



Town of Knightdale

Staff Report

Title: River Pointe Planned Unit Development (ZMA-7-22)

Staff: Kevin Lewis, Senior Planner

Date: December 21, 2022

Director Signature: JB

Asst. Town Manager Signature: DT

Town Manager Signature: WRS

I. REQUEST:

McAdams Co, on behalf of the Carolina Development Group, has submitted an application requesting a Zoning Map Amendment to rezone approximately 24.5 acres at 105 and 107 Dianne Street, identified by Wake County PINs 1734-81-3452 and 1734-91-2203 from Rural Transition to General Residential-3 Planned Unit Development to allow for the construction of a 50-lot single-family neighborhood.

II. PROJECT PROFILE:

PROPERTY LOCATION:	105 and 107 Dianne Street
WAKE COUNTY PIN:	1734-81-3452 and 1734-91-2203
CURRENT ZONING DISTRICT:	Rural Transition (RT)
CURRENT DENSITY ALLOWED:	0.5 units per acre
PROPOSED ZONING DISTRICT:	General Residential-3 Planned Unit Development (GR3-PUD)
DENSITY PERMITTED:	3 Units per Acre
NAME OF PROJECT:	River Pointe
APPLICANT:	McAdams Co
PROPERTY OWNER:	Jane and Charles Knox
DEVELOPER:	Carolina Development Group
PROPERTY SIZE:	24.5 acres
CURRENT LAND USE:	Vacant/Undeveloped
PROPOSED LAND USE:	50-lot single-family neighborhood
PROPOSED DENSITY:	2.04 Units per Acre
PROPOSED OPEN SPACE:	3.10 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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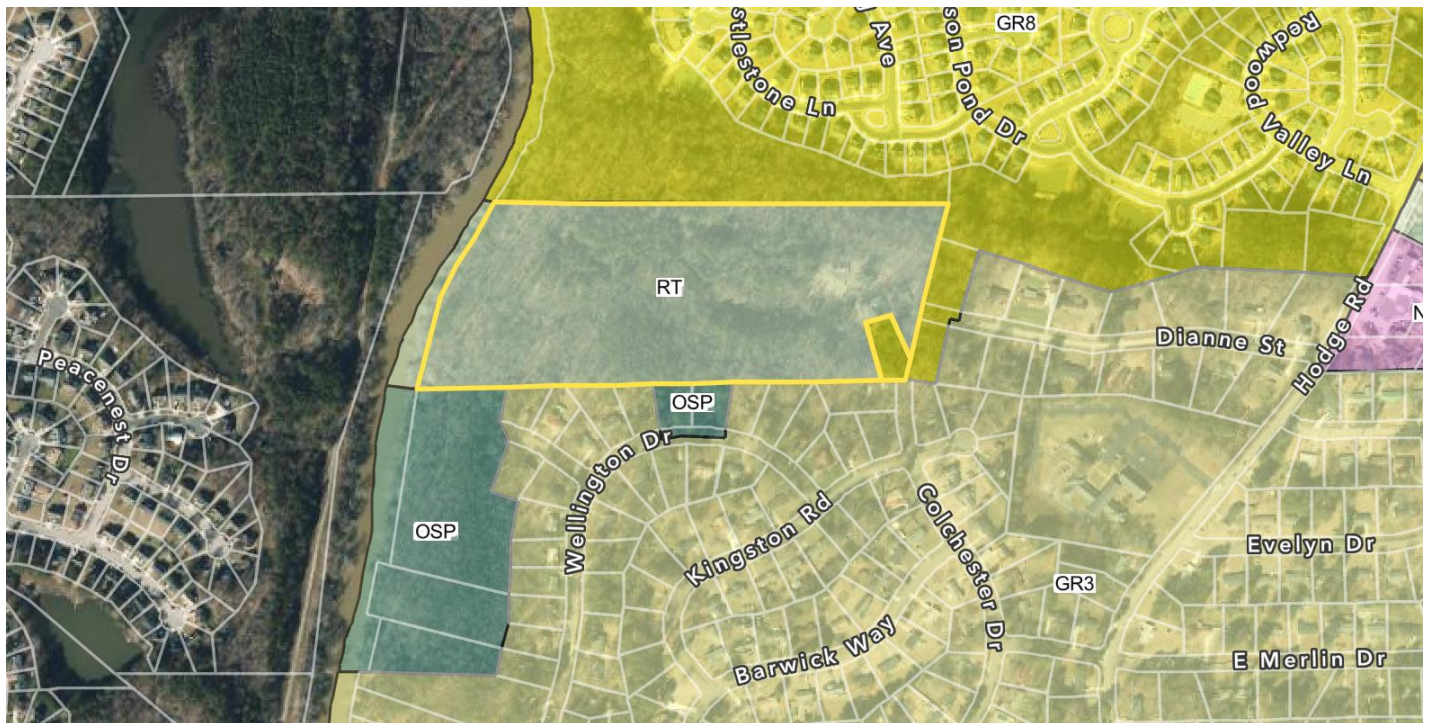
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There are several provisions which are required to be addressed by the applicant in the PUD, including, but not limited to design guidelines, proposed alternative means of compliance, dimensional standards, public facilities, recreational open space, 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 along at the end of Dianne Street. This parcel is located within the Town's Extra Territorial Jurisdiction and, if approved, would require annexation into Corporate Limits.

DIRECTION	LAND USE	ZONING
North	Langston Ridge	GR8
South	Barclay Downs	GR3/OSP
East	Residential	GR3/GR8
West	Neuse River/Residential	Raleigh





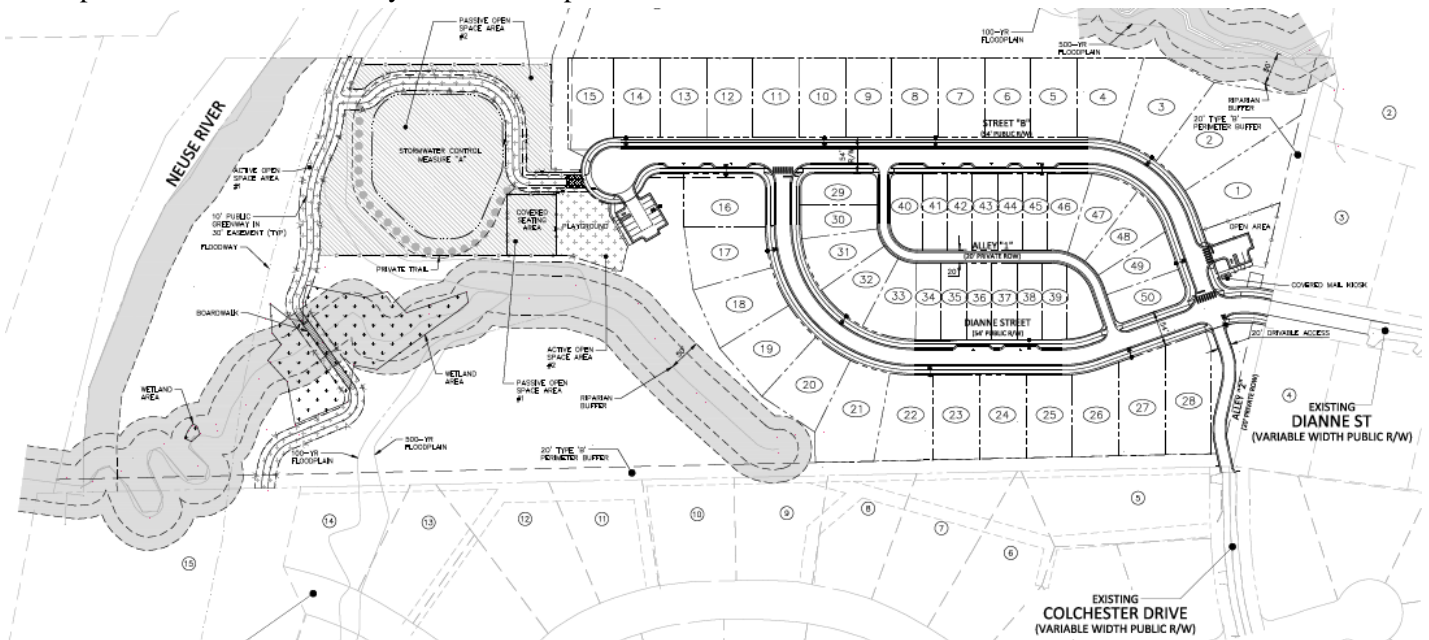
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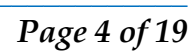
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V. PROPOSED MASTER PLAN:

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 50 single-family lots. Located at the end of Dianne Street, the proposed development will feature 28 front-loaded lots and 22 rear-loaded homes. 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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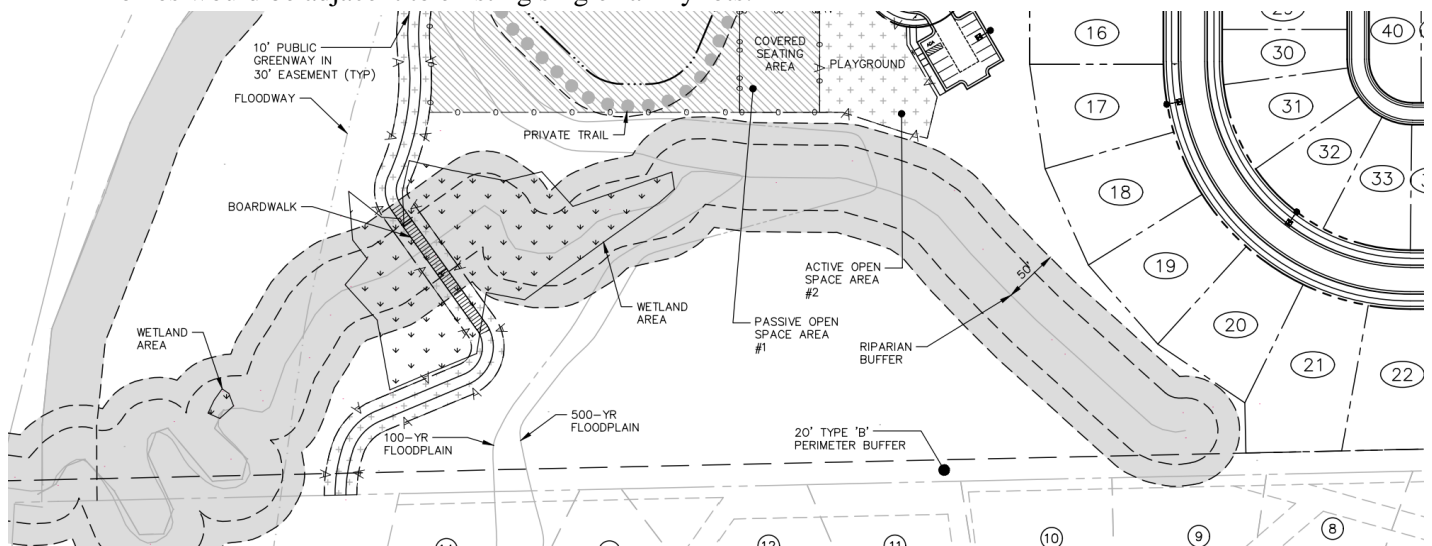
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STAFF SITE PLAN ANALYSIS:

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 (OSP, GR3, GR8) and proposed zoning of this development (GR3), no buffer is required along the boundaries of this development. However, the developer is proposing to maintain existing vegetation within a 20-foot Type B Buffer along the southern and eastern side of the site, where new homes would be adjacent to existing single-family lots.



This site features existing wetlands, streams, and floodplains, where development is very limited or prohibited. Minimal disturbance is proposed, consisting of a new greenway along the Neuse River. In addition, UDO regulations require a minimum amount of tree cover to remain on-site. This proposal provides over 11 acres of maintained tree cover, mainly within the required buffers. Additionally, mature trees removed from the site will be replaced with new canopy trees if they cannot be saved.





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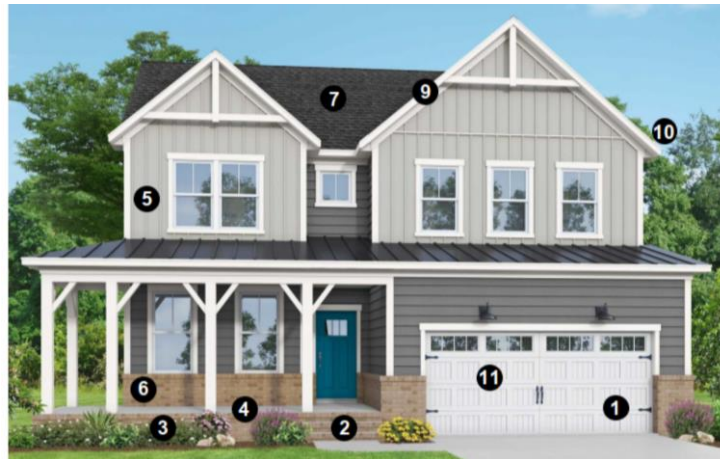
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Architectural Standards & Elevations

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 Residential Architectural Standards

1. All Single-Family houses shall have a two-car garage.
2. 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 masonry veneer.
3. Foundations shall be raised slabs, stem wall, or crawls 18-inches in height and wrapped on all sides in masonry veneer.
4. Usable front porches and stoops shall be a minimum of six (6) feet deep.
5. 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.
6. 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 including foundation).
7. Roof Materials may be comprised of the following: standing seam metal, asphalt shingles, copper, or wood shingles. Roofs should feature multiple breaks.
8. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
9. Principle roofs shall have a pitch between 6:12 and 12:12.
10. Eaves shall project 8-12".
11. On front-loaded units, garage doors shall not exceed 45% of the corresponding facade's total width. All front-loading garage doors shall contain window inserts and carriage style adornments.
12. The following minimum square footage shall apply to all homes:
 - a. Front-loaded homes: 2200 sq. ft min.
 - b. Rear-loaded homes: 1700 sq. ft min





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Open Spaces

A variety of recreational open space amenities are provided throughout the development, including a playground, play lawn, public greenway trails, private walking trails, public art, and shade structures. In total, more than three acres of active and passive open space are dedicated to recreational activities.



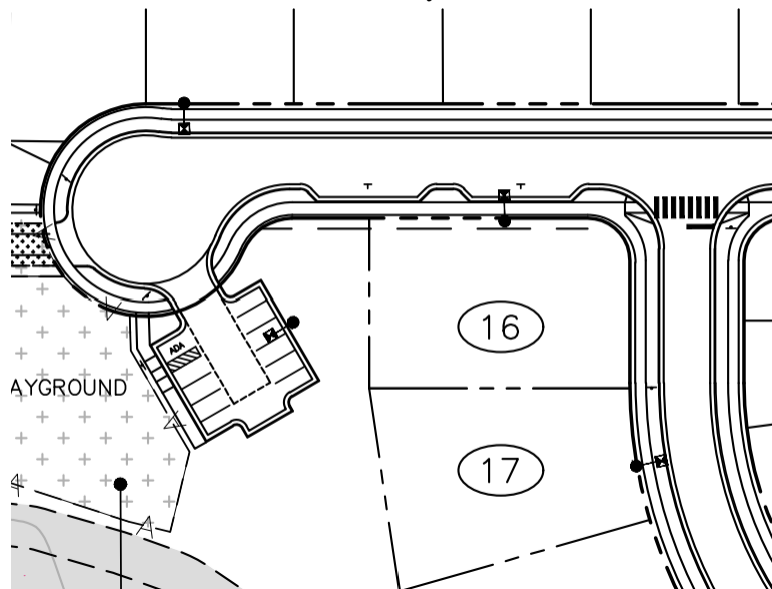


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Parking

Approximately 28 dedicated on- and off-street parking spaces are provided throughout the site. 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.



VII. LEGISLATIVE CASE PROCEDURES:

Staff met with the development team in January 2022 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: January 7, 2022
- Neighborhood Meeting: July 28, 2022

The virtual neighborhood meeting was held via Zoom on July 28, 2022. Approximately 25 neighbors attended the meeting. Topics discussed included buffers, extension of utilities, transportation impacts, phasing and construction impacts, open spaces, 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 September 8, 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 site development allowances.



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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.

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
Conservation of Natural Habitat	4
Public Art	4
IPEMA Certified Playground Equipment	4
Fountain within SCM Wetpond	4
Total Water Allocation Policy Points	50

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 (NMX). 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):

1. **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.



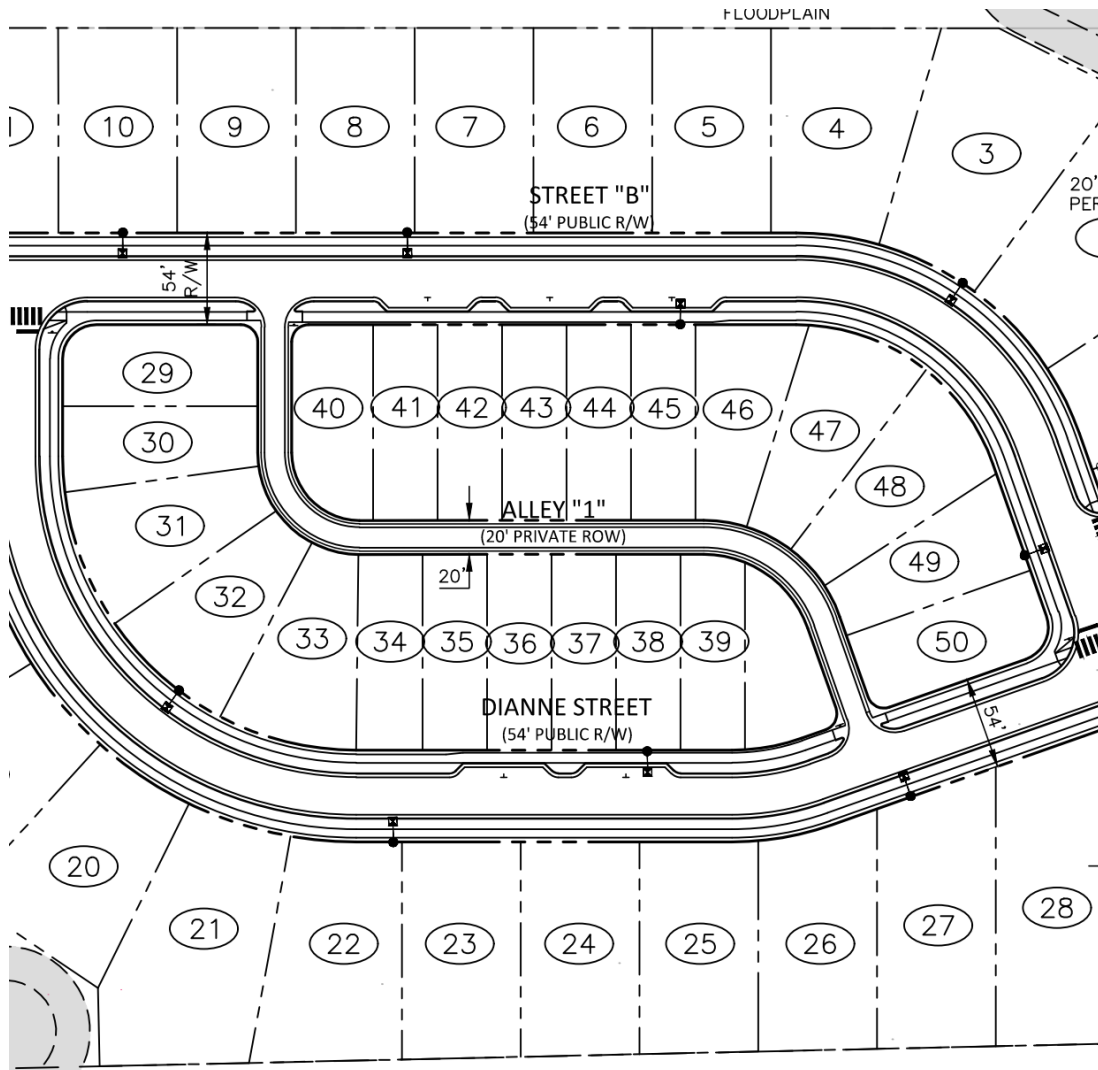
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2. **Requested:** The applicant proposes to build 70-foot-wide single-family front-loaded lots. The applicant proposes a minimum driveway length of 25-feet for front-loaded single-family lots and 20-feet for rear-loaded single-family lots.

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

1. **Required:** In accordance with UDO Section 6.5, side setbacks for single-family homes within the 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.
2. **Requested:** The applicant is proposing an elimination of the percentage calculation and setting the minimum side setbacks at 5-feet and 4-feet for front- and rear-loaded lots, respectively. Rear setbacks for both shall be 15-feet.





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

1. **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.

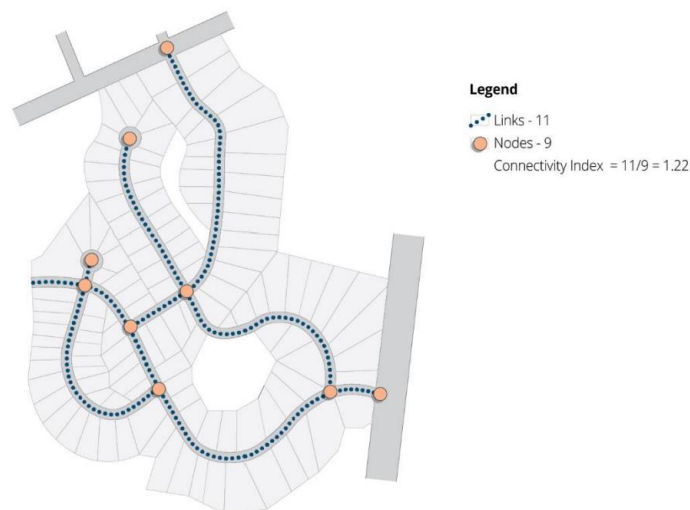
Table 11.1(B) Required Distribution of Uses		
Use Type	Minimum Distribution	Maximum Distribution
Dwelling-Duplex/Townhouse	10%	40%
Dwelling-Multifamily	5%	40%
Dwelling-Single Family	15%	60%
Mixed Use*	10%	100%
Lodging/Office/Service/Retail/Restaurant/Entertainment/Recreation*	5%	20%
Civic/Institutional*	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.		

2. **Requested:** The applicant proposes a neighborhood featuring single-family homes exclusively.

4. Connectivity Index (Section 11.3.E.7):

- **Required:** In accordance with UDO Section 11.3.E.7, developments within the GR3 zoning district shall provide a minimum connectivity index of 1.4.

Figure 11.5: Connectivity Index



- **Requested:** Due to environmental features and existing neighborhoods adjacent to this site, an index of 1.3 is being provided.



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5. 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 requests the ability to mass grade all front-loaded lots regardless of size to allow for a more efficient construction process



VII. TRANSPORTATION ANALYSIS

Due to the size of the proposed development, a full Transportation Impact Analysis was not required. The applicant did provide a trip generation report, showing the limited amount of impact to existing roadways, including Dianne Street and Hodge Road. It is assumed that approximately 60% of trips generated by this site would exit or enter the development from the south, and the remaining 40% would utilize Hodge Road from the north.

Table 1: Site Trip Generation Summary

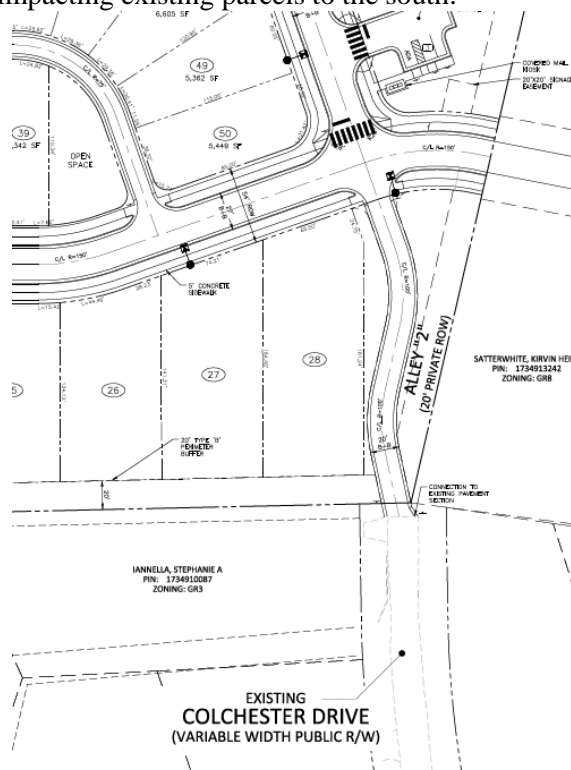
Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	50 units	533	10	30	33	19



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A secondary access point can be made to Colchester Drive via a private alley as shown on the plan. This will provide an alternative to Dianne Street without impacting existing parcels to the south.



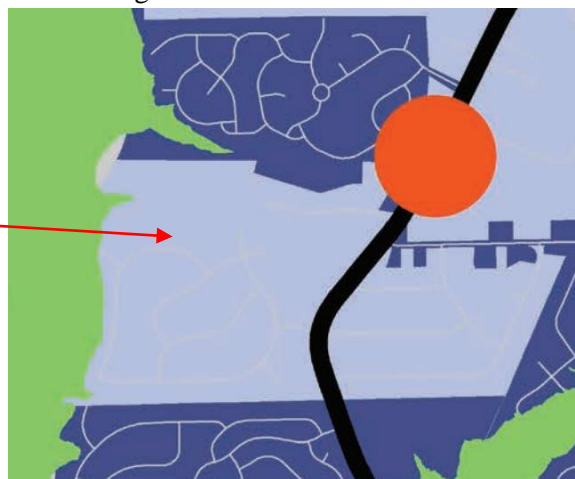
VIII. COMPREHENSIVE PLAN:

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.

LEGEND

	Corporate Limits		Street Centerlines
	Target Investment Area		Knightdale Next Study Area
	Rural Planning Area		Major Roads
	Extraterritorial Jurisdiction (Expansion Area)		Growth Activity Center
	Floodprone Areas		Priority Investment Area Around Activity Centers
	Old Town		Neighborhood Node





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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).

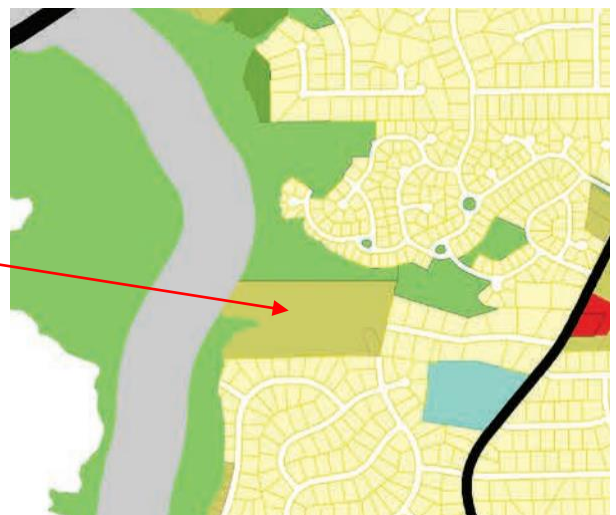
Increased densities and intensities—and a mix of residential and nonresidential uses—will be needed in the activity centers to accommodate anticipated Town growth. Activity centers added to the Growth and Conservation Map in the future should reflect orderly and incremental growth patterns away from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

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





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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 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.

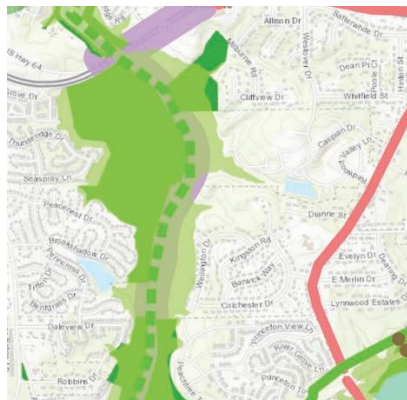


C. Gateway Entrances Map

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. A public greenway is shown on this site.





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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.

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.



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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.

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. **Connectivity:**

- a. **Public Hearing Concern:** Mutual concern from Town Council and existing residents was shared over the impacts of additional traffic to Dianne Street. Could another point of access be provided to the south? What kind of improvements can be made to Dianne Street to help with traffic? Is there a chance to connect to existing greenways to the south?
- b. **Applicant Response:** A paved, 20-foot-wide private ribbon roadway can be constructed to connect to Colchester Drive.
- c. **Staff Analysis:** Staff recommends further consideration for improvements to Dianne Street. It appears that adequate right-of-way is available.

2. **Stormwater Improvements:**

- a. **Public Hearing Concern:** Could the proposed SCM be redesigned to incorporate existing wetlands better?
- b. **Applicant Response:** No changes are proposed to the SCM.
- c. **Staff Analysis:** Design of the SCM should be sensitive to the existing environment while meeting the standards of Knightdale's UDO and State statutes.

3. **Mass Grading:**

- a. **Public Hearing Concern:** Does mass grading on this site present a danger to the Neuse River?
- b. **Applicant Response:** Mass grading will only be used on the portion of the parcel where improvements are being made. Minimal disturbances are proposed to the floodplain to construct public greenway.
- c. **Staff Analysis:** Mass grading helps a site better convey stormwater to SCMs and in this case avoid pollution of the Neuse River.



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XI. LAND USE REVIEW BOARD SUMMARY

The proposal was presented to the Land Use Review Board at their December 12, 2022, meeting. An overview of the changes to the plan made since the joint public hearing was shared, along with the proposal's consistency with the Comprehensive Plan. Members discussed dimensional standards and setbacks. A motion was made to recommend approval of the proposed development and forwarded the following recommended advisory statement to Town Council. The motion was seconded and unanimously approved.

XII. STAFF RECOMMENDATION:

It is staff's recommendation that Town Council approves the request to rezone the 24.5 acres at 105 and 107 Dianne Street identified by Wake County PINs 1734-81-3452 and 1734-91-2203 from Rural Transition to General Residential 3-Planned Unit Development to allow for the construction of a 50-lot residential subdivision; adopts the LURB recommended advisory statement regarding Comprehensive Plan consistency; adopts the recommend conditions; and adopts Ordinance #22-12-21-004.

The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as providing expanded home choices for current and future residents, protecting the natural environment while creating new points of access to recreational opportunities, and limiting disturbances to the natural environment through compact development patterns. Further, it is consistent with the General Growth Framework Map as a Target Investment Area and the Growth & Conservation Map's designation as a "Mixed Density Neighborhood". The proposal is consistent with Comprehensive Transportation Plan, and the Mixed Density Neighborhood Focus Area Study. 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.

Staff Recommended Condition:

1. The developer shall provide an off-site pedestrian connectivity along Dianne Street (a minimum five-foot wide sidewalk) connecting the River Pointe sidewalk network to the Hodge Road right-of-way. The developer shall evaluate and coordinate with NCDOT whether a wider (eight-foot) asphalt multipurpose path can be used in lieu of a five-foot sidewalk along this segment within the existing right-of-way, dependent on the degree of separation required from the road and associated grading impacts. Construction shall be dependent on NCDOT approval to add this improvement within their existing right-of-way.
2. In an effort to be more environmentally sensitive along the Neuse River, a constructed wetland shall be provided as a Stormwater Control Measure (SCM) in lieu of the wet pond shown in the Master Plan set – in the same general location and shall be reflected in Construction Drawing submittals. A pedestrian trail shall be provided around this revised SCM, similar to that shown around the wet pond.