



Town of Knightdale

Staff Report

Title: Harper Preserve Planned Unit Development (ZMA-2-22)

Staff: Kevin Lewis, Senior Planner

Date: November 16, 2022

Director Signature: JB

Asst. Town Manager Signature: DT

Town Manager Signature: WRS

I. REQUEST:

Timmons Group, on behalf of Old East Properties, has submitted an application requesting a Zoning Map Amendment to rezone approximately 94.01 acres at Fayetteville Street and Robertson Street, identified by Wake County PINs 1754-51-9021 and 1754-60-7948 from Rural Transition to General Residential-3 and Neighborhood Mixed-Use Planned Unit Development to allow for the construction of a 231-lot residential subdivision.

II. PROJECT PROFILE:

PROPERTY LOCATION:	Fayetteville Street and Robertson Street
WAKE COUNTY PIN:	1754-51-9021 and 1754-60-7948
CURRENT ZONING DISTRICT:	Rural Transition (RT)
CURRENT DENSITY ALLOWED:	0.5 units per acre
PROPOSED ZONING DISTRICT:	General Residential-3 and Neighborhood Mixed-Use Planned Unit Development (GR3/NMX-PUD)
DENSITY PERMITTED:	3 units per acre
NAME OF PROJECT:	Harper Preserve
APPLICANT:	Timmons Group
PROPERTY OWNER:	Charles R Harper & John Scott Harper
DEVELOPER:	Old East Properties
PROPERTY SIZE:	94.01 acres
CURRENT LAND USE:	Vacant/Undeveloped
PROPOSED LAND USE:	231-lot residential development with a future 2-acre mixed-use parcel
PROPOSED DENSITY:	2.45 units per acre
PROPOSED OPEN SPACE:	42.42 acres

III. BACKGROUND INFORMATION:

The Planned Unit Development District (PUD) is a re-zoning process which is designed to encourage master planning of development and to coordinate such development so as to manage the impacts of the development on the provision of Town Services and infrastructure. The PUD encourages creativity and innovation in the design of developments, but in return for this flexibility the expectation is for communities to provide exceptional design, character, and quality; provide high quality community amenities; incorporate creative design in the layout of buildings; ensure compatibility with surrounding land uses and neighborhood character; encourage the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers; further the goals of the KnightdaleNext 2035 Comprehensive Plan including the Growth Framework and Growth & Conservation maps; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.



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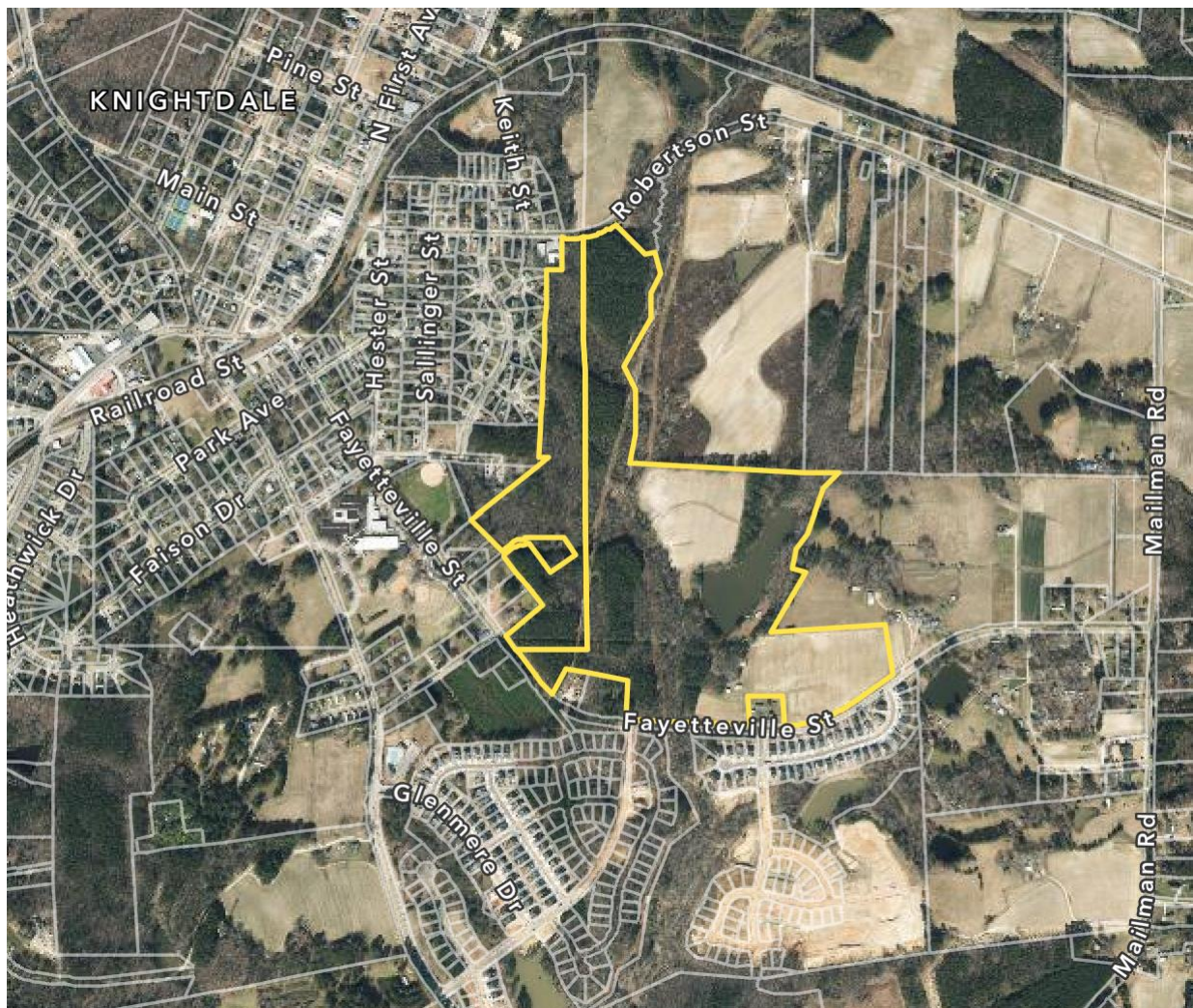
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There are several provisions which are required to be addressed by the applicant in the PUD, including, but not limited to design guidelines, proposed alternative means of compliance, dimensional standards, public facilities, recreational open space, and Comprehensive Plan consistency. The applicant's specific exceptions are detailed in **Section VI** of this staff report.

IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES:

The proposed rezoning features two parcels located between Fayetteville Street and Robertson Street. These parcels are located within the Town's Extra Territorial Jurisdiction and, if approved, would require annexation into Corporate Limits.

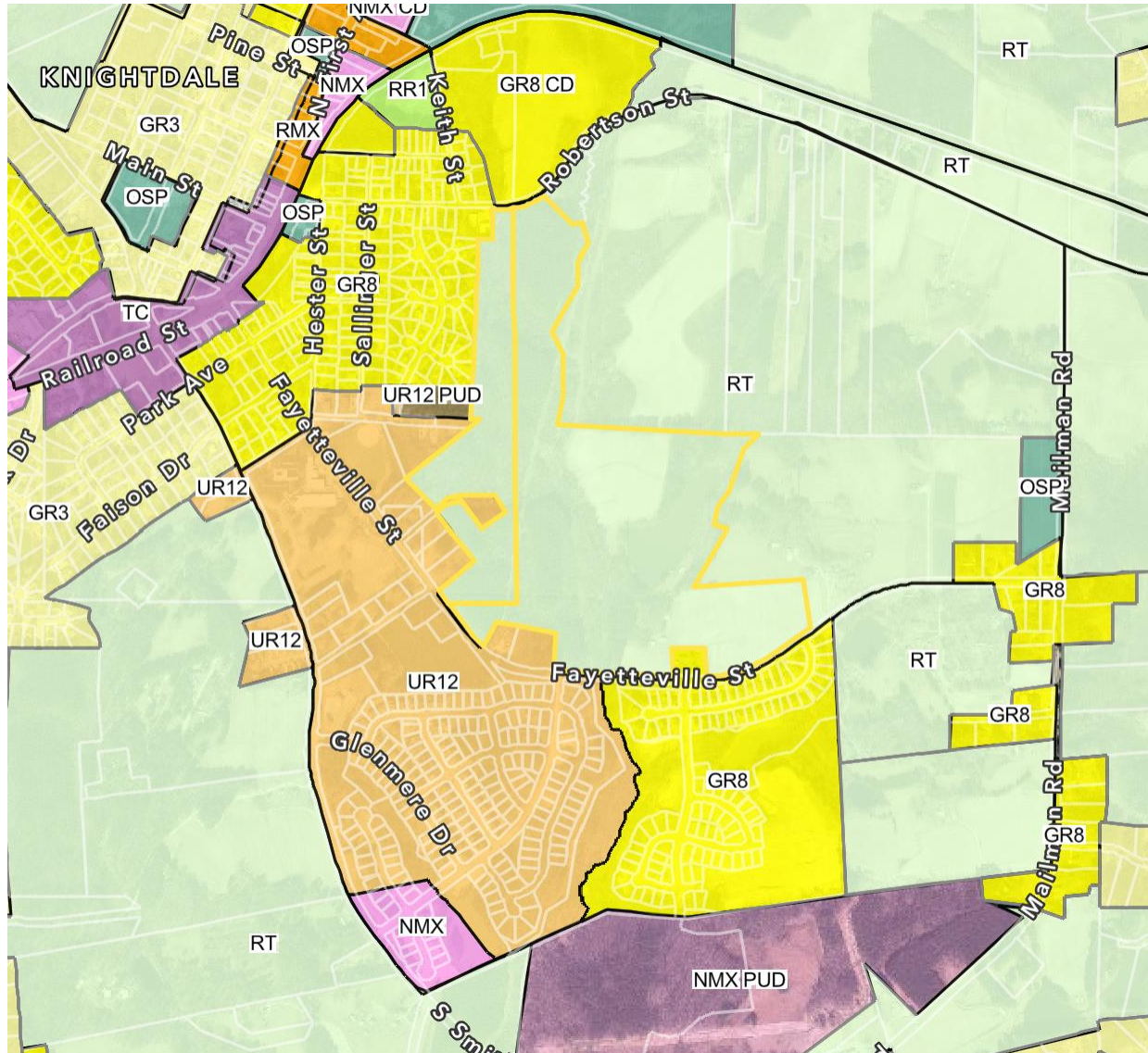
DIRECTION	LAND USE	ZONING
North	The Collection	GR8
South	Glenmere	UR12/GR8
East	Low-Density Residential	RT
West	Residential	UR12/GR8





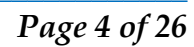
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V. PROPOSED MASTER PLAN:

The applicant has submitted a full Master Plan in accordance with Section 12.3.F of the UDO. The applicant is proposing a residential development totaling 231 single-family and townhome lots with approximately two acres of mixed-use space. Located along between Robertson Street and Fayetteville Street, the proposed development will feature 87 rear-loaded townhomes (22-feet wide), 76 rear-loaded homes (38-feet wide), and 68 front-loaded lots (60-feet wide). The developer and Staff met multiple times early in the process as the plan evolved. Further analysis of the site plan is detailed below.





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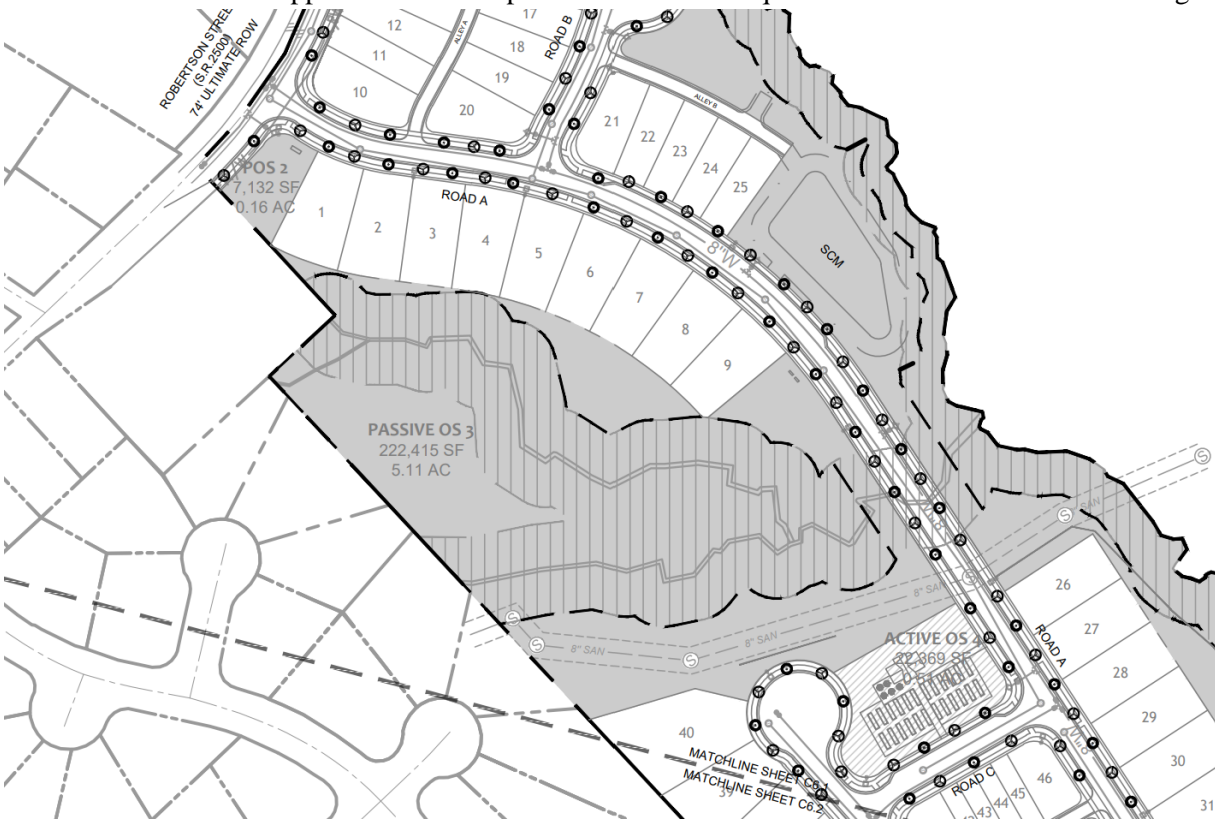
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STAFF SITE PLAN ANALYSIS:

Staff has reviewed the plan for UDO consistency and found the site plan to generally be in compliance with the required provisions. The following items are being highlighted for Council review and further consideration.

Landscaping & Environmental Features

Due to the existing zoning of adjacent parcels (RT, GR8, UR12) and proposed zoning of this development (GR3), no buffer is required, or proposed, on along the boundaries of this development. Many portions of the development feature recreational open spaces or preserved natural areas to act as a natural buffer. The mixed-use space will be bordered by parcels zoned GR3 or GR8, which requires 30-foot Type C Buffer, however none is shown at this time. It is unclear if the applicant intends to provide a buffer or request relief from that standard through the PUD.

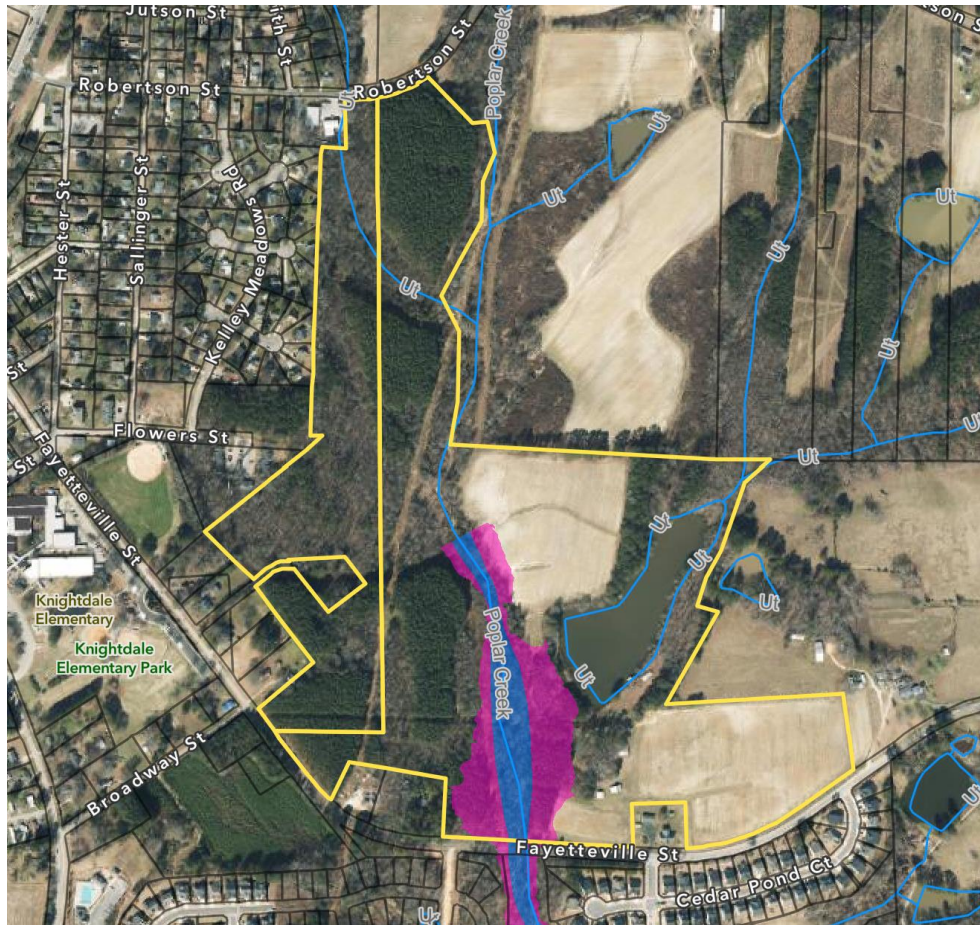


Due to extensive environmental features such as wetlands, floodplains, and stream buffers on site, approximately 50 acres of recreational open space or preserved land. UDO Section 11.2 allows recreation open spaces, such as trails, to be placed in stream buffers. However, the 100-year floodplain is required to remain undisturbed. Overall, 10.11 acres of land is labeled as Tree Save Areas and will remain intact through construction.



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Architectural Standards & Elevations

The applicant has provided architectural standards and elevations for homes which will be built within this neighborhood. The standards are provided below, however additional modifications have been suggested to bring them in line with previous approvals. Upon submission of building permits, should elevations be inconsistent with previous approvals, permits may not be issued. Please see the attached PUD document for example elevations.

Proposed Single-Family Architectural Standards

1. Single-family two-story homes built on lots at least 60-feet wide will have a minimum of 2,000 square feet and one-story homes on such lots will be a minimum of 1,600 square feet. Lots that are at least 60-feet wide will have front-loaded two car garages.
2. Single-family homes built on lots less than 60-feet wide will have a minimum of 1,450 square feet and have alley-loaded two-car garages.
3. All single-family homes shall be raised from the finished grade a minimum of 18-inches and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.



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4. All single-family homes with a crawl space will be wrapped in brick or stone on all sides.
5. All single-family homes will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and corner boards.
6. All single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch posts will be at least 6''x6''.
7. Main roof pitches (excluding porches) for two-story homes shall be at least 8:12.
8. There shall be a 12-inches overhang on every gable roof end.
9. Main roof pitches for 1-story and 1.5-story homes will be at least 6:12.
10. Garages for lots that are at least 60-feet wide will not protrude more than six (6) feet from the front porch or stoop and all garage doors shall contain over window inserts and hardware.
11. For every linear 30 feet (or fraction) of continuous side elevation per floor, there shall be one window or door added to the side elevation. Any siding break on the side of the home such as a fireplace, porch, wall offset can be used as an alternative to a window or door.
12. Garages will not exceed 45% of the front facade width or will be split into two bays.

Proposed Townhome Architectural Standards

1. All townhouse units will have alley-loaded two-car garages.
2. All townhouse units shall be raised from the finished grade a minimum of 18-inches and have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
3. All townhouse units will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may be used for soffits, fascias, and corner boards.
4. Usable front porches shall be at least five (5) feet deep and extend more than 30% of the primary facade.
5. All townhouse units shall provide detailed design elements using at least one (1) of the features from each of the four categories below:
 - a. Entrance
 - i. Recessed entry with 6-inches minimum width door trim
 - ii. Covered porch with 6-inches minimum width pillars/posts/columns
 - b. Building Offset
 - i. Facade offset
 - ii. Roofline offset
 - c. Roof
 - i. Dormer
 - ii. Gable
 - iii. Cupola/Tower/Chimney
 - iv. Decorative cornice of roof line (flat roof only)
 - d. Facade - at least two (2) of the following elements:
 - i. Bay window



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- ii. Balcony
 - iii. Porch
 - iv. Shutters
 - v. Window trim with 4" minimum width
 - vi. Patterned finish (scales, shakes, wainscoting, brick, or stone)
- 6. There shall be a 12-inches overhang on every gable roof end.
- 7. Townhouse building walls shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick, or stone.
- 8. Main roofs on townhouse buildings shall have a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. Monopitch roofs shall have a pitch of at least 3:12.
- 9. For every second and third story of the side elevations, there shall be a minimum of three windows added to the side elevation with at least two windows on the second floor and 1 window on the third floor. Any siding break on the side of the home such as a fireplace or wall offset can be used as an alternate to a window. On the ground floor there shall be a minimum of one window on the side elevations.
- 10. The second and third stories of the rear elevation shall have either a balcony and door(s) or windows making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (lineal feet) containing a balcony and door(s) or windows divided by the total horizontal plane length.
- 11. No two townhouse units in a building shall have the same exterior paint color scheme.

Proposed Mixed-Used Building Architectural Standards

- 1. Primary Façades: Primary façades are those which face a public or private street. All buildings shall have a primary façade that consists of a clearly discernible base, body, and cap as follows:
 - a. The lowest portion (base) of the building façade shall be built with masonry material to a height of at least two feet. The top of the base shall be constructed with a soldier course (a complete course of masonry laid on end vertically with the narrow side exposed) or an equivalent cap, which projects further from the façade than the rest of the base.
 - b. The body of the building shall constitute a minimum of 50% of the total building height. A living wall or planted vegetative wall may be used to define the body of the building.
 - c. The highest portion (cap) of the building façade shall have a smaller vertical dimension than the base and shall consist of a cornice, parapet, awning, canopy, eave or other architectural treatment that demarcates the top of the structure.
 - d. Visually heavier materials shall be placed below lighter materials (e.g., stucco or siding over brick or stone) to give the sense of support and grounding.
- 2. Primary Materials: At least 40% of the primary façades shall consist of one or more of the following approved materials:
 - a. Brick or glazed brick;
 - b. Wood;
 - c. Cementitious fiber board;
 - d. Stone, cast stone, stone masonry units, marble or similar material;



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Secondary Materials: The secondary facades and the remaining area of the primary façades may also consist of the following materials:

- a. Concrete masonry units;
 - b. Exterior insulation finishing systems;
 - c. Split face block;
 - d. Concrete (pre-cast or cast in place);
 - e. Concrete block;
 - f. Metal composite panels; and
 - g. Rigid frame metal.
3. Transparency: The first floor primary facades of non-residential buildings located less than 150 feet from a public right-of-way shall have a minimum transparency of 30%. Windows and glazing used to meet this standard must allow views from habitable areas inside the building to the street or property line, except where obstructed by the display of merchandise for retail uses. Glass block, spandrel and windows in vehicular garage doors do not count towards meeting this standard.
4. Additional Standards:
- a. Building façades should include a clearly discernible base, body, and cap set apart with different colors, materials, patterns, profiles and/or textures.
 - b. Along street frontages, windows, main entrances, architectural treatments and other primary façade elements should be oriented toward the street.
 - c. New buildings should utilize the Town of Knightdale's predominant palette of materials (including brick, wood and stone), and should specifically reflect the colors, shades and textures of surrounding development. Glass, stucco and synthetic stucco may be used as a primary material where deemed appropriate.
 - d. High-quality materials should be used for all building walls visible from a public street, parking lot, park or civic space.
5. All other UDO standards shall apply to these lots.



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Open Spaces

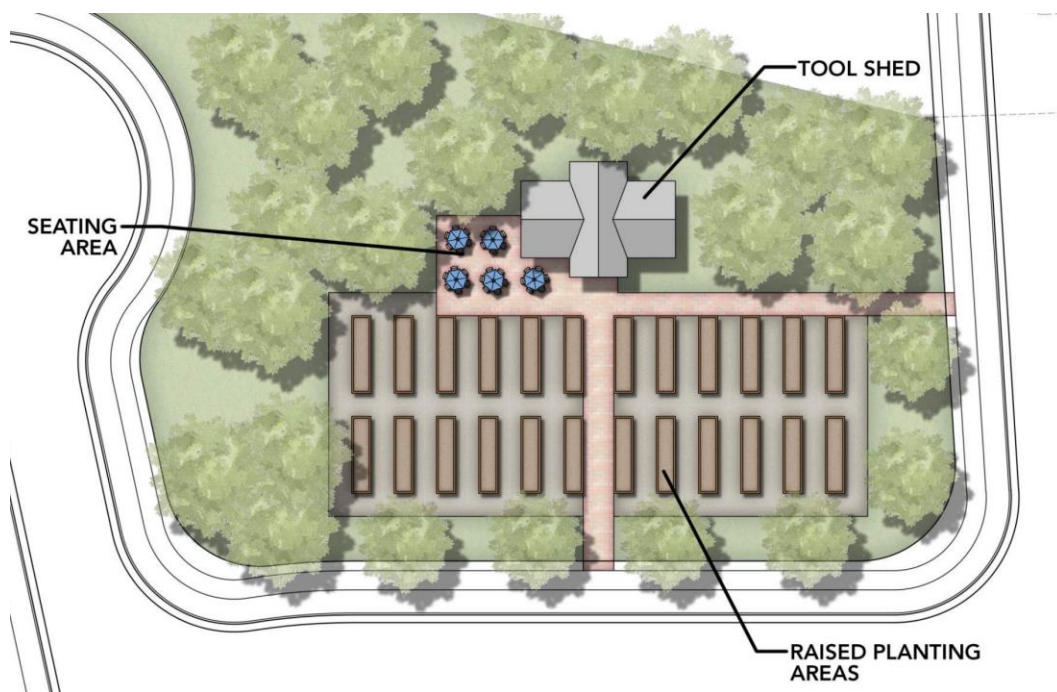
A variety of recreational open space amenities are provided throughout the development, including active open spaces such as a pool and clubhouse, playground, and public greenway trails. Additional passive spaces include seating areas, picnic pavilions, private greenway trails, and a community garden. In total, more than 42 acres of active and passive open space are dedicated to recreational activities.





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The draft Comprehensive Transportation Plan shows a future greenway consistent with the current Trails & Greenways Map. This proposal is consistent with the current and proposed greenway network recommendations.

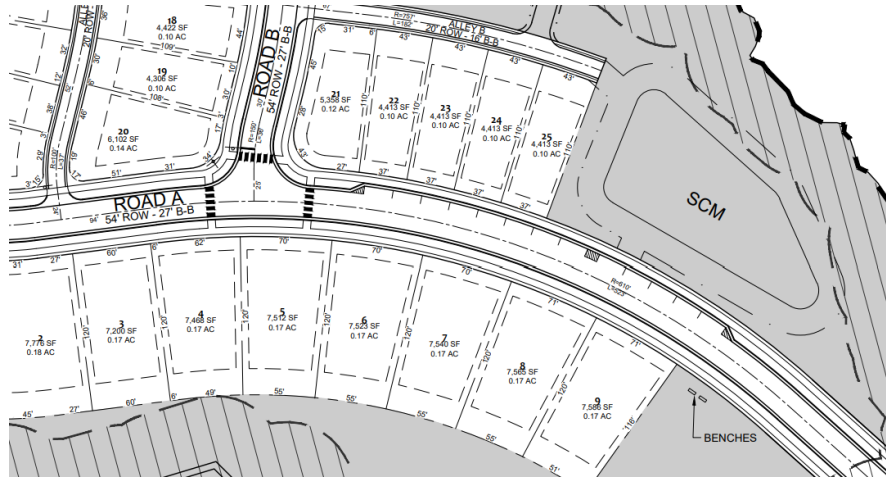


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Parking

Approximately 80 dedicated on-street parking spaces are provided throughout the proposal. The amenity center site will also feature parking; however, the design is still conceptual in nature and the number of spaces will be dependent upon the dimensions of the pool, clubhouse, and other amenities. Staff recommend 0.5 dedicated parking spaces beyond what is provided on each lot by way of driveways and garages. Overall, this proposal is consistent with our recommendation. It is important to note that this is not a codified regulation within the UDO, rather a recommendation based on staff analysis of resident needs in existing neighborhood.



Mixed-Use Parcels

Two parcels centrally located in the proposal are labeled as Mixed-Use. While no development is planned at this time, the applicant has provided a specific list of permitted uses and architectural standards which will apply. All other UDO regulations regarding parking, landscaping, and stormwater management. These parcels are intended to provide space for small, locally owned businesses which will be supported by residents of Harper Preserve and surrounding neighborhoods. They will also be within walking distance of the Habitat for Humanity development at Flowers Place. The adjacent SCM is designed to treat stormwater from both of these parcels.





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VII. LEGISLATIVE CASE PROCEDURES:

Staff met with the development team in March 2020 to discuss the potential of a project at this location and worked with them through several preliminary sketch plan details. A Planned Unit Development rezoning is a legislative public hearing, which requires certain application procedures including having a pre-application meeting with staff and holding a neighborhood meeting with any property owners within 200 feet of the outer boundaries of the subject development. Below is a timeline of the required elements.

- Pre-application meeting: March 10, 2020
- Neighborhood Meeting: July 14, 2022

The virtual neighborhood meeting was held via Zoom on July 14, 2022. Approximately 15 neighbors attended the meeting. Topics discussed included buffers, extension of utilities, transportation impacts, the potential for blasting, and stormwater controls. A copy of the mailed notice and list of recipients are attached as part of the application packet.

Following the formal submittal and review of the proposed Master Plan and PUD document, the applicant met with the Development Review Committee (DRC) on August 25, 2022, to discuss the technical comments and details associated with the proposed plan. Staff discussed with the applicant concerns involving greenway connectivity, recreational open spaces, and infrastructure design.

The DRC voted unanimously to **continue** the proposal pending the applicant addressing the review comments and Town Council approving the Rezoning request.

Additionally, the Town of Knightdale followed public hearing notice requirements as prescribed in the North Carolina state statutes.

- First Class Letters Mailed: October 7, 2022
- Sign Posted on Property: October 7, 2022
- Legal Ad Published in Wake Weekly: October 7 & 14, 2022

VI. PROPOSED PLANNED UNIT DEVELOPMENT:

In support of their Master Plan, the applicant submitted a PUD document that includes a vision for their proposed development, statements of plan consistency, architectural design standards, proposed site development allowances, and open space information.

Staff has reviewed the submittal in accordance with UDO Sections 12.2.F.3.g and 12.3.F and found that all submittal requirements have been met. Staff also reviewed the plans for conformance with the General Residential-3 zoning district and other applicable UDO sections. The applicant's requested alternative standards are listed in the section below.



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Public Utilities/Water Allocation Policy: The applicant is proposing to connect to public water and sewer. In accordance with Section 12.3.F.16 of the UDO, the applicant is proposing to exceed the required 50 points with the following features:

	Point Total
Major Subdivision	15
Bonus Point Item	
Residential Architectural Standards for Single-Family and Townhouse	15
On-Street Public Parking	4
Outdoor Display of Public Art	4
Private Greenway – More than 3,000 Linear Feet	3
IPEMA Certified Playground Equipment	4
Resort Style Pool	2
Clubhouse without Kitchen – 1,500 – 2,499 Square Feet	5
Total Water Allocation Policy Points	52

Zoning Conditions: The following zoning conditions are proposed to apply to the nonresidential lots within the development. These conditions will limit the number of uses permitted, and all other uses otherwise permitted in UDO Section 3.1.C shall be prohibited. All other UDO regulations shall apply to these lots as well.

1. Dwelling – Multi-family above ground floor as a part of Mixed-Use
2. Indoor Amusements (5,000 square feet or less)
3. Animal Services (No outdoor boarding or outdoor Doggie Day Care shall be permitted)
4. Banks (drive-throughs are prohibited)
5. Business Support Services
6. Child/Adult Day Care Center
7. Community Support Organizations
8. Cultural Facility
9. General Retail (under 10,000 square feet per single user)
10. Government Services
11. Medical Services (No after-hour urgent care)
12. Personal Services
13. Professional Services
14. Public Safety Facility
15. Residential Uses
16. Studio Services (Music, Dance, Martial Arts)
17. Neighborhood Retail/Restaurants (2,000 SF or less)
18. Bar/Tavern/Microbrewery
19. Restaurant
20. Cultural or Community Facility
21. Meeting Facilities



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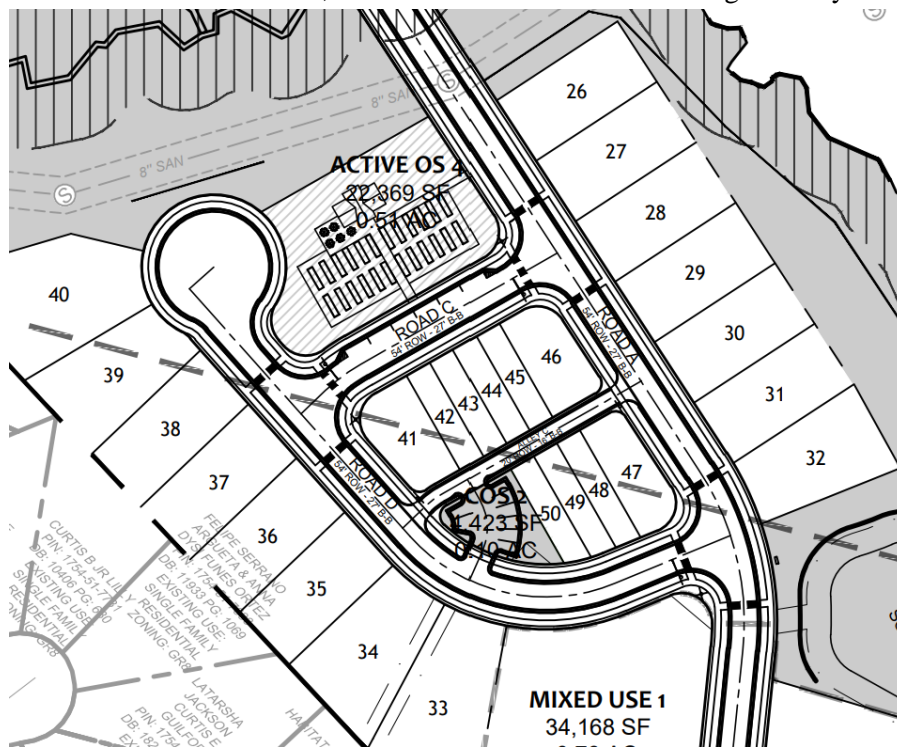
Site Development Allowances: In accordance with UDO Section 12.2.F.3.g, a Planned Unit Development allows the applicant to request exceptions to certain standards identified in the base zoning district (GR3). These requests should be fair and reasonable, and the proposed alternate means of compliance should meet the spirit and intent of the UDO. The applicant's allowance requests are as follows:

1. **Dimensional Standards** (Section 3.4):

- **Required:** In accordance with UDO Section 3.4, front-loaded residential lots cannot be less than 80-feet-wide. Additionally, all driveways are required to be a minimum of 35-feet in length.
- **Requested:** The applicant proposes to build 60-foot-wide single-family front-loaded lots. The applicant proposes a minimum driveway length of 25-feet for single-family lots and 20-feet for townhomes.

2. **Single-Family House Setback Standards** (Section 6.5):

- **Required:** In accordance with UDO Section 6.5, side setbacks for single-family homes within the GR3 zoning district are calculated as a percent of the overall lot width, and the minimum is 3-feet for rear-loaded homes and 5-feet for front-loaded lots. Additionally, rear setbacks shall be a minimum of 25-feet from the rear lot line.
- **Requested:** The applicant is proposing an elimination of the percentage calculation and setting the minimum side setbacks at 5-feet, and a 20-foot rear setback for single-family lots.





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3. Required Distribution of Uses (Section 11.1.B):

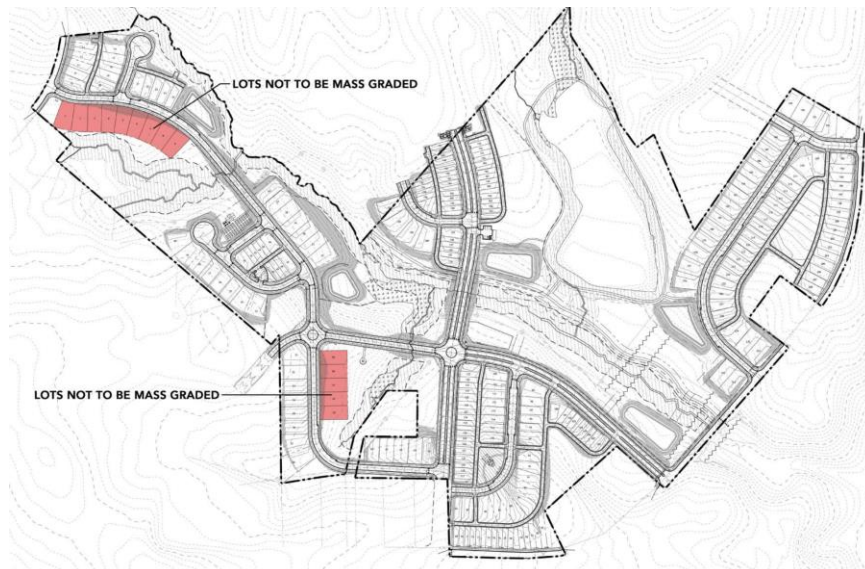
- **Required:** In accordance with UDO 11.1.B, new subdivisions are required to provide a variety of uses as detailed in Table 11.1.B. was adopted in the new UDO to encourage more mixed-density and mixed-use neighborhoods in accordance with the recommendations found in the Comprehensive Plan.

Table 11.1(B) Required Distribution of Uses		
Use Type	Minimum Distribution	Maximum Distribution
Dwelling-Duplex/Townhouse	10%	40%
Dwelling-Multifamily	5%	40%
Dwelling-Single Family	15%	60%
Mixed Use*	10%	100%
Lodging/Office/Service/Retail/Restaurant/Entertainment/Recreation*	5%	20%
Civic/Institutional*	As determined by the Town Council	
*Minimum and maximum distribution requirements shall apply only to nonresidential subdivisions or subdivisions with both residential and non residential uses.		

- **Requested:** The applicant proposes a neighborhood consisting of 17% townhomes, 76% single-family homes, and 7% mixed-use development.

4. Residential Clearing and Grading (Section 9.3.B):

- **Required:** In accordance with UDO Section 9.3.B, mass grading is prohibited on new single-family lots 60-feet in width or greater to protect mature vegetation and provide a more stable site during development.
- **Requested:** The applicant request the ability to mass grade all front-loaded lots regardless of size to allow for a more efficient construction process, except for lots 1-9 and 59-63 as shown on the master plan. These lots will back up to environmentally sensitive areas.



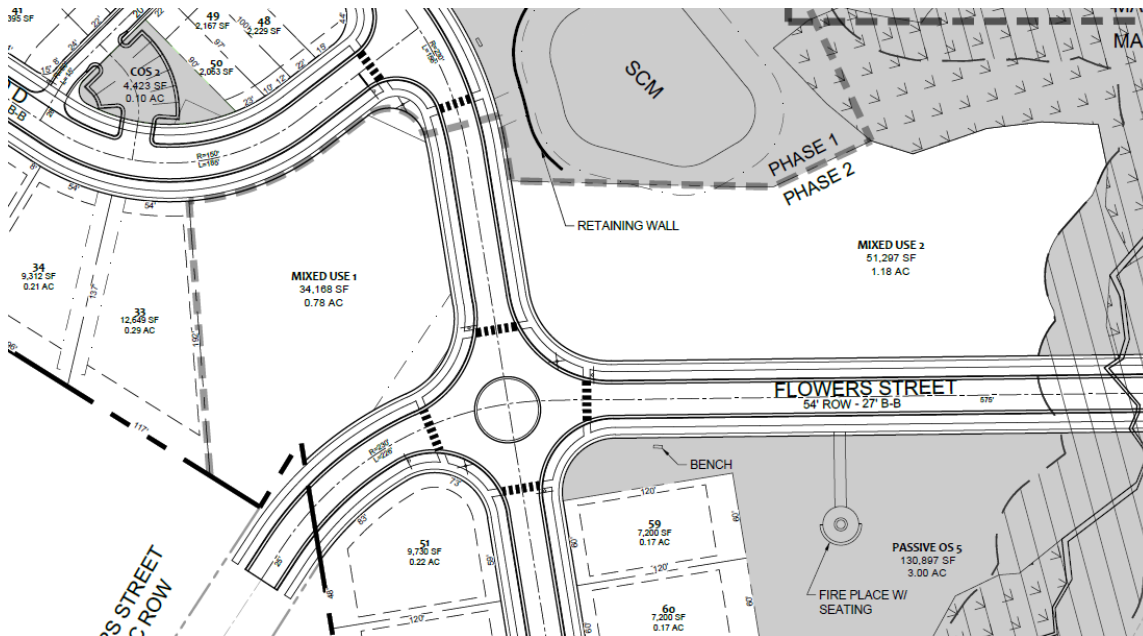


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6. Required Buffer Yards (Section 7.4.I.1)

- **Required:** In accordance with UDO Section 7.4.I.1, a 30-foot Type C Buffer is required on parcels zoned NMX when adjacent to parcels zoned for single-family lots.
- **Requested:** The applicant shall provide a 10-foot Type A Buffer on the mixed-use parcels, in addition to all required screening and landscaping.



VII. TRANSPORTATION ANALYSIS

Per UDO Section 11.3.D, a Transportation Impact Analysis was conducted prior to submittal of the Master Plan. As the plan was refined, the TIA was updated to ensure it accurately analyzed the number of proposed trips being generated by the site. As shown in the table below, the number of peak hour trips generated by this site exceeds the required 150 trips prescribed by the UDO requiring a TIA.

Table 4-1: Trip Generation Summary

ITE Land Use Code	Independent Variable	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
210 – Single-Family Detached Housing	150 Units	1510	28	83	111	94	56	150
220 – Multifamily Housing (Low-Rise)	100 Units	715	11	37	48	37	22	59
Total:		2,225	39	120	159	131	78	209

SOURCE: Institute of Transportation Engineers' *Trip Generation Manual* 10th Edition (2017)

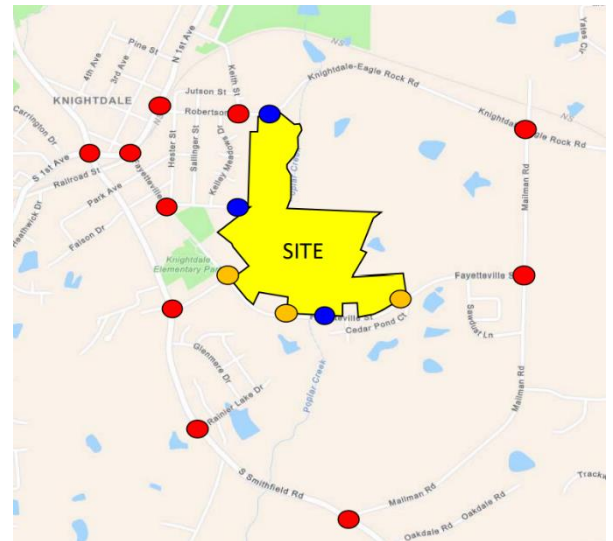


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The following intersections were identified during the scoping phase of this project as being impacted by this development. Timmons Engineering, on behalf of the development team, conducted traffic counts at these intersections during peak hours.

- First Avenue at Robertson Street
- Robertson Street at Keith Street
- Robertson Street at Site Access 1
- Robertson Street at Mailman Road
- Maple Street/Fayetteville Street at First Avenue
- Flowers Street/Ridge Street at Fayetteville Street
- Flowers Street/Hester Street at Site Access 2
- Fayetteville Street at Broadway Street
- Fayetteville Street/Rainier Lake Drive at Site Access 3
- Fayetteville Street at Site Access 4
- Fayetteville Street/Cedar Pond Court at Site Access 5
- Fayetteville Street at Mailman Road
- First Avenue at Smithfield Road
- Smithfield Road at Broadway Street
- Smithfield Road at Rainier Lake Drive
- Smithfield Road at Mailman Road



The TIA included recently approved or under construction projects including Village Gate, The Collection, and Glenmere as background data to assume future trips. Additionally, the TIA assumed a 3% trip growth rate during the period of construction for this project.

The following improvements are recommended by Timmons, to be completed by the developer as part of the overall construction of this project.

1. Robertson Street / Site Access 1 50-foot westbound left-turn lane (with appropriate taper)

NCDOT recommends that the left-turn lane be 100-feet long with appropriate taper, which is supported by Town staff.

The Street Network Map and draft Roadway network in the CTP contain multiple collectors in this area, connecting Fayetteville Street to points north including Knightdale Station Park and Old Town. The proposed development provides portions of this network on-site and allows for future connections as adjacent parcels are developed. Below is a schematic provided by the applicant showing future connectivity with the adjacent Robertson Crossing proposal.

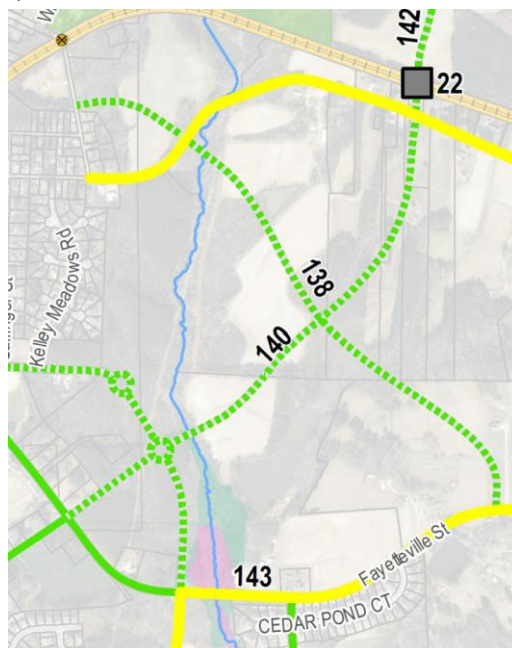


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Portions of Fayetteville Street will feature the Glenmere neighborhood to the south, and if approved, Harper Preserve to the north. As a result, Fayetteville Street will be built to its ultimate cross section of an Avenue or Main Street. This will also be the case along Robertson Street, where The Collection will be built to the north.





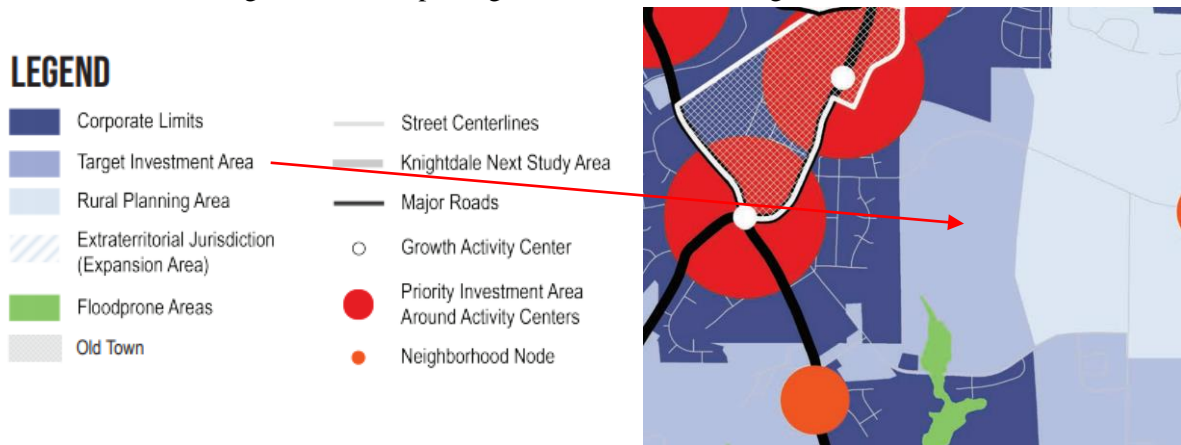
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VIII. COMPREHENSIVE PLAN:

A. Growth Framework Map

The Comprehensive Plan features the Growth Framework Map, a high-level tool for assisting in the decision-making process for development proposals. The intent is to prioritize development proposals based how well it fits within the surrounding area. The map designates this area as a Target Investment Area.



The Target Investment Area is defined as:

The target investment area includes land within the current Town limits as well as closely surrounding land in the current ETJ that has existing or relatively easy potential access to both sewer and water. Infill development should be concentrated within the current Town limits. One or more new mixed-use centers located inside the infill development area would provide walk-to or bike-to destinations that meet some of the residents' daily needs. Infrastructure investments in the target investment area should encourage active living with a complete and comprehensive network of walkable streets in a general grid pattern.

Future growth should be guided into more compact and efficient development patterns that will help manage the timing, location, and magnitude (length and size) of expensive infrastructure investments. The Town should prioritize infill development and redevelopment in identified activity centers (over continued green field development patterns) and use public infrastructure investments in the activity centers to encourage and leverage future private investments (emphasizing development in the activity center and surrounding one quarter mile area of influence).

Increased densities and intensities—and a mix of residential and nonresidential uses—will be needed in the activity centers to accommodate anticipated Town growth. Activity centers added to the Growth and Conservation Map in the future should reflect orderly and incremental growth patterns away from existing and identified activity centers in the 2035 KnightdaleNext Comprehensive Plan



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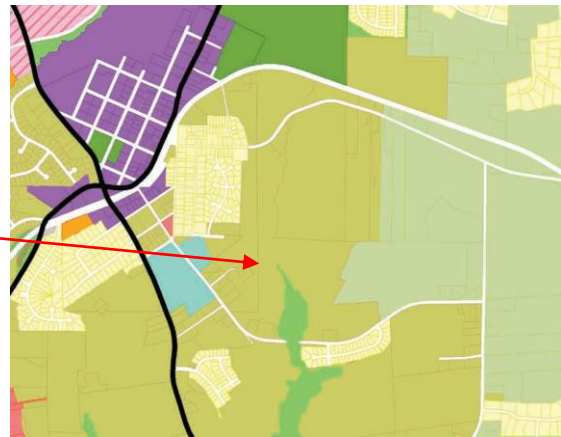
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B. Growth & Conservation Map

The Growth & Conservation Map designates parcels in Knightdale into different place type categories based on their current state and the anticipated pattern of development. The subject property is designated as “Mixed-Density Neighborhood” as a place type.

PLACETYPE CATEGORIES

Preserved Open Space	Business Office
Rural Living	Light Industrial
Recreation Open Space	Heavy Industrial
Single Family Neighborhood	Civic & Institutional
Mixed-Density Neighborhood	Old Town
Multifamily Community	Mixed-Use Center
Neighborhood Node	Mixed-Use Center (Suburban Retrofit)
Retail	Transit-Oriented Development (BRT)
	Regional Mixed-Use Center



The “Mixed-Density Neighborhood” place type is defined as:

Mixed-density neighborhoods are formed as subdivisions or communities with a mix of housing types and densities. Homes are oriented to the interior of the site and are typically buffered from surrounding development by transitional uses, preserved open space, or landscaped areas. Lots along the perimeter of a new neighborhood should be sensitive to the density observed along the perimeter of an adjacent neighborhood in terms of size and scale (by providing a transition). Small blocks and a modified grid of streets support a cohesive, well-connected community.

All new mixed-density neighborhoods incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff.

The place type transect, seen below, builds off of the Growth & Conservation Map and helps to illustrate how developments should blend together as Knightdale grows. The “Mixed-Density Neighborhood” place type falls into the “Neighborhoods” category.





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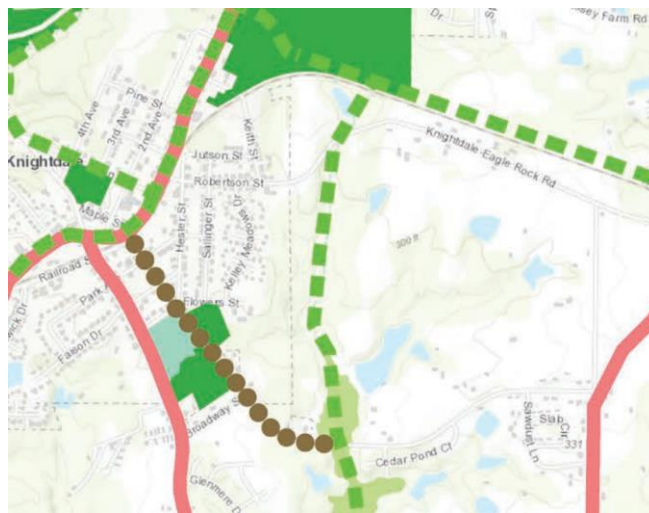
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C. Gateway Entrances Map

Gateways help those traveling into Knightdale easily identify their entrance into Town. There are a number of different Gateway types, however none apply to this area or proposal.

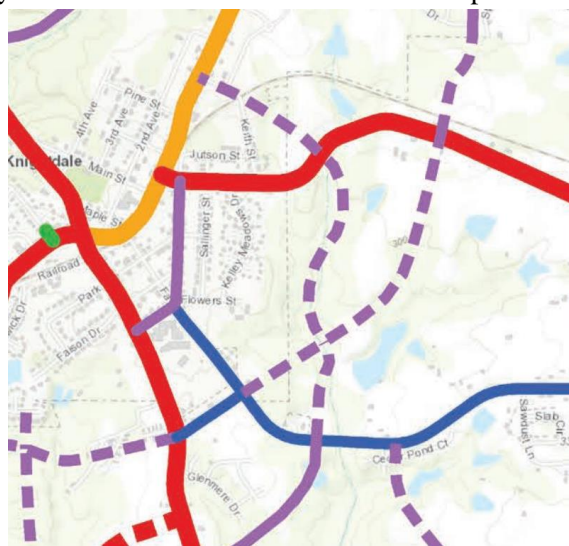
D. Trails and Greenways Map

The Trails & Greenway Map provides the general alignment of greenways in Knightdale. These trails should connect to the existing Town infrastructure or provide new recreational opportunities for residents. The current map and the draft CTP recommend greenway connectivity through this site, which is being achieved with the proposed layout.



E. Street Network Map

Development activities should assist with the construction of a comprehensive transportation network. Multiple collectors are proposed in this area to help provide better connectivity in this part of Knightdale. The alignment of this road network is generally consistent with the Street Network Map.





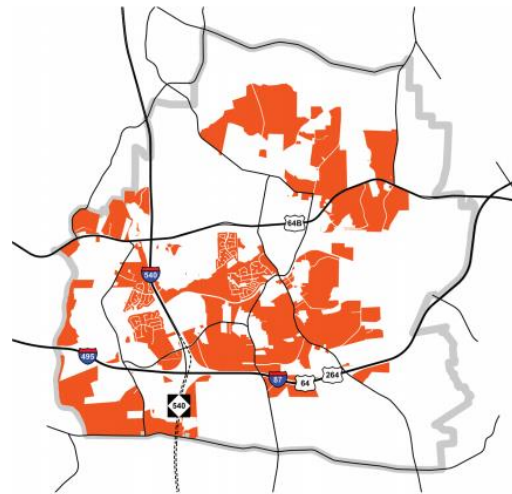
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F. Focus Area Studies

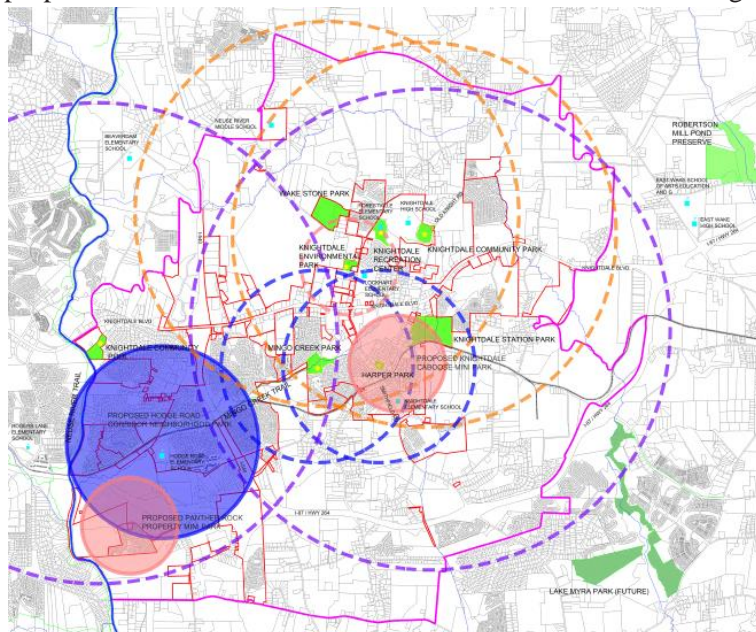
The Comprehensive Plan developed conceptual plans with the intent to guide development proposals in certain areas of Knightdale and build off the place type categories defined by the Growth & Conservation Map. Illustrations provided in the Focus Area Studies sections are intended to convey the type of planning principles Knightdale encourages in these locations. This proposal is in the Mixed Density Residential Focus Area, which should support the following Guiding Principles from the Comprehensive Plan:

- Community Facilities and Services
- Unique Activity Centers
- Parks & Recreation
- Great Neighborhoods
- Expanded Home Choices
- Economic Vitality



CONSISTENCY WITH THE COMPREHENSIVE PARKS AND RECREATION MASTER PLAN:

The Knightdale Town Council adopted the Town's first ever Comprehensive Parks and Recreation Master Plan in April 2022. This plan includes recommendations for future park facilities based on community needs and existing conditions. The plan indicates that this proposal is within the two-and-a-half mile service area of Knightdale Station Park.





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CONSISTENCY WITH THE COMPREHENSIVE PLAN:

North Carolina General Statute 160D-605 requires that **prior to** adoption or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action to be reasonable and in the public interest.

The KnightdaleNext 2035 Comprehensive Plan contains 10 guiding principles categories developed by the community. These guiding principles should be embraced by development proposals to enhance quality-of-life and economic prosperity across town. The principles embody the core philosophy and Town vision expressed by the community.

NATURAL ENVIRONMENT



Promote and expand opportunities for people to experience natural settings in Knightdale and surrounding Wake County, increase their proximity to multiple recreational opportunities, and enjoy a safe and healthy lifestyle. Safeguard the Town's natural resources including lakes, streams, wetlands, woodlands, trails, agricultural lands, tree canopy, and the services they provide. Strive to create interconnected green spaces that conserve these areas, provide recreational linkages, protect water quality and quantity, and celebrate nature as a centerpiece of the Town's identity and sense of place.

TRANSPORTATION



Provide a safe, reliable, and integrated transportation system that balances all modes of transportation, including walking, biking, public transit, and cars. Consider land use and infrastructure investments together, promoting a network of complete streets that emphasizes the quality and character of both the street and its surrounding development pattern (whether rural, suburban or urban in nature). Emphasize a safe and efficient transportation system for both destination- and recreation-focused trips, with special attention given to the mobility needs of children, seniors, runners, bikers and families.



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COMPACT DEVELOPMENT PATTERNS



Guide future growth into more compact and efficient development patterns that will help manage the timing, location, and magnitude (length and size) of expensive infrastructure investments. Prioritize infill development and redevelopment in identified activity centers over continued green field development patterns, and use public infrastructure investments in the activity centers to encourage and leverage future private investments. Acknowledge that increased densities and intensities, and a mix of residential and nonresidential uses, will be needed in the activity centers to accommodate anticipated Town growth. Activity centers added to the Growth and Conservation Map in the future should reflect orderly and incremental growth patterns away from existing and identified activity centers in the 2035 KnightdaleNext Comprehensive Plan.

GREAT NEIGHBORHOODS AND EXPANDED HOME CHOICES



Promote distinct, safe, and vibrant neighborhoods throughout Knightdale that provide greater access to a range of housing choices people need at different stages of their life, including young adults, families, empty-nesters, retirees, seniors, and people of different income levels. Housing opportunities should include single family homes of all sizes, townhomes, apartments, condominiums, senior living units, live-work units, and accessory dwelling units. New neighborhoods should mix two or more housing choices into one community. Strong neighborhoods and a diverse housing strategy will make Knightdale a more livable community—one where residents can live their entire lives.

X. JOINT PUBLIC HEARING SUMMARY:

A joint public hearing with the Land Use Review Board and Town Council was held at the October 20, 2022, Town Council meeting. The following items were discussed by Council and LURB members at the meeting, and the applicant has provided additional information since.

1. Greenways

- a. **Public Hearing Concern:** How do public and private greenways differ? Council recommends private greenways be built to the public standard.
- b. **Applicant Response:** Private greenways through the development will be paved, however, to help differentiate them from public trails, they will remain narrower.
- c. **Staff Analysis:** Private greenways can be narrower and utilize natural surfaces such as mulch or gravel.



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2. Transportation Impacts

- a. **Public Hearing Concern:** Residents expressed concern about the potential impacts of future traffic generated by this site, particularly safety concerns.
- b. **Applicant Response:** A Rectangular Rapid Flashing Beacon is proposed to provide safe pedestrian crossing along Fayetteville Street and connecting the proposed greenway with the public trail in Glenmere.
- c. **Staff Analysis:** The TIA was completed in 2022 utilizing traffic counts collected when schools were in session. The TIA was reviewed by Town Staff and NCDOT and found it be in compliance with UDO standards and best practices. The TIA included the full buildout of existing and approved developments in the area to provide a comprehensive analysis of future traffic patterns. Current roadway infrastructure on Fayetteville and Robertson Streets is being improved to provide full street cross sections which include sidewalks and crosswalks.

XI. LAND USE REVIEW BOARD RECOMMENDATION:

The Land Use Review Board met Monday, November 14, 2022 to consider this case. An update of that meeting and the Board recommended action will be presented at the Town Council meeting on November 16, 2022.

XII. STAFF RECOMMENDATION:

It is staff's recommendation that Town Council approve the request to rezone the 94.01 acres at Fayetteville Street and Robertson Street, identified by Wake County PINs 1754-51-9021 and 1754-60-7948 from Rural Transition to General Residential-3 and Neighborhood Mixed-Use Planned Unit Development adopts the staff recommended advisory statement regarding Comprehensive Plan consistency, and adopts Ordinance #22-11-16-007.

The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as protecting the natural environment through compact development patterns which limits impacts to streams and wetlands, extending the transportation network in keeping with the Street Network Map, and expanding home choices for residents in Knightdale. Further, it is consistent with the Growth & Conservation Map's designation as a "Mixed Density Neighborhood" Place Type. Additionally, the proposal is consistent with the Street Network Map, Trails & Greenway Map, and the Mixed Density Residential Focus Study Area. The request is reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people not only desire to visit, but to also live, work, and play.