



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #25-11-19-003

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF KNIGHTDALE WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-4-23 Terravita Planned Unit Development

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of the property to General Residential – Medium Density Planned Unit Development (GR8 PUD); and

WHEREAS, the Town Council finds that while the proposed Zoning Map Amendment is inconsistent with the Rural Living & Agriculture Place Type of the KnightdaleNext V.2 2035 Comprehensive Plan, it addresses several of the Plan’s guiding principles through balancing land use, open spaces, housing, transportation, and infrastructure decisions with quality public spaces that promote a welcoming, inclusive, and diverse community for residents that support a more livable, memorable neighborhood. When implementing the Playbook Approach, the proposal’s committed vehicular, pedestrian, and utility infrastructure improvements will enrich the mix of land uses in close proximity, make efficient use of existing infrastructure, and provide new capacity in existing services areas to keep pace with growth, all of which allow for the reclassification to a Secondary Growth Area on the Intentional Growth Areas Map. Furthermore, the proposal aligns with the goals of Affordable Knightdale by including “Missing Middle” housing types that aid in establishing a Mixed Density Neighborhood, connected by a network of open spaces, to provide a range of home choices in the same neighborhood; and

WHEREAS, the request is also reasonable and in the public interest as it expands publicly accessible routing options for vehicles, bicycles, and pedestrians in the vicinity;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Knightdale, North Carolina:

SECTION 1: That the Unified Development Ordinance of the Town of Knightdale Code, which includes the Zoning District Map, be amended to rezone approximately ±60.68 acres, consisting of two tracts of land located on the southern side of Buffaloe Road (Wake County PINs 1755-86-3977 & 1755-78-7080), from Rural Transition (RT) District to General Residential – Medium Density Planned Unit Development (GR8 PUD) to allow for the construction of 234 residential lots.

SECTION 2. That the additional conditions contained within the application identified as ZMA-4-23 and PUD document, and listed below apply as additional zoning conditions to the parcel of land identified above:

1. Front-loaded single-family lots shall be a minimum of 60-feet wide and shall have a minimum driveway length of 25-feet.

2. Rear-loaded single-family lots shall be a minimum of 30-feet wide and shall have a minimum driveway length of 20-feet, while townhome lots shall be a minimum of 20-feet wide and shall have a minimum driveway length of 20-feet.
3. All 80-foot-wide lots shall not be mass graded and shall remain undisturbed.
4. Uses within the development shall be distributed as follows: 68.88% shall be single-family lots and 31.11% of the development shall be townhomes.
5. The minimum setbacks for the House Building Type are as follows:

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

*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.

6. The roadway design of Old Knight Road Extension north of the internal roundabout shall be permitted to be constructed to a lesser standard than a Collector Road (Main Street) due to existing conditions. Minor flexibility related to roadway geometries may granted to install said road based upon right-of-way constraints.
7. Roadway Improvements:
 - a. For that segment of Bobbitt Drive, between its intersection with Public Street H and Buffaloe Road, the developer shall resurface the existing pavement with one top layer of asphalt. The requirements of this condition are subject to the approval by NCDOT.

The resurfacing required by this condition shall be completed before the connection of Public Street H to Bobbitt Drive is open for public use. If the improvements described in this condition cannot be provided within the existing easement area or public right-of-way of Bobbitt Drive due to engineering constraints, existing encroachments within the easement area or improvements on private property that would be adversely affected by these improvements, or a legal challenge to the owner's ability to make these improvements within the easement area or public right-of-way, then the owner shall pay a fee-in-lieu to the Town based on the improvements described in this condition.
 - b. For the entire length of the property identified as Quiet Oaks Road, as shown on the Master Plan, the developer shall make improvements or pay a fee-in-lieu consistent with the terms of this condition.
 - i. Option 1: The developer shall improve Quiet Oaks Road to comply with the following NCDOT standards for a Residential Local Road shoulder section: (i) pavement width and design, (ii) shoulder width, (iii) drainage ditch, and (iv) cut/fill slope. If it is determined that the improvements required by Option 1 cannot be constructed, pursuant to the terms set forth below, the developer shall comply with Option 2.
 - ii. Option 2: The developer shall resurface the existing gravel road in its current location or otherwise within the existing easement area with a new layer of crush and run stone and new asphalt. If it is determined that the improvements required by Option 2 cannot be constructed, pursuant to the terms set forth below, the developer shall comply with Option 3.

- iii. Option 3: The developer shall resurface the existing gravel road in its current location or otherwise within the existing access easement area with a new layer of crush and run stone. If it is determined that the improvements required by Option 2 cannot be constructed, pursuant to the terms set forth below, the developer shall comply with Option 4.
- iv. Option 4: The developer shall pay a fee-in-lieu to the Town for the improvements described in Option 1. The amount of the fee-in-lieu shall be based on an engineer's cost estimate for the pavement improvements described in Option 1.

The resurfacing required by Option 2 and Option 3 shall occur over the existing gravel driveway or otherwise within the existing access easement area to a minimum width of 18 feet at the existing grade. The resurfaced area shall be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

A portion of the existing gravel area crosses over a portion of the parcel addressed as 1505 Quiet Oaks Road and described in the deed recorded in Book 15219, Page 2662, Wake County Registry. The improvements associated with the resurfacing option applicable to Quiet Oaks Road will be provided within the existing access easement area in order to make the connection to Buffalo Road unless the owner of 1505 Quiet Oaks Road agrees to allow for the improvements described in Option 1, Option 2, or Option 3 through an access easement or right-of-way dedication over the portion of the existing gravel area that crosses over 1505 Quiet Oaks Road.

The improvements required by Option 1, Option 2 or Option 3 shall be constructed, or the fee-in-lieu required by Option 4 shall be paid, no later than as part of the same phase as that portion of Public Street A that connects to Quiet Oaks Road.

The following is a non-exclusive list of issues that shall serve as a basis for why the improvements described in Option 1, Option 2 and/or Option 3 are unable to be constructed, thereby requiring the developer to comply with Option 4: constraints of current width and location of existing access easement; engineering constraints related to grade, topography, drainage, compaction, and similar issues; existing encroachments within the access easement area or improvements on private property that would be adversely affected by these improvements without a liability waiver from the affected property owner; a legal challenge to the developer's ability to make these improvements within the existing easement area or across private property; other issues that would adversely affect the property of other owners along the access easement. Additionally, if construction of improvements requires any temporary or permanent easements from some or all of the owners of property along Quiet Oaks Road, then all such owners shall convey the necessary easements at no cost to the developer in order to trigger compliance with such option.

If requested by the Town, the owner shall work to record in the Wake County Registry an offer of dedication to the Town, offering to dedicate as public street right-of-way that area known as Quiet Oaks Road, which is that portion of the property identified as a 60-foot wide area subject to easements in favor of other properties for ingress/egress to Buffalo Road. This provision regarding the Town's option to request an offer of dedication does not affect the developer's obligation to construct the

resurfacing improvements described by Option 1, Option 2, Option 3, or pay the fee-in-lieu amount described by Option 4.

Prior to completion of that segment of Public Street A that connects to Quiet Oaks Road, the owner shall install traffic control signs indicating no outlet or no through traffic from Public Street A to Quiet Oaks Road. The installation of signs required by this condition are subject to approval by the Town. These signs shall no longer be required if this portion of Quiet Oaks Road is ever paved to a sufficient width to allow for two-way vehicular traffic or as otherwise instructed by the Town.

- c. The developer shall continue to make commercially reasonable efforts to acquire a permanent easement for public street right-of-way purposes over that property addressed as 1617 Cotton Drive [PIN 1755-96-6617; Book 15334, Page 0077] (the "Cotton Drive Property") in a way that provides a 60' wide public street right-of-way connection from the future right-of-way within the Terravita project that stubs north from Public Street A toward the existing right-of-way of Cotton Drive and the portion of the existing public right-of-way of Cotton Drive measuring 60 feet in width (the "Cotton Drive ROW").

If the developer or the Town acquires the Cotton Drive ROW prior to approval of the developer's construction drawings for the phase that includes right-of-way stub north from Public Street A toward the existing right-of-way of Cotton Drive, the developer shall provide a new layer of crush and run stone and new asphalt from the right-of-way in the Terravita project to the existing paved roadway existing in the right-of-way of Cotton Drive (the "Cotton Drive Improvements"). Such improvements shall be constructed in conjunction with the development of the above-referenced phase of the project.

If the Cotton Drive ROW is not acquired by the developer or the town prior to approval of the developer's construction drawings for the phase that includes right-of-way stub north from Public Street A toward the existing right-of-way of Cotton Drive, the developer shall pay a fee-in-lieu in the in an amount equal to the developer's cost estimate for the Cotton Drive Improvements.

- d. This condition applies to the following road segments within the Horton Mill subdivision: (i) the segment of Proc Ridge Lane located between the terminus of the Proc Ridge Lane right-of-way at the boundary of Terravita and its intersection with Horton Mill Road, and (ii) the segment of Horton Mill Road located between its intersection with Proc Ridge Lane to its intersection with Horton Road (collectively, the "Horton Mill Street Segments").

The Developer shall make those repairs to the existing roadway pavement within the existing right-of-way of the Horton Mill Street Segments so that the pavement areas of the Horton Mill Street Segments are at an acceptable level of maintenance for NCDOT ("Horton Mill Street Repairs"). The Horton Mill Street Repairs shall be made prior to the completion of construction of the Proc Ridge Lane stub within Terravita, unless such repairs cannot be made due to circumstances outside the control of the developer.

If any of the Horton Mill Street Repairs requires an easement from an owner of property, such repairs shall not be required unless the owner, at no cost to the developer, grants the easement necessary for the developer to make the repairs.

If any of the Horton Mill Street Repairs cannot be completed prior to the issuance of a grading permit for the phase within which the connection to Proc Ridge Lane is located due to

circumstances outside the control of the developer, the developer shall establish an escrow account and fund the account in the amount of \$100,000. The deposited funds shall be used only for the construction of those Horton Mill Street Repairs that could not be completed prior to issuance of the grading permit. These funds shall remain in the escrow account and be available for use until such time as the Horton Mill Street Repairs are completed, or the date on which the construction of the Proc Ridge Lane stub within Terravita is constructed and the connection is open to traffic, whichever event first occurs. Upon occurrence of the first of these events, the remaining escrow funds shall be returned to the developer.

If the circumstances that prevented the construction of any of the Horton Mill Street Repairs changes such that remaining Horton Mill Street Repairs can be constructed, the developer shall cause those Horton Mill Street Repairs to be completed. Upon the completion of Horton Mill Street Repairs made after the establishment of the escrow account, the developer may draw down on the deposited escrow funds in an amount equal to the cost of those repairs.

Upon completion of the Horton Mill Street Repairs, the developer shall request a field investigation by NCDOT to confirm that the roadway pavement areas within the Horton Mill Street Segments are at an acceptable level of maintenance. Acceptance for maintenance by NCDOT shall not be required.

- e. If, in order to complete any improvements necessary where off-site rights-of-way or easements are needed and neither the developer (under commercially reasonable terms) nor the Town is able to acquire such required rights-of-way or easements, then the developer shall pay a fee-in-lieu for the portion of the construction of improvements that cannot be completed, and such fee-in-lieu shall serve as satisfaction of the improvement obligation.
8. The owner shall pay to the Town an amount of \$31,525.50 as a fee-in-lieu for the off-site pedestrian connection, measuring approximately 880 linear feet, along the south side of Buffalo Road between the private greenway trail provided from Public Street K to Buffalo Road and the intersection of the Old Knight Road extension and Buffalo Road.
9. No private covenant or restriction shall prohibit an attached or detached accessory dwelling unit on a single-family lot.
10. Street trees shall be at least ten feet in height and at least three caliper inches in size at the time of installation.
11. The Architectural Standards set forth in the PUD Document shall apply in the nature of a zoning condition. The owner agrees that the Architectural Standards set forth in the PUD Document and incorporated herein as a zoning condition shall remain applicable and enforceable as a zoning condition.
12. The six-foot-tall privacy fences shown on the master plan shall be constructed of wood or PVC, or a material of similar quality if approved by Town staff.
13. The owner shall pay to the Town's Affordable Housing Trust Fund an amount of \$25,000. This payment shall be made in one lump sum prior to the issuance of the first building permit for the project.
14. For the discharge point from the two stormwater ponds located adjacent to the existing pond at the southern boundary of the property, in addition to the stormwater detention standards set forth in UDO Section 9.4.G.5.b., the development shall not result in a net increase in peak flow leaving the

site from pre-development conditions for the 25-year, 24-hour storm event [as drafted, this condition is limited to the discharge point on the southern boundary].

15. In addition to the 682 new canopy trees listed as required on the Master Plan, the owner shall plant a total of twenty five canopy trees within open space areas. At least ten of these additional twenty five canopy trees shall be located within the portion of Central Park on the north side of the greenway easement. Within this portion of the Central Park, it is intended that these additional canopy trees will be planted along the perimeter of the park in order to preserve the open field play areas.
16. Mulched paths shall be provided around the existing pond in Central Park in the location as generally shown on Sheet C2.00 of the Master Plan. This mulched path will follow existing grade and will be routed around existing trees to minimize disturbance to the natural area. Final location of this mulched path will be determined at the time of Construction Drawing approval, but such mulched path shall (i) provide a loop around the existing pond, (ii) connect to the mulched trailheads off the greenway, (iii) connect to the extension of Old Knight Road to the west, and (iv) connect to Public Street A to the east. Signage shall be provided at each trail entry point that encourages use of the trail and exploration of the natural area.
17. Architectural Standards have been offered by the Applicant for all buildings as indicated in the Planned Unit Development (PUD) Document.
18. The submitted PUD Document and submitted Master Plan will serve as the site-specific development plan. The Applicant must submit Construction Drawings to the Town that conform to the approved conditions of the GR8-PUD zoning district, Master Plan comments, the Unified Development Ordinance, and comments from the December 12, 2024 DRC meeting.

SECTION 3. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 4. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 5. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

SECTION 6. That this ordinance shall be enforced as provided in G.S. 160D-605 or as provided for in the Knightdale Town Code

SECTION 7. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 19th day of November 2025

Jessica Day, Mayor

ATTEST and SEAL:

Heather Smith, Town Clerk