



Town of Knightdale

Staff Report Cover Sheet

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

Staff: Gideon Smith, Senior Planner – Current

Date: November 19, 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.
- The Applicant included a summary of the revised zoning conditions and their outreach efforts related to Quiet Oaks Road. The Applicant’s final offered conditions are included in the PUD Document, starting on Page 40.
- No other substantive changes have been made to the proposal.

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
- Nearby Development Map
- Brio Off-Site Improvements Phasing Study – Recommended Lane Configurations Diagram
- Applicant’s Summary of Revised Zoning Conditions & Outreach Efforts

STAFF RECOMMENDATION

- Approve ZMA-4-23
- Adopt conditions
- Adopt the recommended advisory statement describing plan consistency and reasonableness of action
- Adopt ORD #25-11-19-003

Knightsdale Strategic Priorities



Safe



Connected &
Inclusive



Sustainable



Active & Healthy



Organizational
Excellence