



Town of Knightdale

Staff Report Cover Sheet

Title: ZMA-1-25 Faison Reserve Planned Unit Development

Staff: Gideon Smith, Senior Planner – Current

Date: April 15, 2026

PURPOSE

- The purpose of this staff report is to provide an overview of a Zoning Map Amendment for the proposed Faison Reserve Planned Unit Development.

STRATEGIC PLAN PRIORITY AREA(S)

- Connected & Inclusive
- Active & Healthy

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
- Master Plan
- PUD Document
- Transportation Impact Analysis
- Wetland Sketch Map w/ Inset Maps
- Joint Public Hearing Questions & Responses
- Roundabout Exhibit & Bridge Renderings

STAFF RECOMMENDATION

- Approve ZMA-1-25 with Conditions
- Adopt Conditions
- Adopt the recommended advisory statement describing plan consistency and reasonableness of action
- Adopt ORD #26-04-15-002

Knightdale Strategic Priorities



Safe



Connected &
Inclusive



Sustainable



Active & Healthy



Organizational
Excellence