



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #22-12-21-004
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE
WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-7-22 River Pointe Planned Unit Development

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of the property from Rural Transition (RT) to General Residential 3-Planned Unit Development (GR3-PUD); and

WHEREAS, the Town Council finds 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; 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 24.5± acres located in the Town of Knightdale's Extra Territorial Jurisdiction at 105 and 107 Dianne Street; identified by Wake County PINs 1734-81-3452 and 1734-91-2203; from RT to GR3-PUD as indicated.

SECTION 2. That the additional conditions contained within the application identified as ZMA-7-22 and PUD document, and listed below apply as additional zoning conditions to the parcel of land identified as PINs 1734-81-3452 and 1734-91-2203:

1. All single-family front-loaded lots shall be served by driveways that are a minimum length of 25-feet. All single-family rear-loaded lots shall be served by driveways that are a minimum length of 20-feet.
2. Side setbacks for front-loaded lots shall be a minimum of 5-feet, and 4-feet for rear-loaded lots. Rear setbacks for all lots shall be a minimum of 15-feet.
3. The development shall consist exclusively of single-family lots.
4. A connectivity index of 1.3 shall be achieved with this development.
5. All single-family lots shall be permitted to be mass graded.

6. The developer shall explore the possibility of extending Road A, as shown on the master plan, into the utility easement located on the eastern side of the site. If the utility provider denies this extension, the developer shall submit a fee-in-lieu for the portion of Road A which will not be built.
7. The development shall not exceed 3.98 units per acre, or 143 lots.
8. Residential Architectural Standards:
 - a. All Single-Family houses shall have a two-car garage.
 - 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 masonry veneer.
 - c. Foundations shall be raised slabs, stem wall, or crawls 18-inches in height and wrapped on all sides in masonry veneer.
 - d. Usable front porches and stoops shall be a minimum of six (6) feet deep.
 - 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 including foundation).
 - g. Roof Materials may be comprised of the following: standing seam metal, asphalt shingles, copper, or wood shingles. Roofs should feature multiple breaks.
 - 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".
 - k. 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.
 - l. The following minimum square footage shall apply to all homes:
 - i. Front-loaded homes: 2200 sq. ft min.
 - ii. Rear-loaded homes: 1700 sq. ft min
9. 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.
10. 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.

11. The approved Planned Unit Development document and Master Plan shall 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 GR3-PUD zoning district, master plan comments, Unified Development Ordinance, and comments from the September 8, 2022, DRC meeting.

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 21st day of December, 2022

Jessica Day, Mayor

ATTEST and SEAL:

Brittney Hunt, Deputy Town Clerk