



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #22-11-16-008
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE
WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-4-22 Project Hope Planned Unit Development

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of the property from Rural Transition (RT) to Neighborhood Mixed-Use-Planned Unit Development (NMX-PUD); and

WHEREAS, the Town Council finds the proposed Zoning Map Amendment is inconsistent with the KnightdaleNext 2035 Comprehensive Plan's Growth & Conservation Map's designation as a Rural Living Place Type, however reasonable when applying the Comprehensive Plan's Playbook Approach due to the extension of public utilities to serve the site. Additionally, the proposal addresses several of the guiding principles such as utilizing compact development patterns to provide multiple uses generally consistent with Knightdale's standards, 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; and

WHEREAS, the request is also reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design which achieves the spirit and intent of the Town's vision for growth;

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

SECTION 1: That the Unified Development Ordinance of the Town of Knightdale Code, which includes the Zoning District Map, be amended to rezone approximately 62.19± acres located in the Town of Knightdale's Extra Territorial Jurisdiction at 5900 Knightdale-Eagle Rock Road; identified by Wake County PIN 1764-01-6221 from Rural Transition to Neighborhood Mixed-Use Planned Unit Development as indicated.

SECTION 2. That the additional conditions contained within the application identified as ZMA-4-22 and PUD document , and listed below apply as additional zoning conditions to the parcel of land identified as PINs 1764-01-6221:

1. All single-family front-loaded lots shall a minimum of 50-feet wide and be served by driveways that are a minimum length of 25-feet. All single-family rear-loaded lots and townhomes shall be served by driveways that are a minimum length of 20-feet.
2. Side setbacks for all lots shall be a minimum of 5-feet, and rear setbacks shall be a minimum of 15-feet.
3. The development shall meet the following distribution of uses as noted in the approved master plan:

| Use Type | Distribution |
|------------------------|--------------|
| Dwelling-Multi-Family | 26% |
| Dwelling-Single-Family | 66.5% |
| Mixed-Use | 0-7.5% |
| Retail/Office/Etc. | 0-7.5% |

4. The main Raleigh Rescue Mission facility shall exceed the maximum front setback and be placed approximately 90-feet from the right-of-way on Street A. Additionally, parking shall be provided in the front-yard of this building.
5. Balconies and porches shall not be required for multi-family and mixed-use buildings to provide a more secure facility for residents.
6. A minimum 20-foot Type B Buffer shall be provided along the southern and northwestern property boundary, where new single-family homes will be adjacent to existing ones.
7. Street J shall have a minimum centerline radius of 50-feet and will feature a central open space within the loop
8. The applicant shall provide 118 off-street parking spaces for the Raleigh Rescue Mission site, which should adequately serve residents and employees.
9. Should the Raleigh Rescue Mission site be sold with the intent to establish a new use, the new use shall be subject to additional Town Council review and approval.
10. A change in use for the Raleigh Rescue Mission Learning Center shall be subject to a Conditional District rezoning.
11. Along PIN 1754-90-9177, the proposed 20-foot Type B buffer shall include a privacy fence and incorporate native plants within the buffer plantings on the development property.
12. Single-Family Residential Architectural Standards:
 - a. All Single-Family houses shall be two-stories, have a two-car garage, and be a minimum of 1,800 square feet.
 - b. All front entrances shall be raised from the finished grade (at the frontage line) a minimum of 18 inches in height and be wrapped in brick or stone.
 - c. Foundations shall be stem wall, or crawls 18 inches in height and wrapped in brick or stone on all sides.
 - d. Porches shall adhere to the following standards:
 - i. 75% of the front-loaded homes will have a 5-feet deep or greater porch and extend 40% or more of the front facade.
 - ii. 60% of the rear-loaded homes will have a 5-feet deep porch and extend 50% or more of the front facade.
 - e. Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/ shake, drop siding, primed board, wood board and batten, brick and/or stone.
 - f. Front facades shall be comprised of a minimum of two (2) of the listed wall materials, one of which shall be brick or stone (not counting the foundation).
 - g. Roof Materials may be comprised of the following: standing seam metal, asphalt shingles, copper, or wood shingles.

- h. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
- i. Principle roofs shall have a pitch between 6:12 and 12:12
- j. Eaves shall project 8-12 inches.
- k. On front-loaded units, garage doors shall not exceed 45% of the corresponding facade's total width, nor shall they extend beyond the front-plane of the porch. All front-loaded garage doors shall contain window inserts and carriage style adornments

13. Mixed-Use Building Architectural Standards

- a. Seventy-five square feet of non-residential space shall be provided per residential unit (UDO Section 5.2.A).
- b. Sloped roofs are permitted on mixed-use and non-residential buildings. Slopes shall be less than or equal to 8:12 (UDO Sections 5.2.A, 6.4.J, 6.8).
- c. The utilization of clerestory windows where the width would exceed the height to natural daylight the mixed-use or non-residential buildings (UDO Section 6.4.E).
- d. The use of Architectural Metal Wall Panel shall be permitted on mixed-use and non-residential buildings (UDO Section 6.4.F).
- e. Building weather protection (awnings) directly mounted to the building may extended a maximum of 8-feet from the finished face of the façade (UDO Section 6.8).
- f. There shall be no maximum windowsill height, or no minimum widow width and height (UDO Section 6.8).
- g. All other UDO standards shall apply.

14. Learning Center & Gymnasium Architectural Standards

- a. The utilization of clerestory windows where the width would exceed the height to natural daylight the mixed-use or non-residential buildings (UDO Section 6.4.E).
- b. The use of Architectural Metal Wall Panel shall be permitted on mixed-use and non-residential buildings (UDO Section 6.4.F).
- c. Sloped roofs are permitted on mixed-use and non-residential buildings. Slopes shall be less than or equal to 8:12. No parapets shall be required on sloped roofs (UDO Sections 5.2.A, 6.4.J, 6.9).
- d. Roofs shall avoid long, monotonous, uninterrupted horizontal plans where possible (UDO Section 6.9).
- e. No blank, uninterrupted wall shall extend for a length greater than or equal to 50-feet (UDO Section 6.9).
- f. Building weather protection (awnings) directly mounted to the building may extended a maximum of 8-feet from the finished face of the façade. Building weather protection may be placed over windows or entrances, regardless of the floor level (UDO Section 6.9).
- g. The first floor primary faced shall include transparent windows and doors arranged so that uses inside are visible from and/or accessible to the street at least 20% of the length of the first-floor building elevation (UDO Section 6.9).
- h. There shall be no maximum windowsill height, or no minimum widow width and height (UDO Section 6.9).
- i. All other UDO standards shall apply.

15. Apartment Building Architectural Standards

- a. Seventy-five square feet of non-residential space shall be provided per residential unit (UDO Section 5.2.A).

- b. Sloped roofs are permitted on mixed-use and non-residential buildings. Slopes shall be less than or equal to 8:12. No parapets shall be required on sloped roofs (UDO Sections 5.2.A, 6.4.J, 6.7).
- c. The utilization of clerestory windows where the width would exceed the height to natural daylight the mixed-use or non-residential buildings (UDO Section 6.4.E).
- d. The use of Architectural Metal Wall Panel shall be permitted on mixed-use and non-residential buildings (UDO Section 6.4.F).

16. Commercial/Mixed-Use Building Architectural Standards

- a. For the proposed 2.64-acre commercial outparcel, all current standards shall apply when developed.

17. 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.

- a. Dwelling – Multifamily above ground floor as a part of Mixed-Use
- b. Dwelling – Multifamily (Required Conditional District)
- c. Townhomes (Required Conditional District)
- d. Live-Work Units
- e. Bed and Breakfast Inns
- f. Amusements (5,000 SF or less)
- g. Animal Services (No outdoor boarding or outdoor Doggie Day Care shall be permitted)
- h. Banks (Required Conditional District)
- i. Business Support Services
- j. Child/Adult Day Care Center (6 or more people)
- k. Community Support Organizations
- l. Cultural or Community Facility
- m. General Retail (under 10,000 SF per single user)
- n. Government Services
- o. Medical Services
- p. Personal Services
- q. Professional Services
- r. Public Safety Facility
- s. Residential Uses
- t. Studio Services (Music, Dance, Martial Arts)
- u. Neighborhood Retail/Restaurants (2,000 SF or less)
- v. Bar/Tavern/Microbrewery
- w. General Retail – 10,000 square feet or less
- x. Restaurant
- y. Tasting Room
- z. Meeting Facilities
- aa. Recreational Facilities, Indoor or Outdoor
- bb. Religious Institutions
- cc. Schools – Elementary/Secondary or Vocational/Technical (Required Conditional District)
- dd. All Small Wireless Telecommunication Facilities
- ee. Utilities – Class 1 & 2
- ff. Accessory Building/Structures

- gg. Cluster Mailbox Units
 - hh. Drive-Thru Services, Restaurants, or Retail (Required Conditional District)
 - ii. Home Occupation
 - jj. Solar Energy Collections, Roof/Building Mounted
18. The submitted Planned Unit Development document and submitted master plan will serve as the site-specific development plan. However, the applicant must submit Construction Drawings to the Town for approval that are in conformance with the approved conditions of the NMX-PUD zoning district, master plan comments, Unified Development Ordinance, and comments from the July 26, 2022, DRC meeting.
19. Should the Raleigh Rescue Mission site be sold with the intent to establish a new use, the new use shall be subject to additional Town Council review and approval.
20. A change in use for the Raleigh Rescue Mission Learning Center shall be subject to a Conditional District rezoning.
21. Along PIN 1754-90-9177, the proposed 20-foot Type B buffer shall include a privacy fence and incorporate native plants within the buffer plantings on the development property.

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

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

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

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

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

Adopted this 16th day of November, 2022

Jessica Day, Mayor

ATTEST and SEAL:

Brittney Hunt, Deputy Town Clerk