



Town of Knightdale

Staff Report Cover Sheet

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

Staff: Gideon Smith, Senior Planner – Current

Date: September 17, 2025

PURPOSE

- 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](#) (Use Link due to File Size)
- Nearby Development Map
- Brio Off-Site Improvements Phasing Study – Recommended Lane Configurations Diagram
- [LURB Agenda Packet](#) (Use Link due to File Size)

STAFF RECOMMENDATION

- Approve ZMA-4-23
- Adopt conditions
- Adopt the recommended advisory statement describing plan consistency and reasonableness of action
- Adopt ORD #25-09-17-003

Knightsdale Strategic Priorities



Safe



Connected &
Inclusive



Sustainable



Active & Healthy



Organizational
Excellence