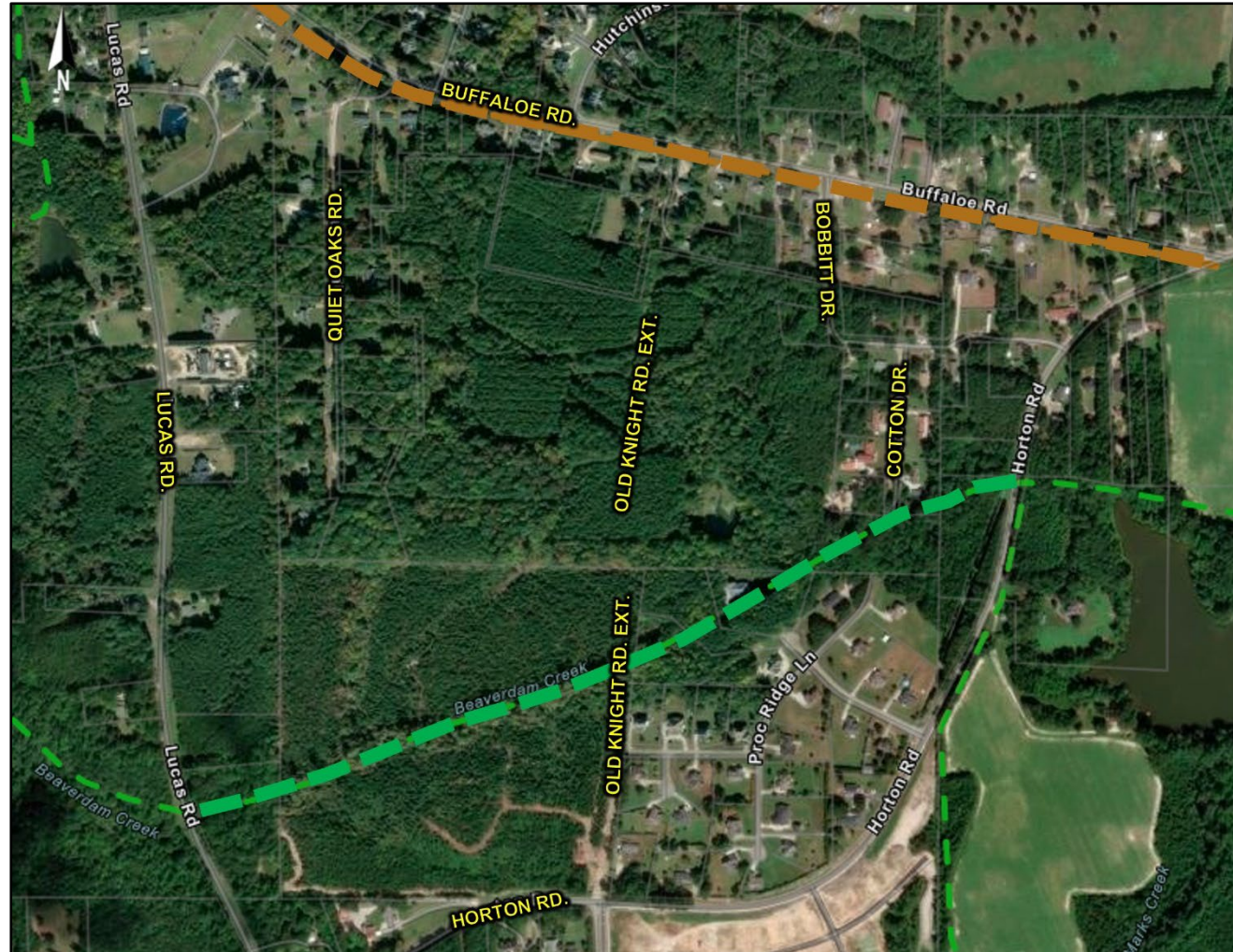
Street network generally consistent with the CTP & UDO



KNIGHTDALENEXT V.2 COMPREHENSIVE PLAN

Sidepath & Greenway Plan

Sidepaths & Trails generally consistent with CTP & UDO



GUIDING PRINCIPLES



Planned and Orderly Growth



Environmental Stewardship and Sustainability



Townwide Place-Making



Multi-Modal Transportation System



Inclusive, Livable Town



Community Facilities and Services



Home and Neighborhood Choices



Economic Vitality

GUIDING PRINCIPLES



Planned and Orderly Growth



Environmental Stewardship and Sustainability



Townwide Place-Making



Multi-Modal Transportation System



Inclusive, Livable Town



Community Facilities and Services



Home and Neighborhood Choices



Economic Vitality

A faint, light blue map of the Knightdale area serves as the background for the top half of the slide. It shows a network of streets and some larger land parcels.

AFFORDABLE KNIGHTDALE

TOWN OF KNIGHTDALE

Inclusive Growth and Housing Affordability Plan



Adopted March 20, 2024



AFFORDABLE KNIGHTDALE

PLAN RECOMMENDATIONS

RECOMMENDATIONS OVERVIEW

The Town planners listened to the experts and to the people who live or work in Knightdale and developed a series of recommended policies and programs based on what they heard. This section of the Plan describes the recommendations. There are twelve key points, which are summarized below.



Affordable Housing Trust Fund. A pool of resources especially dedicated to the creation and preservation of affordable housing. The foundation and centerpiece of the Plan.



Land Acquisition Policy. A policy allowing for the strategic acquisition of land parcels to be dedicated to affordable housing development.



Capacity Building & Community Engagement. Steps toward developing the staffing and administrative infrastructure needed to implement the Plan and oversee affordable housing services and programs.



Housing Advisory Board. An advisory panel made up of community representatives that will assist with Plan implementation and make recommendations about affordable housing development to the Town Council and Town staff.



Zoning Incentives. Modifications to the Zoning Ordinance that would permit added residential density and streamlined procedures and offer incentives to create affordable housing.

Permanent Loan \$24M
Knightdale Loan \$0.8M
Wake Co. Loan \$1.7M
LIHTC Equity \$11.1M
Deferred Development Fee \$1.4M

Gap Financing. The use of Affordable Housing Trust Fund resources to provide low-cost financing to developers of affordable multi-family rental housing.



Development Partnerships. Partnerships between the Town of Knightdale and nonprofit developers to preserve and create affordable rental housing and homeownership opportunities.



Direct Assistance. Assistance directly to eligible homeowners and renters, subsidizing homeownership, repairs, supportive housing, and assistance to seniors and people with disabilities.



Expand Housing Options. Promote the development of housing types the market alone can't provide, including starter homes, accessory dwelling units, and cottage court concepts.



Mixed-Income Focus. Build mixed-income neighborhoods by incorporating affordable homes or lots into market-rate neighborhoods or subdivisions.

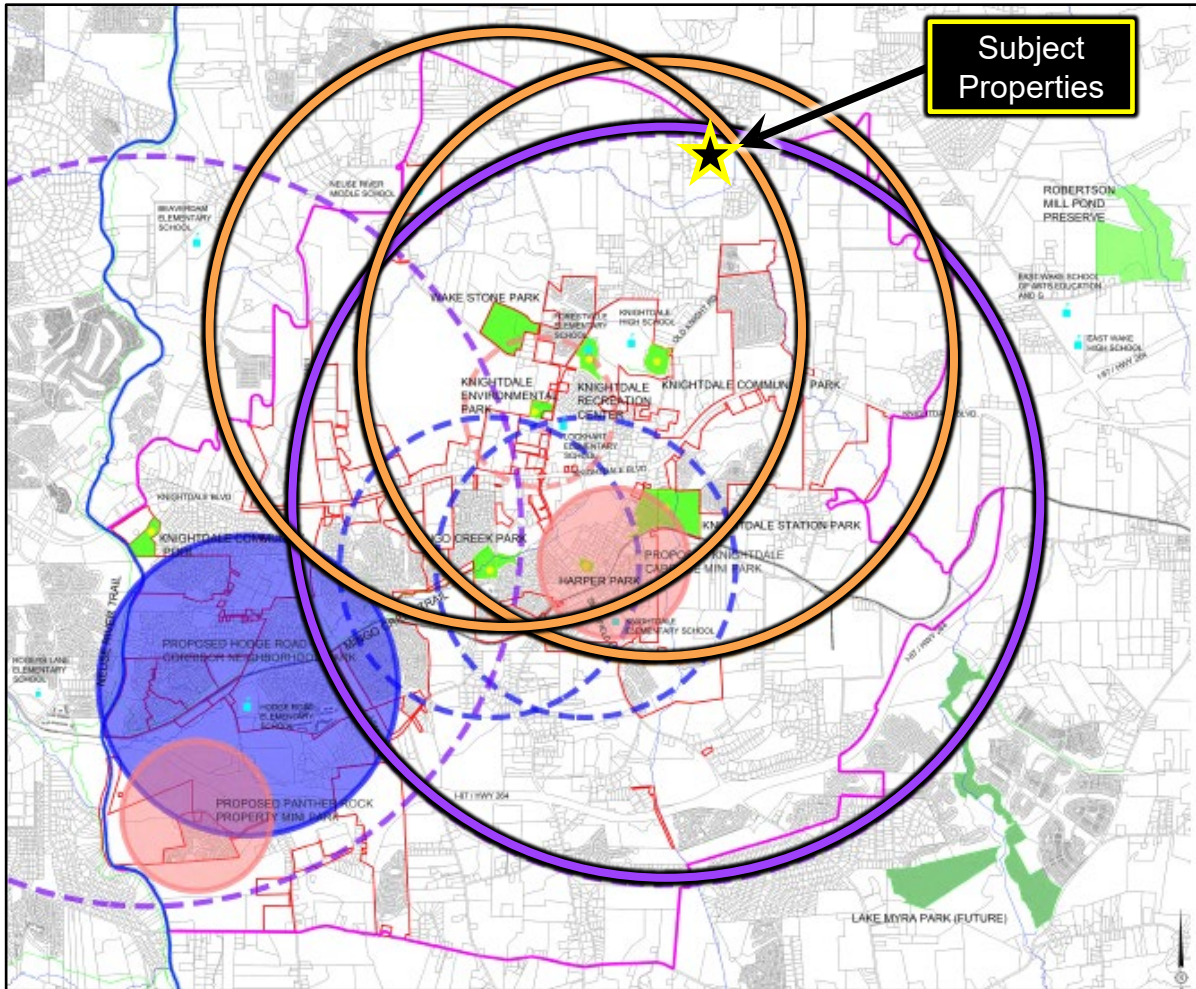


Permanent Affordability. Community land trusts and other ownership structures that offer ownership opportunities to lower-income homebuyers.



Inclusive, Livable Environment. Ensure that housing planning will incorporate principles of walkability, bikability, transit-oriented design, and proximity to schools, jobs, shops, and services.

COMPREHENSIVE PARKS & REC MASTER PLAN



- Two-and-a-half-mile service area of Knightdale Station Park
- Two-mile service area of Knightdale Community Park & Wake Stone Park

PUBLIC HEARING PROCESS

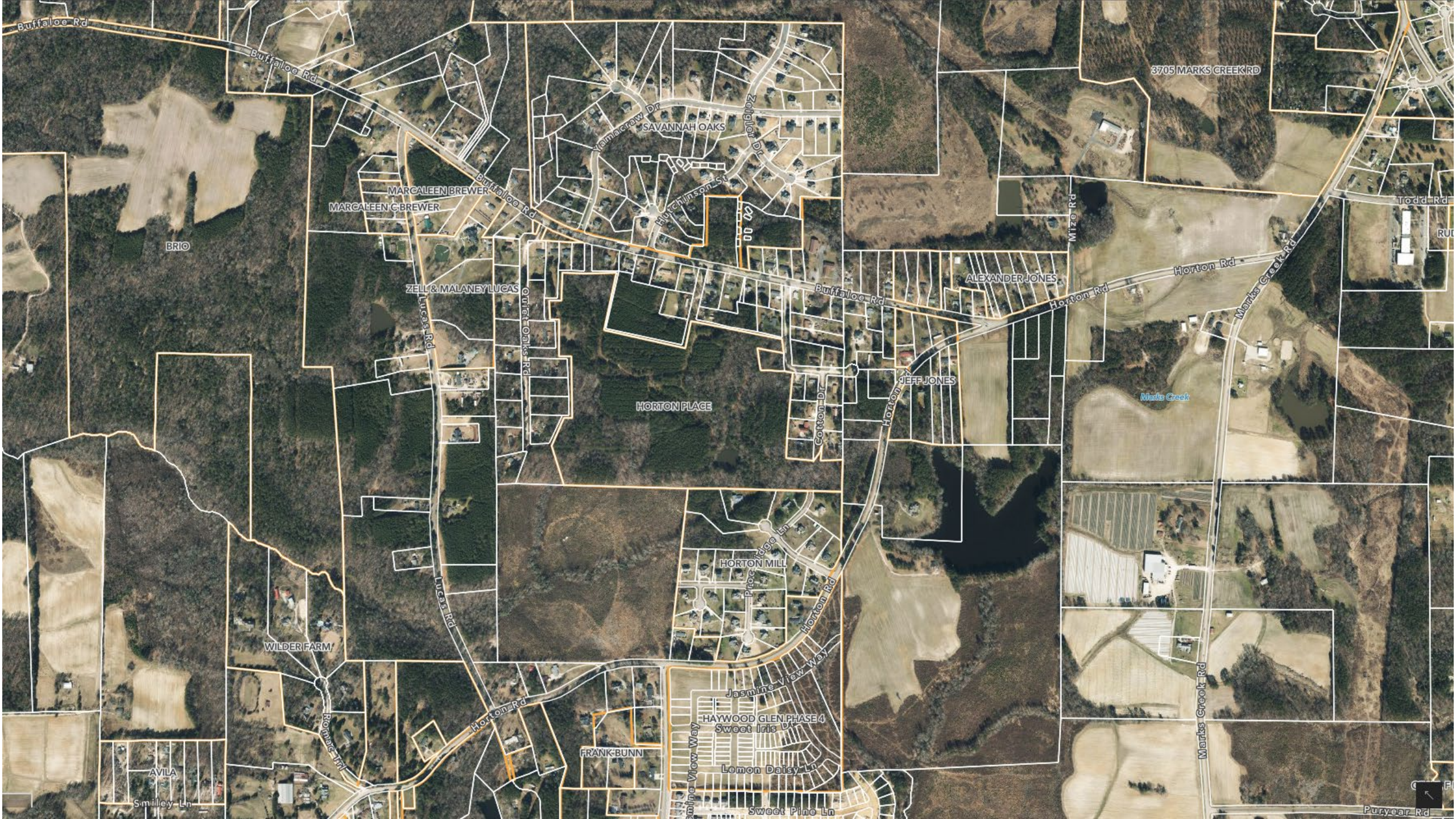
1. Staff Presentation
2. Questions for Staff from Council and LURB
3. Applicant Presentation
4. General Public Comments

RECOMMENDATION

After receiving public comment, motion to:

- Close the Joint Public Hearing, and
- Refer ZMA-4-23 to the April 14, 2025 Land Use Review Board for review and recommendation





GUIDING PRINCIPLES



Home and Neighborhood Choices

Dynamic neighborhoods in Knightdale should be places that provide exceptional quality-of-life, attainable and diverse housing options, and connections to neighborhood-serving uses like community gardens, parks, schools, neighborhood commercial areas, or mixed-use activity centers. New neighborhoods should continue to mix two or more home choices in the same development, including “missing middle” home choices such as single dwelling homes on small lots, townhomes, duplexes, triplexes, quadplexes, and accessory dwelling units. Neighborhoods should also organize lots around a continuous and connected system of open space that represents a prominent feature of the development.

Neighborhoods in the town should be treated as the “connective tissue” between destinations, and provide a place for social interaction, and foster connections between residents, that together create a source of pride and belonging in the community. Positive actions, routines, or experiences in a Knightdale neighborhood should lead to a willingness of residents to stay and put down roots in the community.

Residents in neighborhoods provide regular and loyal customers for nearby businesses and should be connected to them in meaningful ways. Physical connections may include new street connections or greenways that strengthen the relationship between origin and destination. Visual connections may include special paving treatments, street lighting, landscaping, or coordinated signage that reinforce a connection between homes and businesses. Social connections may include district names or special events held to present the activity center and nearby neighborhoods as a unified and desirable location.



Multi-Modal Transportation System

Provide a transportation system that is safe and reliable for moving people and goods throughout the community by vehicle, bus, bicycle, or walking. Equal emphasis on land use (demand), transportation (supply), and design (character) topics in the town’s transportation and land use decision-making processes should improve the overall efficiency of the multi-modal transportation system. Build a transportation system that favors walkable, complete streets; mobility hubs for bringing travel modes together; and place-making principles important to creating notable neighborhoods, districts, and activity centers throughout the community. Recognize the special needs of children, seniors, runners, bikers, and families when planning for an effective transportation system.

Work with the town’s transportation partners to build a more efficient and multimodal regional transportation system.

APPLICANT'S PRESENTATION

Terravita ZMA-4-23

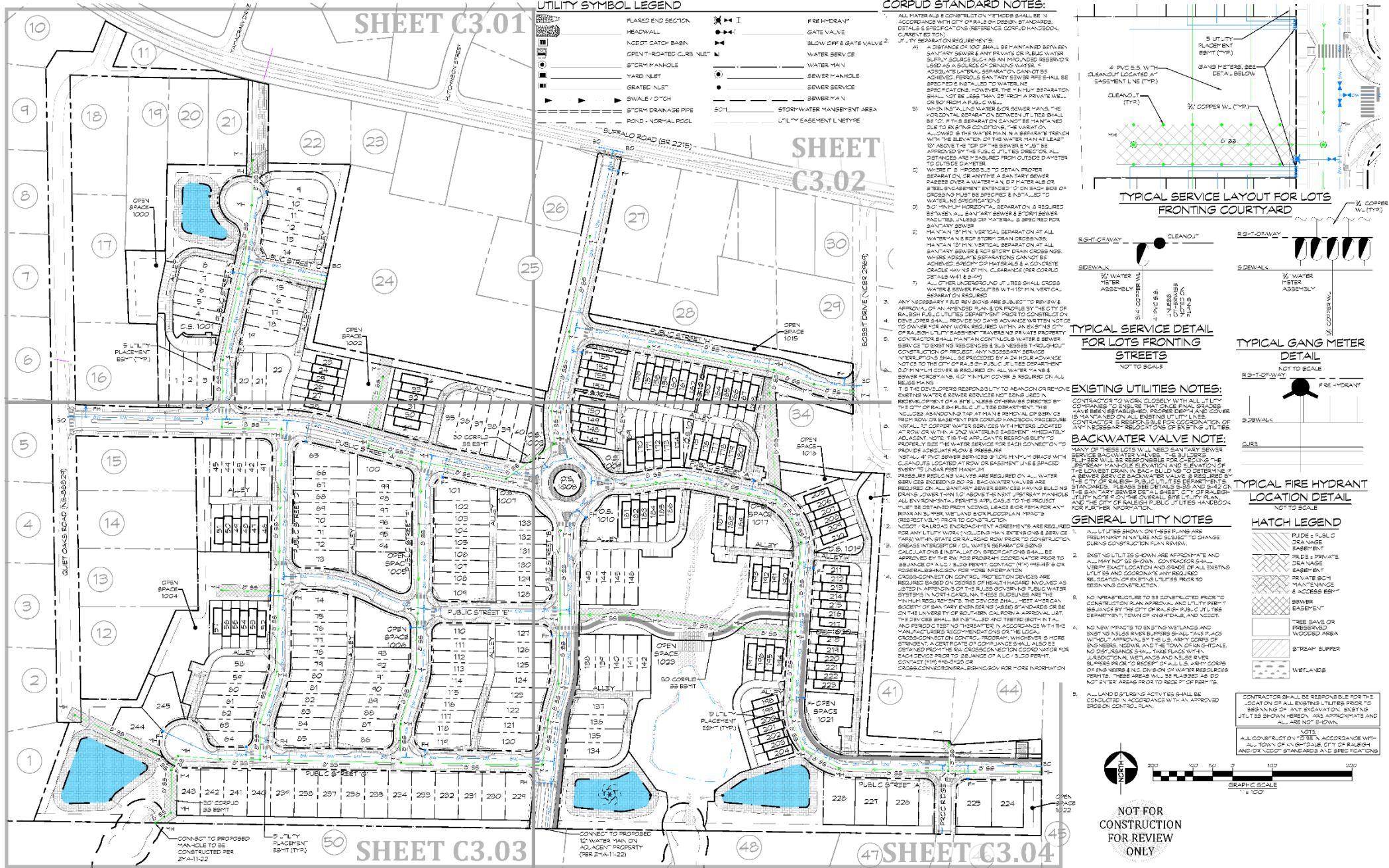
Joint Public Hearing

March 20, 2025

OPEN SPACE AREA TABLE



SHEET #
C2.00



[illegible]

<div style="font-size: 2em; font-weight: bold; margin-bottom: 10px;">SITE</div>	TOWN COMMENTS	1/16/2025

ST, CRAVEN & ASSOCIATES, INC. SHEET

PUBLIC HEARING PROCESS

1. Staff Presentation
2. Questions for Staff from Council and LURB
3. Applicant Presentation
4. General Public Comments

RECOMMENDATION

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