



Town of Knightdale

Staff Report

Title: Hinton Oaks Industrial Park Utility
Allocation Agreement

Staff: Jason Brown, Development Services
Director

Date: November 16, 2022

Director Signature: JB

Asst. Town Manger Signature: DT

Town Manager Signature: WRS

I. REQUEST:

Bose Bratton, Vice President of Wake Stone Property Company has requested that the Town Council consider approving the proposed Utility Allocation Agreement (UAA) Amendment for the Hinton Oaks Industrial Park. The developer, Town Attorney, and staff have reviewed the proposed UAA.

II. PROJECT PROFILE:

PROPERTY LOCATION:	0 Hinton Oaks Boulevard
WAKE COUNTY PIN:	1744-59-2979
ZONING DISTRICT	MQ proposed Rezoning to MI
NAME OF PROJECT:	Hinton Oaks Industrial Park Expansion
APPLICANT:	Wake Stone Property Company
PROPERTY OWNER:	Wake Stone Corp.
PROPERTY SIZE:	58.80
PROPOSED LAND USE	Industrial Park Expansion

III. PROJECT HISTORY:

Hinton Oaks Industrial Park was originally approved in 2014 as a 5 building industrial park with 503,397 square feet of industrial space. In 2019 the project and UAA were amended to include additional space to bring the total add an additional 252,500 square feet and bring the total area to 752,500 square feet. Wake Stone Property Company is proposing to expand the park to add two additional buildings at the end of Hinton Oaks Boulevard that would bring the park total to 1,124,000 square feet. In order to provide continuity on the development standards the UAA Amendments is necessitated prior to the proposed rezoning from Mining & Quarrying (MQ) to Manufacturing and Industrial (MI).

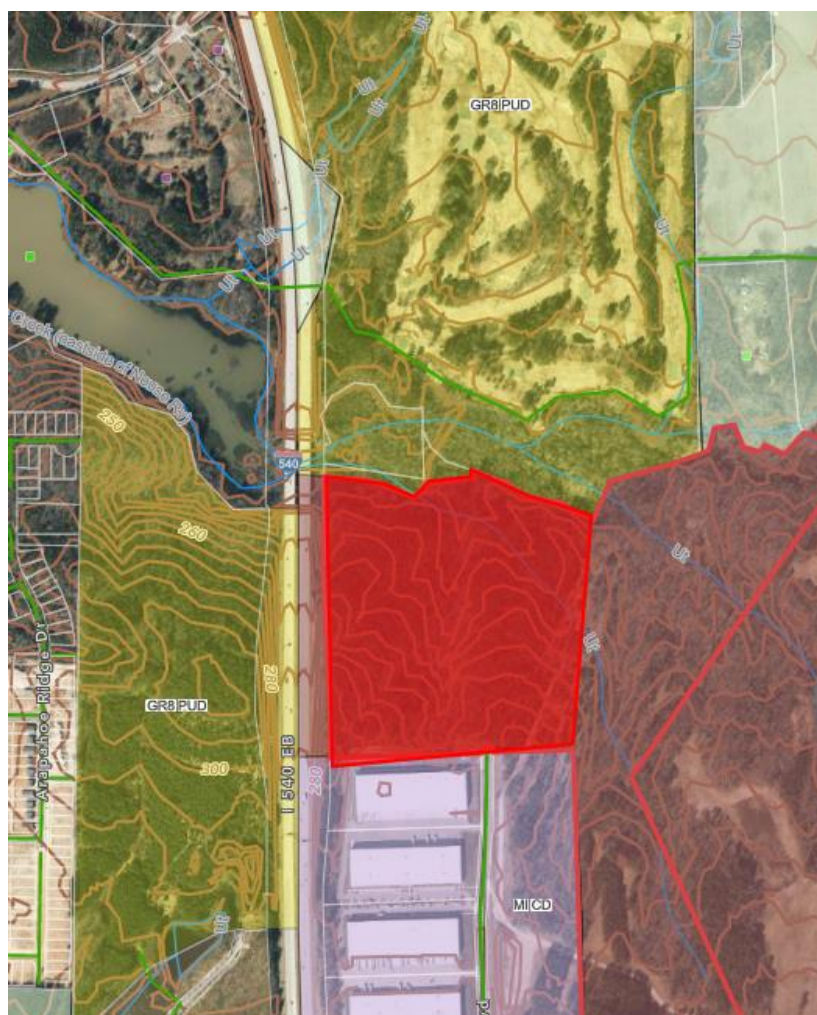


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IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES:

DIRECTION	LAND USE	ZONING
North	Proposed Allen Park	GR8 (PUD)
South	Hinton Oaks Industrial Park	MI
East	Wake Stone Quarry	MQ
West	I-540/Legacy Oaks	GR8 (PUD)



V. PROPOSED MASTER PLAN:

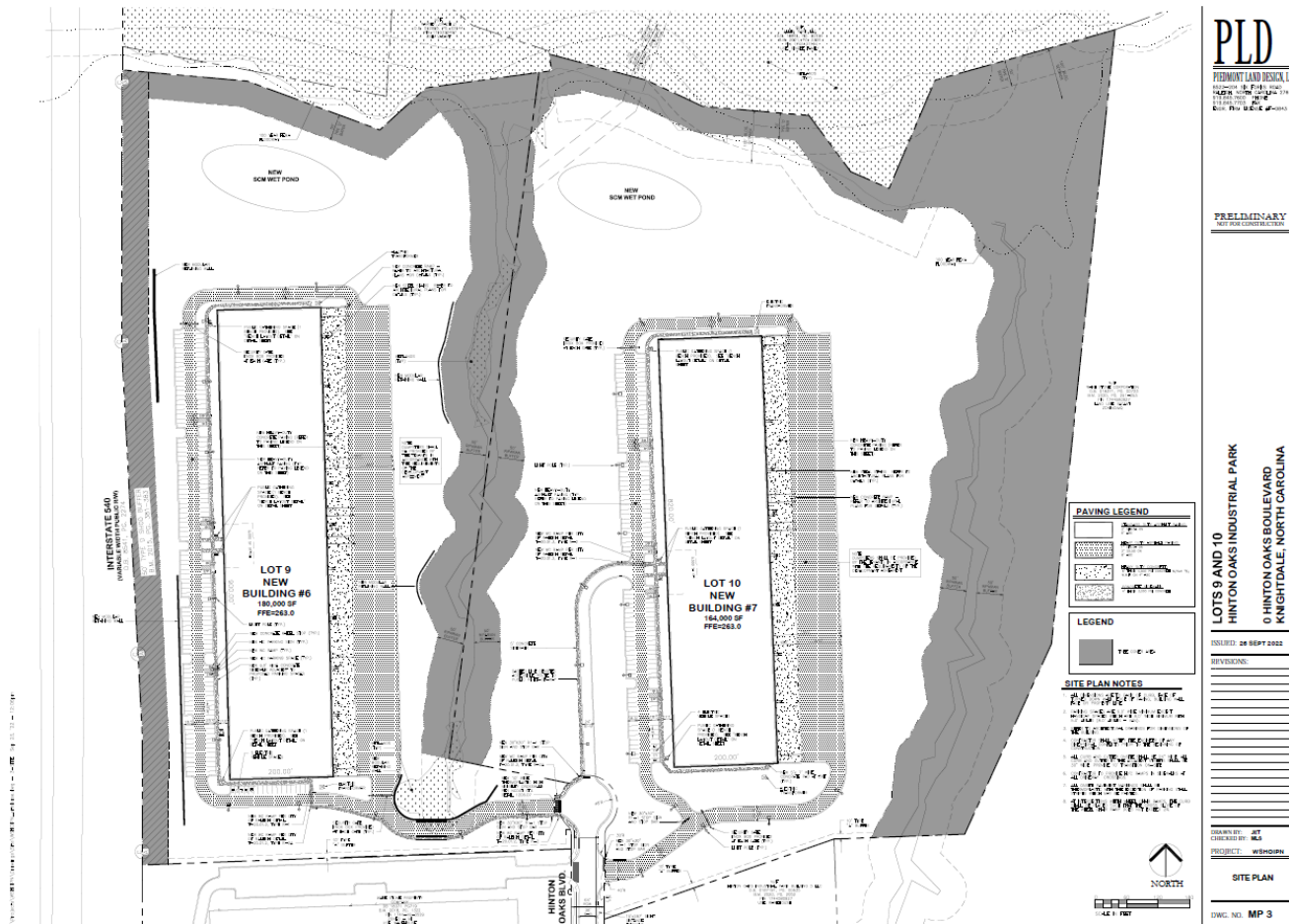
A Master Plan has been submitted that illustrates the future expansion of Hinton Oaks Industrial Park to include two additional buildings. New building number six would have an area of 180,000 square feet and new building seven



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would have an area of 164,000 square feet. Hinton Oaks Boulevard would be expanded to include a new cul-de-sac with driveway access.



VI. PROPOSED ELEMENTS OF UTILITY ALLOCATION AGREEMENT:

The following elements and terms are proposed for the Allen Park Utility Allocation Agreement. Full details of each item can be found in the attached draft document of the UAA.

A. Water Allocation Policy Compliance:

Per the adopted Water Allocation Policy, the development was awarded 70 base points as a Manufacturing/Industrial Center and automatically qualifies for Water Allocation.

B. Phasing & Vested Rights:

The term of the original UAA is 20 years, which would expire in 2034. This UAA Amendment would not alter the original term. The development could be constructed in one or two phases and would require annexation as the development was constructed.



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C. Alternate Design Standards

The original UAA listed several alternate design standards that generally fell in the following categories:

1. Street and Sidewalk Standards
2. Parking Lot/Sidewalk/Loading Standards
3. Landscape Standards
4. Lighting Standards
5. Signage Standards
6. Building Standards
7. Stormwater Standards

All the original UAA terms and alternate standards would be included in the amended UAA, except that the following additional alternate design standards are requested due to the new Unified Development Ordinance Standards since the original UAA:

1. Parking of vehicles shall be allowed in the front yard per the Master Plans without any additional screening from the right-of-way.
2. Front entrances shall be located on façade of building facing primary passenger vehicle parking areas.
3. Public gathering spaces provided through installation of benches at each building, with shade trees to be provided around the gathering spaces, per Master Plans. Lot 9/Building 6 to have 4-6 benches; Lot 10/Building 7 to have 4 benches. No additional public gathering spaces required.

D. Transportation Impacts

The developer is not proposing to provide any additional roadway transportation improvements and is providing a traffic impact memo from Ramey Kemp & Associates to indicate that the proposed additional buildings would not require additional off-site improvements.

VII. STAFF RECOMMENDATION:

Motion to table the public hearing until December 21, 2022, to finalize the transportation memo.