



PLANNED UNIT DEVELOPMENT

Case Number ZMA-4-23

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PROJECT:

TERRAVITA
GR8 PLANNED UNIT DEVELOPMENT ZMA-4-23
0 Buffaloe Road Knightdale, North Carolina

OWNERS:

SITE INVESTMENTS LLC
933 OLD KNIGHT ROAD KNIGHTDALE, NC 27544
PIN 1755863977

12609 RICHMOND LLC
4601 SIX FORKS RD, SUITE 400 RALEIGH NC 27609
PIN 1775787080

CONSULTANT TEAM:

Michael Jordan
JV Management
Master Planning/ Zoning

Priest, Craven and Associates, Inc
Tommy Craven, President
Civil Engineering / Surveying

Soil and Environmental Consultants
Steven Ball
Wetland, Soils, and Buffer Consultants

DRMP
Chase Smith / Rynal Stephenson
Traffic Engineering

Longleaf Law Partners
Michael Birch
Legal





VISION + INTENT

TERRAVITA EMBODIES THE VISION FOR THIS COMMUNITY.

This expression connects two words rooted in the Latin language that have literal and conceptual meanings. The word “terra” translates to “earth”, and it can mean both the physical land and the concept of connection to nature. The word “vita” translates to “life”, and it can mean both a person’s existence in the present and the concept of a person’s life cycle.

In the context of this plan, “Terra” is reflected in the integration of the new development with the existing physical land and through the creation of a connection between the residents and nature, and “Vita” is represented by how the new development will create community that lasts for generations. Combining these two ideas into one word – terravita – creates a sense of connectedness between the land, the surrounding area, and the community.

The proposed Terravita neighborhood is the embodiment of connection – connection to the land, connection to the surrounding area, and connection to the community spirit of Knightdale.

This neighborhood will settle into the existing landscape, preserving natural and man-made features while making them accessible to residents and the broader community through connected trails and open spaces that accommodate rest and inspire activity. By providing two significant open space areas (Village Square and Central Park) interspersed within the community and lots approximately 20 feet deeper than typical,

the overall community and future residents will have more space to “breathe” – a key feature that distinguishes Terravita from other recent communities in Knightdale.

This neighborhood emphasizes connectivity to the surrounding area by strengthening the existing road network, facilitating the completion of key north/south and east/west corridors, and extending the public greenway system through the property’s primary open space feature. These multi-modal improvements invite the public into the neighborhood, encourage residents to engage with the surrounding community, and provide easy vehicular and pedestrian access to support the future neighborhood-serving commercial uses planned at Old Knight Road and Horton Road.

This neighborhood will be a unique and distinctive place that offers a variety of housing options encouraging multi-generational living in one connected community, which enables young people to enter the housing market and establish roots in Knightdale, fosters families that grow among friends who live within walking distance, and supports empty-nesters who desire to continue living where there are opportunities and spaces for planned and organic social interactions.

CONNECTION IS CREATED AND SUSTAINED IN TERRAVITA.



VISION + INTENT

TERRAVITA IS INFORMED BY, AND RESPONSIVE TO, ITS CONTEXT IN THE FOLLOWING WAYS:

Terravita is situated on the northern side of the Town planning jurisdiction. Although it is near the perimeter of the planning jurisdiction, the property is in proximity and well connected to existing and future neighborhood-serving commercial uses, Town parks facilities, Town police and fire service, and county school facilities.

As a result of recent development patterns in the immediate area, municipal water and sewer service is now available to the property. The availability of municipal utilities significantly affects the analysis of the efficient use of land and infrastructure and the potential public benefits of development of this property at a density greater than previously envisioned.

OVERVIEW

Terravita is a residential community consisting of up to 235 lots that include a mix of single-family detached and single-family attached homes on lots of varying widths. This variety of housing types provides an opportunity for more attainable housing options and for the ability of residents to live in the same community at all stages of their lives.

This community is designed around two prominent open space areas that will foster planned and impromptu social interactions, provide residents and the broader community an opportunity to engage with nature, and create spaces for people of all ages to play and live an active lifestyle.

CENTRAL PARK

Central Park is one of the two prominent open spaces featured in Terravita. It is designed around an existing pond that is being preserved. Central Park can be accessed at multiple points from public rights of way, with public plaza areas provided where the public greenway enters the park on the east and west sides. After entering Central Park there are informal paths branching off to the south, providing access to a deck or patio viewing area overlooking the pond and other natural areas. On the northern side of Central Park there are inviting areas for open play. Central Park is also one of three locations that will feature a public art display.

VILLAGE SQUARE

Village Square is the other prominent open space area within Terravita. These two parks are within walking distance to one another utilizing marked crosswalks and sidewalks. In contrast to the more pastoral setting of Central Park, Village Square is located in each of the four quadrants at the intersection of two local streets. Village Square consists of two quadrants in opposing corners for active recreation, such a dog park and a playground. The other two opposing corners are designated for passive open space, which could be improved with permanent yard games, benches and/or seat walls, hardscaped and landscaped gathering areas, or gathering areas around a fire pit. Village Square is also one of three locations that will feature a public art display.



VISION + INTENT

CONNECTIVITY

Terravita is connected community, tied together by a network of streets with sidewalks on both sides, short blocks with limited conflicts between vehicles and pedestrians, public and private trails that provide a more natural environment for moving through the neighborhood. Terravita is also connected to the broader area, making connections to the existing road network where appropriate and constructing new roadway infrastructure that will provide immediate benefits to the surrounding community.

COMPATIBILITY

Terravita is situated between properties to the north, east and west that were initially subdivided prior to being within the planning jurisdiction of Knightdale. These lots rely on individual well and septic, and are accessed by roads that do not meet state or local standards.

Terravita is designed to achieve compatibility with these adjacent lots through the provision of a landscaped buffer, the installation of an opaque fence in certain locations, the use of townhouse lots that are approximately 20 feet deeper than standard townhouse lots, and the improvement of adjacent roads in a way that respects the existing owners using those roads.

Additionally, extending utilities to and through the Terravita community brings these utilities closer to these adjacent lots served by well and septic in case such services are ever needed or desired.



PUD STANDARDS

Terravita meets the intent of the Planned Unit Development Overlay District requirements as described in UDO section 12.2.G.3.g.ii.a. through the following findings:

Comprehensive Plan: As described in more detail in the Comprehensive Plan Consistency section below, the proposed Terravita community is consistent with key policy guidance and the guiding principles of the Comprehensive Plan. The Terravita plans are also consistent with other adopted plans, including the Comprehensive Transportation Plan, Greenway Trails Map, Parks & Recreation Master Plan, and the Affordable Knightdale Plan.

Public Welfare: Terravita maintains the majority of the riparian buffers and wetlands existing on the property. The Project will also improve pedestrian and vehicular connectivity, increase accessible open space opportunities, expand the public greenway system, and supply a variety of housing options at different price points.

Impact On Other Property: Terravita is proposed as a mixed-density neighborhood and infill development as described in the Comprehensive Plan. Currently, the adjacent land uses consist of older existing single-family residences, mostly developed in the 60s and 70s to the North, East, and West. To the South is Horton Mill a larger-lot County-designed subdivision using NCDOT roads, septic fields and wells and the recently approved PUD Weldon (currently under construction). The Project will use and help to provide increased vehicular connectivity and access to extend the public greenway trail. A combination of perimeter open space/play areas, and provided buffers will provide a transition between the neighbors and the Project. Additionally, The Project also provides similar lot configurations along the common borders with Weldon and Horton Mill.

Impact On Public Facilities: Terravita will extend adequate utilities, road access, drainage, and other necessary facilities to properly serve the new residents of the Project. It will connect to water and sewer by extending the utilities currently under construction at Weldon. The Developers of the Terravita Project in a joint venture with the developers of Weldon and the City of Raleigh are committed to extending and upgrading the existing system as required to serve both Terravita and Weldon facilities.

Archeological, Historical or Cultural Impact: The design of Terravita maintains the majority of the riparian buffers on the site as well as the existing pond which will become an open space and recreation focal point. There are no archaeological or historical structures on the property.



PUD STANDARDS

Parking & Traffic: Terravita will be a pedestrian-friendly community. The mixture of housing types consists of primarily rear-loaded units and the plan provides on-street parking areas throughout the neighborhood's road network. The current Master Plan also shows six access points to the surrounding street network or adjoining properties for a future connection. All street radii are adequate for emergency vehicle access. The greenway trails and sidewalks will provide safe pedestrian connections through the Project.

Appropriate Buffering: A voluntary 20' Type B Buffer yard is proposed along the entire perimeter of Terravita, with the exception of utility easements or construction conflicts, which will provide visual privacy and separation between the new community and the adjacent older county lots that are not required to provide perimeter buffers. Within the Project, appropriate riparian and wetland buffers will be protected.

Performance: The principals of the ownership and development group have developed residential communities throughout the Triangle region.

Mike Jordan has a long and distinguished history as a home builder and developer of residential neighborhoods, and one of his offices is located in Knightdale. He has built several thousand homes in over 30 years as a home builder. For more than 20 years in his role as developer, Mike, in different capacities, has participated in and/or developed numerous subdivisions. Recent examples include Kinsley in Wake Forest, Barrington in Zebulon, Rosedale in Wake Forest, Tryon in Wake Forest, Sorrell Oaks in Franklin County, Greenbrook in Franklin County, and Brixley in Wake County, just to name a few.

Jim Allen has been a realtor for over 30 years and a developer of residential communities for more than 20 years. Over the past 30 years, in different capacities, Jim has built several thousand homes. Additionally, in different roles, Jim has developed numerous residential subdivisions, including Glenmere in Knightdale, Kinsley in Wake Forest, Barrington in Zebulon, Rosedale in Wake Forest, Tryon in Wake Forest, Sorrell Oaks in Franklin County, Greenbrook in Franklin County, and Brixley in Wake County.

Water Allocation Policy: Although a change was made to the Water Allocation Policy after this rezoning application was filed, this Planned Unit Development request is choosing to operate under the version of the Water Allocation Policy in effect when the rezoning application was filed on November 25, 2024.



COMPREHENSIVE PLAN

A primary theme in KnightdaleNext V.2 is for the Town to grow intentionally, which means being a good steward of land and being thoughtful about extending infrastructure.

Although Terravita is designated a Growth Reserve Area by the Intentional Growth Area Map, recent development patterns and availability of utility infrastructure means that the property is no longer unfavorable for significant development. The Comprehensive Plan acknowledges that property within the Growth Reserve Area is not prohibited from development, and it directs the Town to evaluate development proposals for property within the Growth Reserve Area utilizing the playbook approach.

Playbook Approach:

The playbook approach allows the Town to take advantage of opportunities when they present themselves, especially when significant infrastructure is made by the private developer.

Terravita is committing to significant investment in transportation infrastructure, public greenway infrastructure, and public utility infrastructure. The project is extending Old Knight Road through the site, completing the last segment of this road that will provide a north/south connection between Horton Road and Buffaloe Road. The project is also extending a public greenway from the south, through the projects Central Park, and setting it up for future extension to the east. Importantly, Terravita is extending water and sewer infrastructure throughout the subdivision, which brings municipal utility services within reach of the many nearby properties that are served currently by individual wells and individual septic tanks.

The Comprehensive Plan emphasizes that a development plan utilizing the Playbook Approach should be evaluated against the Community Vision Statement, Guiding Principles, and Intentional Growth Areas Map to determine whether the change is in the best long-term interests of the Town.



COMPREHENSIVE PLAN

Community Vision Statement:

“Knightdale is, and will continue to be, an inclusive and connected small town with unique gathering spaces that foster a sense of community.”

Terravita supports the Towns vision statement by creating a distinctive neighborhood that emphasizes inclusivity by providing in one connected community a variety of housing options at varying price points, which makes homes in this community more attainable and provides options for multi-generational living. Additionally, Terravita is designed to foster a sense of community through thoughtful open spaces, including a Central Park and a Village Square, that a well-connected and accessible by a system of public and private trails. These open spaces will draw people to natural and man-made features that are being preserved, and will create spaces for people to gather, to rest, and to be active. Terravita will bolster its unique identify and distinguish itself from other neighborhoods through thematic public art installations in these public gathering spaces.



COMPREHENSIVE PLAN

Guiding Principles:

The eight guiding principles presented in the Comprehensive Plan help Town officials determine whether a decision is in the best interest of the Town.

Planned & Orderly Growth:

Terravita embodies this principle by creating a sense of place and opportunities for social interaction through its many active and passive public gathering spaces that are safely accessible from all parts of the neighborhood. Additionally, Terravita is designed for the efficient use of town facilities and services. For example, the property can now be served by municipal water and sewer extended by the Weldon development. It is a much more efficient use of land and public services to serve up to 234 lots compared to a 40-lot well and septic subdivision with the same acreage. Buffalo Road serves as a ridgeline, so that property on the south side, such as Terravita, can be served by gravity sewer. Allowing denser development served by municipal utilities on the south side of Buffalo Road provides for the most orderly growth pattern. Lastly, Terravita is situated immediately north of the neighborhood activity center at Old Knight Road and Horton Road, and is also located between neighborhood activity centers to the east and west. In this location, residents of Terravita will be well-positioned to support the local shops and businesses within these activity centers.

Town-Wide Placemaking:

Terravita will provide a system of complete streets, walking trails, and open spaces that promote active living. The neighborhood is designed so that residents can connect with nature while playing near the pond in the Central Park or connect with one another in the Village Square. The mulched trail around the existing pond in Central Park provides a unique opportunity for residents to engage with nature in the preserved forested area. And, whether living in a home fronting on these open spaces or on the perimeter of the neighborhood, the plan provides convenient routes to these open spaces for all residents.



COMPREHENSIVE PLAN

Inclusive, Livable Town:

Terravita promotes inclusivity and livability by providing a variety of single-family detached and single-family attached homes, including the type of housing often referred to as Missing Middle options. This variety of housing options means that Terravita will provide homes at different price points and homes for any stage in life. Terravita is designed so that a person could enter the housing market in the neighborhood, move to a larger house with family, and then downsize - all in the same neighborhood. Additionally, these different housing types are not separated into distinct pods but are instead integrated among other lot sizes and housing types. This fosters connection between people of different ages, backgrounds, and financial situations.

Home & Neighborhood Choices:

As noted above, Terravita provides attainable and diverse housing options, and provides a mix of several home choices in the same development. Additionally, Terravita is designed so that different types of homes front on substantial open space areas like Central Park and The Green or are otherwise within a short and safe walking distance to these open spaces. Lastly, Terravita will provide an important street connection by extending Old Knight Road, and will extend the public greenway from the south, through Central Park, and to the east to facilitate an extension in the future.

Environmental Stewardship & Sustainability:

As stated in other responses, Terravita is designed to provide a comprehensive, continuous and coordinated open space network through a series of paths and trails that provides access to gathering spaces and opportunities for active and passive recreation. Additionally, Terravita is protecting natural and man-made environmental features, including the pond located in Central Park and the forested area surrounding the pond. Additional canopy trees will be located in Central Park and other open space areas where existing trees are being removed. Also, the owner is providing enhanced stormwater detention at the discharge point along the property's southern boundary.



COMPREHENSIVE PLAN

Multi-Modal Transportation System:

Terravita provides a well-connected street grid internal to the neighborhood. Sidewalks are provided on both sides of public streets, and trails and greenways traverse open space, all of which promotes walking and biking. The neighborhood also provides a well-connected street grid, which provides for the same and efficient movement of vehicles. On-street parking throughout the neighborhood acts as a natural traffic calming measure and also provides an additional buffer between vehicles and walkers/bikers. Finally, Terravita extends Old Knight Road through the site, which completes a key connection between Horton Road and Buffalo Road, and the project also provides a segment of the avenue intended to run west from Old Knight Road, which would provide an east/west connector alternative to Buffalo Road.

Community Facilities & Services:

Terravita follows this principle by extending and expanding the municipal water and sewer system into the project, which provides the added benefit of bringing such services closer to nearby lots that are served solely by individual wells and septic tanks. Additionally, Terravita addresses this principle by constructing key components of the Town's road network, including the last segment of Old Knight Road, thereby creating a north/south connection between Horton Road and Buffalo Road, and constructing a segment of the avenue that will connect Old Knight Road to the west. Terravita also provides a key segment of the public greenway system in this part of town.

Economic Vitality:

Terravita is designed as a unique and distinctive neighborhood that emphasizes place-making through the provision of significant and well-connected open spaces. Terravita is well-situated to provide housing opportunities to people who will work in the planned Innovation District to the east, and future residents of this neighborhood can utilize a direct vehicular and pedestrian connection to the neighborhood activity center at Horton Road and Old Knight Road to support local shops and businesses.



COMPREHENSIVE PLAN

Intentional Growth Area Map:

The property is designated Growth Reserve Area on this map. This classification is usually applied to property that is unfavorable for significant development because it is unserved or underserved by water, sewer, and other public services. A primary purpose of this map is to avoid sprawl and leapfrog development.

Terravita is located immediately adjacent to the Weldon project, which went through the rezoning process and was recently approved by the Town. As a result of Weldon, municipal water and sewer service is now available to the subject property.

Additionally, Terravita is proximate to recently approved projects on the edge of the Knightdale planning jurisdiction that are within the Primary Growth Area and Secondary Growth Area.

Given these recent shifts of the development pattern in the immediate area, Terravita is seeking to utilize the Playbook Approach to allow for a development that capitalizes on the past and planned investments in utility infrastructure and other Town services needed to serve already approved projects.



COMPREHENSIVE PLAN

Other Adopted Plans & Policies:

Terravita is also consistent with other key policy guidance that is used when evaluating a proposed development, including:

Comprehensive Transportation Plan:

Terravita incorporates all the transportation infrastructure improvements called for by the Comprehensive Transportation Plan and the Street Network Map. This includes constructing the last segment of Old Knight Road between Buffalo Road to the north and the portion of Old Knight Road in Weldon to the south. Additionally, the eastern portion of a future Avenue street that will ultimately connect the property and Old Knight Road to the west.

Trails & Greenways Map:

Terravita provides a network of open spaces connected by public and private trails and sidewalks. These open space areas provide passive and active recreational opportunities while protecting and respecting the existing natural and man-made features. Terravita contains two signature open space areas: Central Park and Village Square. Central Park is designed with the existing pond as a focal point, with trails and paths providing access to natural areas and open play areas. Village Square is designed to promote gatherings in a more structured environment with both active and passive opportunities. The plan also extends the public trunkline greenway from Weldon, through Central Park, and to the eastern boundary of the property, as called for by the Trails and Greenways Plan.

The proposed greenway trail will continue from Weldon, north along the main street move along the front courtyards, into Central Park, and finally extend to the eastern boundary of the Project. It will be a combination of trails through natural areas as well as a more urban setting.

Parks & Recreation Master Plan:

Terravita is located within the 2.5 mile service area of Knightdale Station Park and within the 2.0 mile service area of Knightdale Community Park and Wake Stone Park.



PROPERTY OVERVIEW

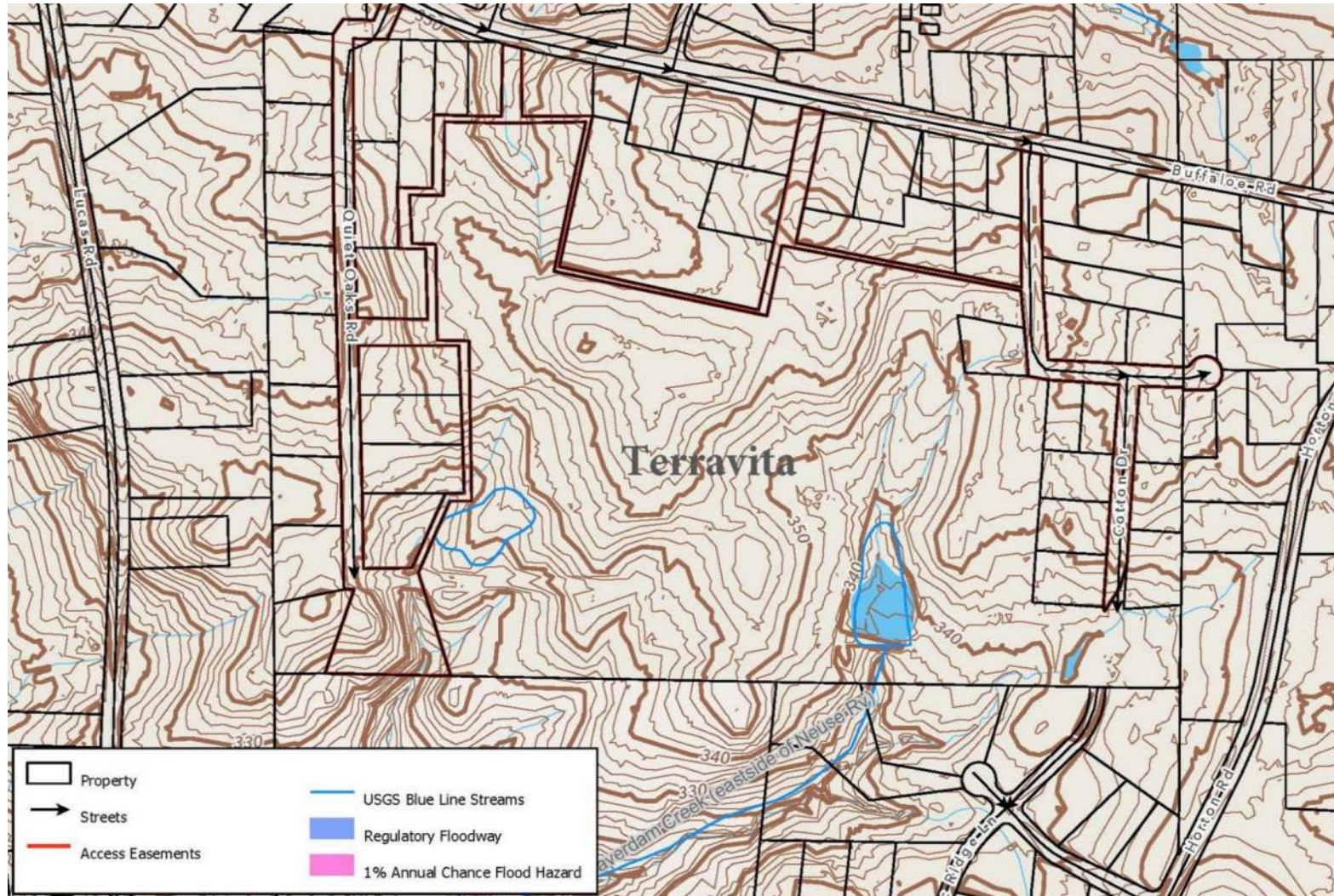
Aerial Map





PROPERTY OVERVIEW

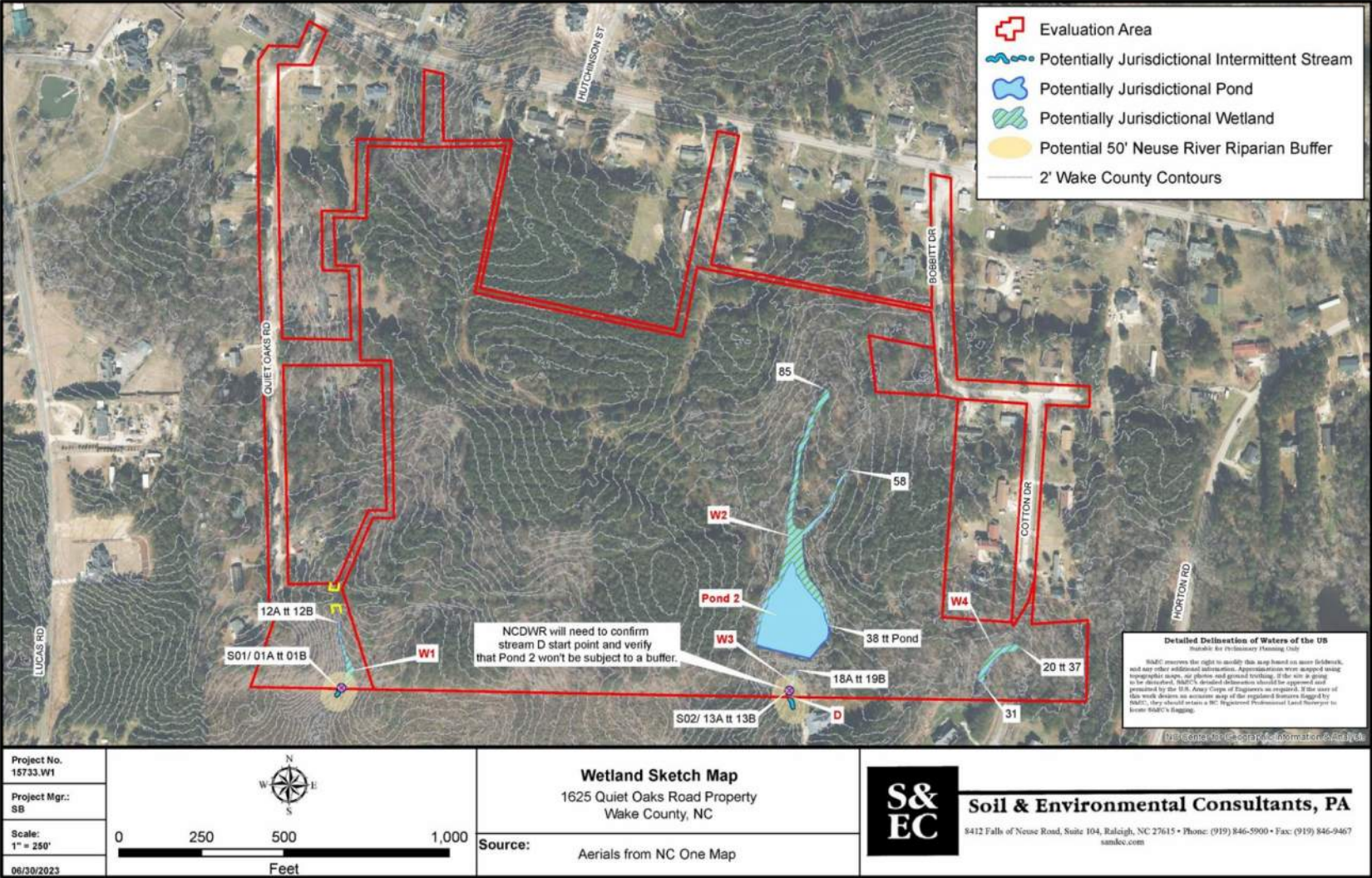
Topography Map





PROPERTY OVERVIEW

Preliminary Stream & Wetland Analysis





OVERALL MASTER PLAN

Overall Master Plan:



Legend:

- Fire Accessible Alley
- Alley/Greenway
- Right-of-Way
- 60'x120' Single Family Residential Lot
- 80'x120' Single Family Residential Lot
- 30'x140' Rear-loaded Single Family Residential Lot
- 35'x140' Rear-loaded Single Family Residential Lot
- Rear-loaded Townhouse Lot
- Open Space
- Stormwater Control Measure



STREET PLAN

Street Plan:



Street Types:

Avenue

Right-of-Way:	75'
Street Width:	51' B-B with 10' Median
Design Speed:	35 - 45 MPH

Main Street

Right-of-Way:	70'
Street Width:	47' B-B with 10' Median
Design Speed:	20 - 25 MPH

Local Street

Right-of-Way:	54'
Street Width (No Parking):	31' B-B
Street Width (Parking 1 Side):	31.5' B-B
Design Speed:	20 - 25 MPH

Private Alley

Right-of-Way:	20' (22' Fire Access Lanes)
Street Width:	12' Min. - 16' Max. (20' Fire Access)
Design Speed:	10 MPH

Connectivity Index:

Required:

GR8	1.40
Reduction for 4 sides with limited access	(0.20)
Connectivity index required	1.20

Provided:

Links	26
Nodes	20
Connectivity index provided (25/20)	1.30

Legend:

	Avenue
	Main Street
	Local Street
	Private Alley
	Temporary Fire Turnaround Node



STORMWATER PLAN

Preliminary Stormwater Plan:



Stormwater:

This plan is preliminary and subject to change as the project progresses

Terravita proposes (4) stormwater control measure (SCM) devices located as shown on the Preliminary Stormwater Management Plan. Stormwater containment shall be subject to the stormwater management requirements set forth in the Town of Knightdale Unified Development Ordinance (UDO), Chapter 9.

All SCMs shall utilize guidelines established in the NCDEQ Stormwater Design Manual.

Legend:

- Storm Pipe
- Curb/Grate Inlet
- Flared End Section



UTILITY PLAN

Preliminary Utility Plan:



Water Allocation Table:

	Points
Base Points	
Major Subdivision	15
Category 1 - Non-Conformity Abatement and Public Infrastructure Improvements	
Category 2 - Green Development Standards	
2a - Conservation of Natural Habitat Meeting Active Open Space Requirements (Open Space Lot 1009 Preserving Existing Pond and Wetlands)	3
2b - Fountain Within Wet Pond SCM	4
2c - Implement Affordable Knightdale Plan (Expanded Housing: TH/Cottage Courts)	10
2c - Exclusive Use of Native Landscape Species	5
Category 3 - Outdoor Enhancement	
3a - Outdoor Display of Public Art (2 Art Locations)	8
3a - Enhanced Roadside Landscaping (Street "H")	2
Category 4 - Amenities	
4c - Outdoor Deck (At Greenway & Existing Pond)	3
4f - IPEMA Certified Playground Equipment	4
Total UDO Allowable Points	54

Legend:

	Sanitary Pipe
	Sanitary Manhole
	Water Pipe
	Fire Hydrant
	Blowoff Valve



LANDSCAPE PLAN

Preliminary Landscape Plan:



Landscape Calculations:

Street Tree Calculations & Plant List (Planted At 40' Intervals Per Udo 7.4.L)

Canopy Street Trees Provided:		419	Trees
Acer Rubrum (Ar)	Red Maple	71	Trees
Carpinus Caroliniana (Cb)	American Hornbeam	70	Trees
Nyssa Sylvatica 'Wildfire' (Ns)	Black Gum	71	Trees
Quercus Alba (Qa)	White Oak	71	Trees
Quercus Rubra (Qr)	Eastern Red Oak	68	Trees
Ulmus Americana (Ua)	American Elm	68	Trees

20' Type B Buffer

Total Length Of Type Buffer To Be Planted	8550	LF
Canopy Trees Required (3 Per 100 Lf):	257	Trees
Understory Trees Required (5 Per 100 Lf):	428	Trees
Shrubs Required (20 Per 100 Lf):	1710	Shrubs

Canopy Trees Provided:		257	Trees
Acer Rubrum (Ar)	Red Maple	128	Trees
Ulmus Americana (Ua)	American Elm	129	Trees

Understory Trees Provided:		428	Trees
Prunus Caroliniana (Pr)	Cherry Laurel	143	Trees
Magnolia Virginiana (Mv)	Sweetbay Magnolia	143	Trees
Ilex Cassine (Il)	Dahoon Holly	142	Trees

Shrubs Provided:		1710	Shrubs
Hydrangea Arborescens (Ha)	Hydrangea	570	Shrubs
Ilex Glabra (Ig)	Inkberry Holly	570	Shrubs
Myrica Cerifera (Mc)	Wax Myrtle	570	Shrubs

Parking Area Trees Provided

Canopy Parking Area Trees Provided:		6	Trees
Acer Rubrum (Ar)	Red Maple	3	Trees
Ulmus Americana (Ua)	American Elm	3	Trees

*all species shall be native

**Perimeter buffer plant totals are the maximum required to replant each buffer in their entirety if existing vegetation cannot be used. Final proposed supplemental plantings to be determined at the direction of the field inspector at time of planting.



OPEN SPACE PLAN

Preliminary Open Space Plan:



Open Space Calculations:

Total Number of Bedrooms	721
Dedication Rate (520/unit)	721 x 520
Total Recreational Open Space Req'd (Before Credits)	374920 SF 8.61 Ac
Credits (Passive Open Space)	
Parkway (Pub. St. "A", 545 LF, 54' RW)	545x27 (14715)SF (0.34) Ac
Total Passive Open Space Credits	(14715)SF (0.34) Ac
Active Recreational Space Req'd 50%	4.30 Ac
Passive Recreational Space Req'd 50% Minus Credits	3.97 Ac
Total Recreational Open Space Provided	9.78 Ac
Active Recreational Space Provided	4.87 Ac
Passive Recreational Space Provided	4.92 Ac
Additional Common O.S. (Does Not Count Towards Req.)	11.43 Ac
Area in Common Area Open Space	7.76 Ac
Area in Private Alley Easements	3.67 ac

Legend:

	Common Open Space
	Active Open Space
	Passive Open Space



OPEN SPACE PROGRAMMING

Terravita will provide a variety of passive and active recreational opportunities that promote a healthy lifestyle, connect people with nature, and create a sense of community. The neighborhood features approximately 15 acres of open space, with all open space areas well-connected by trails and sidewalks.

There are two primary gathering areas – Village Square and Central Park - located near the center of the neighborhood so that they are conveniently accessible to all the residents. In addition to the gathering and recreational functions of these spaces, these large areas provide “breathing room” within the community, which helps preserve the natural benefits of a rural environment in a growing area of Knightdale. Additionally, the mulched trail around the existing pond in Central Park formally invites the residents to explore the preserved natural areas.

While Village Square and Central Park are positioned to serve the entire community, there are public plazas, play fields, tot lots and yard game areas interspersed throughout the neighborhood so that residents have ready access to areas for impromptu play and rest. These areas also create “breathing room” between residences by breaking up street blocks and separating buildings, which reinforces the sense of being in nature while at the same time being close to the shopping and employment opportunities offered within the town.

Another organizing feature driven by open space is the roundabout at the intersection of the primary east/west and north/south streets. The prominent location provides an opportunity for public art distinguishing Terravita from other neighborhoods. The passive open space areas encircling this roundabout help direct attention to this landmark and also creates the type of “breathing room” that is emblematic of Terravita.

Below is additional detail of the proposed open space amenities within Terravita:

10' Greenway Trail, approximately 1700 linear feet in length, that aligns with the planned greenway through the site identified by The Town of Knightdale V.2 2035 Comprehensive Plan (KnightdaleNext). This segment extends the greenway from the neighborhood to the south, through Terravita, and providing a future connection to the east.



OPEN SPACE PROGRAMMING

Central Park will be a large, natural open space area that can be used for a variety of activities by the community. Central Park includes public plaza spaces at the entrances to the park, the existing pond, a deck/patio structure providing an overlook of the pond, a greenway trail, paths and walkways connecting the active and passive spaces, fields for open play, and a public art installation site. Additionally, a mulched trail around the existing pond will be provided, with multiple access points from the overlook area, greenway trail and public streets on both sides of the existing pond. Signage at each entry point will formally invite residents to use the trail and enter the natural area. To supplement the preserved forested area on the south side of the greenway trail, additional canopy trees will be provided on the north side of the greenway trail, around the perimeter of the open play fields, which will offer shady areas to relax.

Village Square consists of four areas, one area in each quadrant at the intersection of two local streets. Two quadrants in opposing corners will provide more active amenity opportunities, such as a playground and a dog park. The other two quadrants will be passive open space areas that create and facilitate community gatherings. One of the quadrants will feature a public art installation.

Playgrounds, play areas, and open lawn spaces will be distributed throughout the community. Each area will be individually programmed with equipment and/or structures that can be used for recreation or relaxation purposes.

A dog park area will be located in one of the active open space areas and will provide a place for residents to congregate, interact with one another, and let their dogs play.

A fountain will be provided in the existing pond, which will enhance the pond and create a visual experience from Central Park.

There are three spaces within the community that will feature public art – the primary roundabout, Central Park, and Village Square.



CONCEPTUAL OPEN SPACE IMAGERY





CONCEPTUAL OPEN SPACE IMAGERY





CONCEPTUAL OPEN SPACE IMAGERY





CONCEPTUAL OPEN SPACE IMAGERY





TIA RECOMMENDATIONS

TRAFFIC IMPACT ANALYSIS TERRAVITA

Knightdale, North Carolina

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Terravita development in accordance with the Knightdale (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed Terravita development is to be located south of Buffalo Road between Quiet Oaks Drive and Bobbitt Drive in Knightdale, North Carolina. The proposed development, anticipated to be completed in 2029, is assumed to consist of 170 single-family lots and 75 townhomes. Access to the parcel is proposed via one full movement driveway along Buffalo Road and internal connections to Quiet Oaks Road, Bobbitt Drive, Proc Ridge Lane, and the Old Knight Road extension (a part of the Weldon Village adjacent development).

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the Town and consists of the following existing intersections:

- Buffalo Road and Lucas Road
- Buffalo Road and Quiet Oaks Drive
- Buffalo Road and Bobbitt Drive
- Buffalo Road and Horton Road
- Horton Road and Horton Mill Drive
- Horton Road and Old Knight Road
- Horton Road and Lucas Road

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersection listed above, in October of 2024 during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods. Traffic volumes were balanced between study intersections, where appropriate.

3. Future Traffic Conditions

Through coordination with the Town, it was determined that an annual growth rate of 3% would be used to generate 2030 (build-out+1) projected weekday AM and PM peak hour traffic volumes. Per the Town's UDO, a 3% growth rate was applied to the existing traffic counts to project to the year 2030. For the +10 future analysis required by the Town UDO, traffic was projected beyond 2030 using a 1% growth rate. The following adjacent developments were identified to be included as an approved adjacent development in this study:

- Haywood Glen
- Weldon Village
- Brio Development

Based on coordination with the Town, no roadway improvement projects are planned within the study area.

4. Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 11.1th Edition. Table E-1 provides a summary of the trip generation potential for the site.

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

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2024 existing, 2030 no-build, 2030 build, and 2039 future conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.



TIA RECOMMENDATIONS

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Improvements by Weldon Village

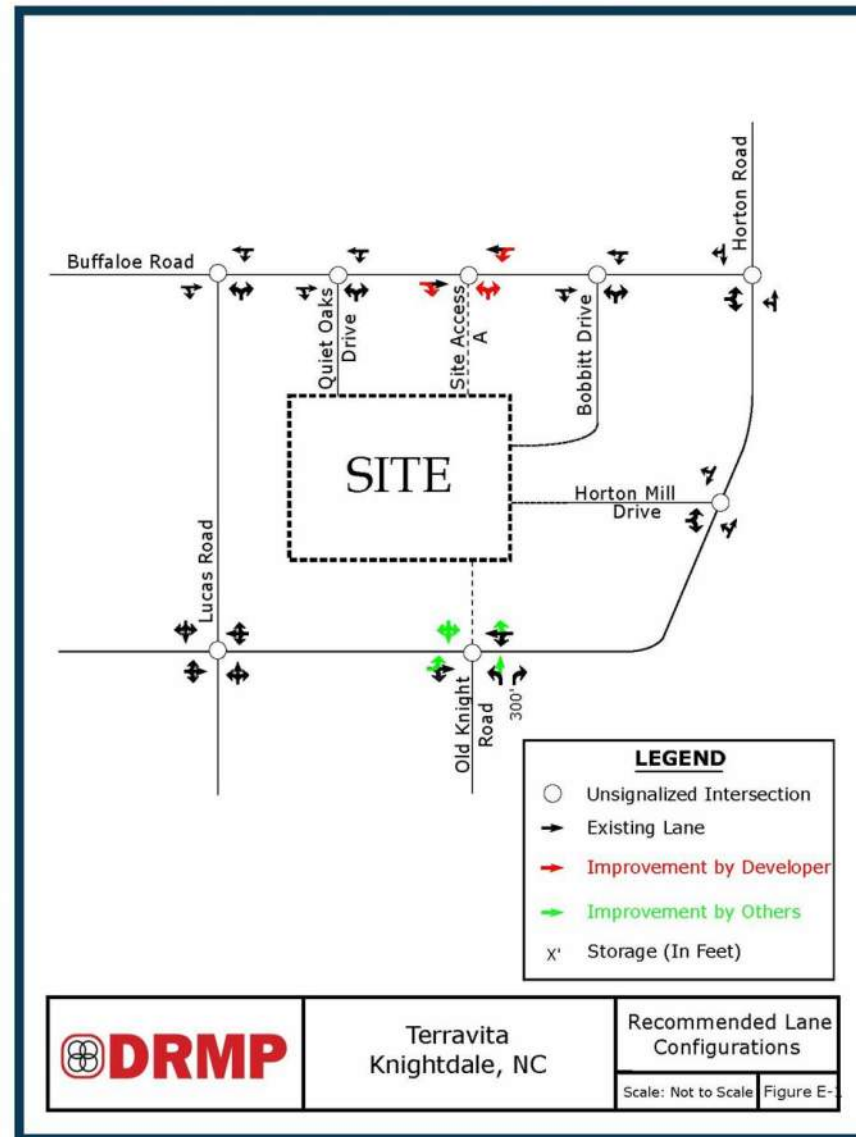
Horton Road and Old Knight Road

- Construct southbound approach (of Old Knight Road) with one ingress lane and one egress lane.
- Provide stop control for southbound approach.
- Construct eastbound left turn lane (on Horton Road) with 100' of storage plus appropriate deceleration and taper.

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.





ARCHITECTURAL STANDARDS

General Standards:

1. Single-family detached homes built on lots at least 79 feet wide will have a minimum heated area of 2,500 square feet.
2. Single-family detached homes built on lots 59-79 feet wide will have a minimum heated area of 2,000 square feet.
3. Single-family detached homes built on lots 30-58 feet wide will have a minimum heated area of 1,600 square feet.
4. Townhomes built will have a minimum heated area of 1,500 square feet and be no less than 20 feet wide.
5. 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, unless drainage dictates otherwise. Foundations will be wrapped in either brick or stone.
6. All townhomes with stem wall or slab foundations will provide a minimum of 1 stair riser, and the finished floor elevation is to be a minimum of 12" 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 unless drainage dictates otherwise. Foundation fronts will be wrapped in either brick or stone.
7. All single-family homes and townhomes will have a combination of two or more of the following materials on the front façade (not counting foundation): stone, brick, lap siding, fiber cement siding, shakes, or board and batten. 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. Vinyl may be used only for window trim, shutters, soffits, fascia, and/or corner boards.
8. All single-family detached homes will be up 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.



ARCHITECTURAL STANDARDS

10. Front-loaded garages will not protrude more than 6 feet from the front porch or stoop.
11. There shall be a minimum 12" overhang on every main roof 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 or covered stoop element.
15. Single-family front-loaded detached homes shall have up to three-car garages, and townhomes shall have one or two-car garages.
16. All single-family homes on lots 35 or less feet in width shall have a one-car or two-car rear garage and be accessed via a private rear-loaded alley.

Single-Family Attached (Townhome) Standards:

17. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
18. The roofline cannot be a single mass; it must be broken up horizontally and vertically no more than two units.
19. Garage door/s must include 1 of the following: windows, decorative details, or carriage-style adornments on them.
20. The garage cannot protrude more than 2 feet out from the front façade or front porch.
21. 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: Windows (bay window, recessed window, decorative window, or trim around the windows); Wrap around porch or side porch; Two or more building materials (decorative brick/stone, decorative trim, decorative shake); Decorative air vents on gable; Decorative gable; Decorative cornice; Columns; Portico; Balcony; Dormer; Lap Siding.



ARCHITECTURAL STANDARDS

- 22. Building front facades shall have horizontal relief achieved by the use of recesses and projections.
- 23. 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.
- 24. The rear and side elevations of the units that front on the public right-of-way shall have trim around the windows.

Single-Family Detached Standards:

- 25. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
- 26. The main roof shall be pitched at 5:12 or greater for 50% of the building designs.
- 27. Main roof eaves shall project at least 12 inches from the wall of the structure.
- 28. Garage doors shall include 1 of the following: windows, decorative details, or carriage-style adornments on them.
- 29. 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: Windows (bay window, recessed window, decorative window, or trim around the windows); Wrap around porch or side porch; Two or more building materials (decorative brick/stone, decorative trim, decorative shake); Decorative air vents on gable; Decorative gable; Decorative cornice; Columns; Portico; Balcony; Dormer; Lap Siding.



CONCEPTUAL SINGLE-FAMILY DETACHED



Renderings shown are artist depictions provided for conceptual purposes only and are not intended to depict the exact home or its surroundings. Colors, finishes, and features shown may vary and are subject to change. Architectural elements, window and door layouts, and garage treatments will differ based on plan type, elevation selection, and available options. Optional features may be offered at the builder's discretion and are not standard. Final homes will reflect site conditions and grading. Refer to the full architectural design standards for additional details.

Additional Plan Options for Series:

****Additional plan options not depicted in these renderings may be available at the discretion of the builder and/or homebuyer and are not guaranteed. Availability of options will vary by elevation, and not all options are offered with all elevations. The following list of architectural options is subject to change at any time without notice:**

- **Masonry Accents (Brick or Stone)**
- **Metal Roof Accent**
- **9' Ceilings on 2nd Story**
- **Alternate Front Porch**
- **Side Loading Garages**

Additional Notes:

****Architectural Design Standards Compliance**

- **Fiber Cement Siding**

****vinyl acceptable for windows, window trim, decorative elements, shutters, soffits, fascia, and/or corner boards**

- **Architectural Shingles**
- **>1600+ Square Feet House Plans**
- **When 2 materials are used, the materials shall be different but complimentary colors. Exterior schemes & elevations cannot be repeated side by side. Varied color palettes to be used (min of 3 color families for siding)**
- **Min Size of 5' Front Porches (Depths)**
- **Garages to include decorative hardware & windows**



CONCEPTUAL SINGLE-FAMILY DETACHED



Renderings are artist depictions intended to illustrate the general architectural concept of the rear-loading single-family detached homes. They are not intended to be exact representations of the final home or its surroundings. Colors, materials, features, and architectural details are subject to change and may vary from what is shown. Window and door placement, garage design, and elevation features will vary by plan, elevation type, and selected options. Optional design elements are not guaranteed and may be included at the builder's discretion. Final design is subject to site conditions & grading. Refer to the full architectural design standards for additional details.

Additional Plan Options for Series:

****Additional plan options not depicted in these renderings may be available at the discretion of the builder and/or homebuyer and are not guaranteed. Availability of options will vary by elevation, and not all options are offered with all elevations. The following list of architectural options is subject to change at any time without notice:**

- **Brick Accent**
- **Alternate Front Porches**
- **Enhanced Trim Options**
- **Bump Outs & Window Canopy Options**

Additional Notes:

****Architectural Design Standards Compliance**

- **Fiber Cement Siding**

****vinyl acceptable for windows, window trim, decorative elements, shutters, soffits, fascia, and/or corner boards**

- **Architectural Shingles**
- **>1600+ Square Feet House Plans**
- **When 2 materials are used, the materials shall be different but complimentary colors. Exterior schemes & elevations cannot be repeated side by side. Varied color palettes to be used (min of 3 color families for siding)**
- **Min Size of 5' Front Porches (Depths)**
- **Rear Loading Garages to include windows, decorative details, OR carriage style adornments**



CONCEPTUAL SINGLE-FAMILY ATTACHED

Render Disclaimers - The architectural renderings provided are for illustrative purposes only and are intended to represent the overall architectural integrity and style of the proposed townhome product. The building string shown features a range of our available plans and elevations in a 6-unit configuration. Actual building strings throughout the community may differ in size, unit mix, and elevation combinations based on site-specific layout and planning. Colors and surrounding features such as landscaping are conceptual and may vary in the final build. Horizontal and vertical façade variations ("push/pulls") may also differ based on grading, utility placement, and other field-determined conditions.



Additional Plan Options for Series:

**Additional plan options not depicted in these renderings may be available at the discretion of the builder and/or homebuyer and are not guaranteed. Availability of options will vary by elevation, and not all options are offered with all elevations. The following list of architectural options is subject to change at any time without notice:

- Brick Accent
- Metal Roof Accent
- Transoms
- Dormer

**Dormer shown in renders are NOT included in Base Package (not guaranteed)



Example of Side View
• Public facing side units to contain at least 2 decorative elements from condition 13 of Architectural Design Standards. Example shows (1) Trim around the windows, (2) Two or more building materials (horizontal lap siding & board & batten siding), and (3) Decorative Trim.
The side facing renderings are provided to illustrate the general architectural intent and meaning of the product. Exact window count, size, and placement will vary depending on the specific plan, elevation, and selected options.
Garage area or driveway options may result in the addition or removal of side windows, and window configurations are subject to change based on interior layout and code requirements. Optional features such as 2nd story rear deck shown extending from the side view are not included in the base package, and not guaranteed, and may only be included at the builder's discretion.

Additional Notes:

**Architectural Design Standards compliance

- Fiber Cement Siding

**vinyl acceptable for windows, window trim, decorative elements, shutters, soffits, fascia, and/or corner boards

- When 2 materials are used, the materials shall be different but complimentary colors. Varied color palettes to be used (min of 3 color families for siding)
- Architectural Shingles
- >1500 Square Feet House Plans
- Rooflines to be broken up horizontally and vertically

**no more than 2 continuous units in a row

- Rear Loading Garages to include windows, decorative details, OR carriage style adornments

**no more than 2 continuous units in a row



CONCEPTUAL SINGLE-FAMILY ATTACHED

Render Disclaimers - The architectural renderings provided are for illustrative purposes only and are intended to represent the overall architectural integrity and style of the proposed townhome product. The building string shown features a range of our available plans and elevations in a 6-unit configuration. Actual building strings throughout the community may differ in size, unit mix, and elevation combinations based on site-specific layout and planning. Colors and surrounding features such as landscaping are conceptual and may vary in the final build. Horizontal and vertical façade variations ("push/pulls") may also differ based on grading, utility placement, and other field-determined conditions.



Additional Plan Options for Series:

****Additional plan options not depicted in these renderings may be available at the discretion of the builder and/or homebuyer and are not guaranteed. Availability of options will vary by elevation, and not all options are offered with all elevations. The following list of architectural options is subject to change at any time without notice:**

- Brick Accent
- Metal Roof Accent



Example of Side Elevation

• Public facing side walls to contain at least 3 decorative elements from condition (3) of Architectural Design Standards. Example shows (1) Trim around the windows, (2) Two or more building materials (horizontal lap siding & board & batten siding), and (3) Decorative Trim.
The side facade renderings are provided to convey the general architectural intent and meaning of the product. Load window count, size, and placement will vary depending on the cavity size, elevation, and selected options.
Certain plan or elevation features may repeat in the elevation or removal of side windows, and window configurations are subject to change based on interior layout and code requirements. Siding features—such as 2" story high bands shown extending from the side wall—are not included in the base package, and are ~~not~~ **optional** and may only be included at the builder's discretion.

Additional Notes:

****Architectural Design Standards Compliance**

- Fiber Cement Siding
- **vinyl acceptable for windows, window trim, decorative elements, shutters, soffits, fascia, and/or corner boards**
- When 2 materials are used, the materials shall be different but complimentary colors. Varied color palettes to be used (min of 3 color families for siding)
- Architectural Shingles
- >1500 Square Feet House Plans
- Rooflines to be broken up horizontally and vertically
- **no more than 2 continuous units in a row**
- Rear Loading Garages to include windows, decorative details, OR carriage style adornments

****no more than 2 continuous units in a row**



SITE DEVELOPMENT ALLOWANCES

The proposed zoning for Terravita is G8-PUD. Terravita meets all standards set forth in the UDO with the exception of a few conditions. Due to site constraints, the applicant is requesting the following site development allowances:

1. Bulk and Dimensional Standards (UDO Sec. 3.4).
2. Lot Width (Street Loaded) – The minimum lot width for a front-loaded lot is 80 feet in the G8 district. Terravita is proposing lot widths of 60 feet to 80 feet for front-loaded single-family detached homes in order to create a variety housing types and a more walkable community.
3. Lot Width (Alley Loaded) – To provide a variety of housing types and a more walkable community, Terravita is proposing alley-loaded single-family detached lots with a minimum width of 30 feet, and alley-loaded townhome lots with minimum widths of 20 feet. The townhomes will have a minimum of 20' lots. The alley-loaded single-family detached and attached options create a pedestrian-friendly streetscape for the community.
4. Driveway Length – The minimum driveway length is 35 feet for residential lots zoned G8. For townhomes and rear-loaded single-family lots, Terravita is proposing a minimum driveway length of 20 feet. For single-family front-loaded lots, Terravita is proposing a minimum driveway length of 25 feet.
5. Lot setbacks - Sec. 6.5 of the UDO requires a minimum rear setback for a house building type of 25'. Terravita proposes a minimum setback of 20 feet for all rear-loaded single-family lots.
6. Standard Street Sections (Town of Knightdale Standard Details).

Local Street Section - Two Way. The standard detail calls for a 54.0' right-of-way and allows for informal parking. Terravita is proposing on-street parking along sections of the road where there are no residential driveways. On-street parking, as shown on the Plan, will allow for guest parking. The design does not provide on-street parking on streets with front-loaded units to avoid any potential conflicts. As shown on the Plans, the street access to Buffalo will require a modified cross section. We are currently showing sidewalk on both sides of the street at the connection to Buffalo. However, the sidewalk location will vary from 0' min. from the back of curb to 3' max. depending on the final site grading (the standard 54' section requires 6' between boc & sidewalks).



SITE DEVELOPMENT ALLOWANCES

7. Residential Clearing & Grading (UDO Sec. 9.3.B) - Terravita is requesting an exception to the standards of Residential Clearing and Grading as specified in Section 9.3.B of the UDO. Currently, mass grading is prohibited on lots 60' in width or greater. Terravita requests to mass grade all single-family and townhome lots less than 80 feet wide. Any lot 80' in width or greater shall not be mass-graded.
8. Buffalo Road Improvements - Terravita has very limited frontage on Buffalo Road. Per the Town's plans, Buffalo Road is planned for 4 travel lanes with a divided median. With less than 60' of frontage and the inability to acquire easements for off-site construction, Terravita will construct the improvements required by the TIA within the property lines and will pay a fee-in-lieu for those other improvements called for by the Town's plans.
9. Home Affordability & Variety – The G8 zoning district does not permit townhomes. Terravita is seeking the ability to include townhomes in order to provide a variety of housing options at different price points.



ZONING CONDITIONS

1. Bobbitt Drive: 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 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.

2. Quiet Oaks Road: 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.

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.

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.

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.

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.



ZONING CONDITIONS

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 Buffaloe 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 Buffaloe 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.



ZONING CONDITIONS

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.

3. Buffaloe Road Pedestrian Path Fee-In-Lieu: 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 Buffaloe Road between the private greenway trail provided from Public Street K to Buffaloe Road and the intersection of the Old Knight Road extension and Buffaloe Road.
4. Accessory Dwelling Units: No private covenant or restriction shall prohibit an attached or detached accessory dwelling unit on a single-family lot.
5. Street Trees: Street trees shall be at least 10' in height and at least 3 caliper inches in size at the time of installation.
6. Architectural Standards: 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.
7. Privacy Fence Materials: The 6' 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.
8. Affordable Housing Trust Fund Contribution: 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.
9. Enhanced Stormwater Detention: 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.



ZONING CONDITIONS

10. Additional Canopy Trees in Open Space Areas: In addition to the 682 new canopy trees listed as required on the master plan, the owner shall plant a total of 25 canopy trees within open space areas. At least 10 of these additional 25 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.
11. Existing Pond Trail Loop: 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.
12. Cotton Drive: 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.



ZONING CONDITIONS

13. Proc Ridge Lane: 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.



ZONING CONDITIONS

14. Off-Site Right-of-Way & Off-Site Easements: 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.



NEIGHBORHOOD MEETING REPORT

Meeting Information:

A neighborhood meeting was held via Teams online on July 25, 2024 at 6:00 pm.

There were approximately fifteen neighbors in attendance, along with three members of the design team, and one Senior Planner from the Town of Knightdale.

Design consultants:

Charles R, Walker III from EPG,

Tommy Craven, Ben Williams, and Greg Elkins from Priest Craven and Associates

Town of Knightdale:

Kevin Lewis, Senior Planner, AICP, CZO

Discussion Items:

At the neighborhood meeting for Terravita, the neighbors had questions about streets, traffic, the site buffers, proposed utilities, types of units, construction timing, and architectural standards. Their questions are as follows:

A neighbor asked if there was a clubhouse proposed.

Design Team confirmed there would not a a clubhouse but there would be a public greenway and private open space /play areas for the residents.

The neighbors in the Horton Mill subdivision raised a concern that their roads need maintenance/repair. Their roads are owned by a private HOA, and they are unable to get the former developer to make repairs.

Design Team stated that the residents would need to contact the Town of Knightdale to possibly turn their roads into Town public roads. The roads are currently in an NCDOT ROW.



NEIGHBORHOOD MEETING REPORT

One neighbor asked how many access points were planned because they were concerned about existing traffic in the area.

Design Team showed the Group the current layout of the Project including the access points. Stated the TIA was not complete at that time but the Project would make modifications if called for by the TIA.

A neighbor asked if Knightdale will be maintaining the roads in Terravita.

Design Team confirmed that Knightdale would maintain the roads once the Project was annexed into the Town.

The neighbor directly adjacent to the proposed street connection at Buffaloe Rd was concerned that the proposed connection limits their access to the Private Access Easement.

Design Team noted that they are required to make the connection at that location and a public ROW would take the place of the easement allowing for access.

Several neighbors asked if we would be putting a fence or wall around Terravita.

Design Team stated that there would not be a fence, but there would be a Type B 20' landscaped buffer around the entire property except where it will join with Weldon.

A neighbor asked to describe the plants in a Type B buffer.

The Design Team showed them the graphic from the UDO showing what is in a Tye B buffer.

A neighbor asked what the overall time frame for this Project to begin.

Design Team stated that if approved actual construction would not start for another 18 to 24 months. Date of the meeting was July 25, 2024.



NEIGHBORHOOD MEETING REPORT

Matt Warner, For meeting minutes-- another concern is there is a 100 year floodplain in most of the proposed area near the existing pond, including Beaver Damn Creek and lot 47, etc.

We agreed to look into this. After review, it has been determined that there are no floodplains on this site according to map 3720175500K.

Michelle RUSSO, when do you expect clearing to start?

We responded that clearing may begin in 2 years.

Hans Kerekes, I believe its a 50' buffer along the creek/pond.

The On-site Determination for DWR Project 23-319 stated that the pond is not subject to buffer rules. The buffer for the creek has been shown.

Tricia Montgomery, Good Evening....Just so that I'm clear, where exactly is 8908 Buffaloe Rd on this map?

We pointed out the location of this parcel on the overall site plan during the meeting.

Hans Kerekes, I assume you will leave as much existing woods around SCM #4?

Our response to this was that we will leave it or it is always our intention to leave as many trees as possible except that the volume capability of each stormwater device is the major concern. Thus, if we have to take down the trees to make the pond large enough to handle the stormwater requirements, then we won't be able to save the trees, but there will be a replanting plan in its place in the open space.

Matt Warner, I am located on lot 47, where it appears the road will cut into the previously established Horton Mill neighborhood. Can you elaborate what will happen to Beaver Damn Creek, which runs right behind my house-- which collects from where houses 223-226. Also have flow/drainage issues and call this area "the swamp".



NEIGHBORHOOD MEETING REPORT

We explained that our streets are required to be curb and gutters, and that they will have curb inlets. Thus, they will accept and divert the water away from that area toward the stormwater devices near the pond.

Hans kerekes, Are there going to be some traffic calming measures on street B to keep speeds low therefore reducing noise.

We explained that we will be utilizing the town's street sections including a divided median street, and that the town does not allow speed bumps.

Michelle RUSSO, I assume the dotted/solid lines and such around the pond are to mark off where you cannot clear due to it being a part of the Neuse River Buffer? I think that's what the Zones mean but it's hard to read.

We explained that those represent the river buffers. However, now that the buffer determination has determined that the pond is not a buffered entity, those lines have been removed from the latest set of plans.

Michelle RUSSO, I've seen surveyors (I assume) coming through my yard from time to time. I'd appreciate advance notice before they come onto my land (or near it ideally/within eyesight). I have PTSD from a previous home break-in and appreciate your cooperation to avoid stress and anxiety.

We agreed to notify her if we were to be doing survey work in the area.

Michelle RUSSO, Will there be berms built up between your community and our neighboring community? Or any other landscaping/bushes?

We explained that our intention to not clear if we do not have to. However, if we do have to clear those areas that they will be replanted with a Type B Landscape buffer where required by the town.

Michelle RUSSO, Right on the property line between my yard and your development are some trees that are damaged and at risk to fall. Will you be removing those dying trees? They are at risk of falling on my house/shed and I've been trying for awhile to find a contact of the property owner to have them taken down.



NEIGHBORHOOD MEETING REPORT

We explained that on-site trees will be evaluated at the time of survey, and that any dead and dying trees located on our site will be removed accordingly.

Michelle RUSSO, My house sits directly behind the small pond at the backside of this development. Currently it has erosion and drainage issues and floods my yard regularly (some of it caused by beavers too). What are your plans to correct the drainage issues to correct the flow problem into the creek as it should flow (and stop the flooding to my yard)?

We indicated that as we go deeper into the project, we will be more in tune with exactly how to deal with that level of detail. We also explained that we will have two stormwater retention ponds that will be located below the existing pond that will reduce the flow release rates to predevelopment levels.

Michelle RUSSO, According the plans I've seen, it appears that there will be 2 entrances into this neighborhood that pass through Horton Mill Subdivision. Our neighborhood streets are currently still private (our developer never fulfilled his commitment to update them to hand over to the state). With the size of your community and expected extra traffic, what are your plans to upgrade

We explained that it is our understanding from the process that we went through last time is that the roads in that neighborhood are in fact in a public right of way, but the DOT has not accepted them for maintenance. We also let her know that we are going connect to the one road that is stubbed to us, which is a requirement. The other stub road to the South will be going through Weldon village.

Jannet Barnes asked that we please remove the roundabout.

We responded that the town favors a round-a-bout in the location we are proposing.

