



Town of Knightdale

Staff Report

Title: Hinton Oaks Business Park Lots 9 & 10 Conditional District

Staff: Kevin Lewis, Senior Planner

Date: January 19, 2023

Director Signature: JB

Asst. Town Manager Signature: DT

Town Manager Signature: WRS

I. REQUEST:

Piedmont Land Design, on behalf of Wake Stone Property Company, has submitted an application requesting a Zoning Map Amendment to rezone approximately ±59.54 acres at the end of Hinton Oaks Blvd, identified by Wake County PIN 1745407575 from Mining & Quarrying to Manufacturing & Industrial Conditional District to allow for the construction of 344,000 square feet of industrial space.

II. PROJECT PROFILE:

PROPERTY LOCATION:	Hinton Oaks Blvd
WAKE COUNTY PIN:	1745407575
CURRENT ZONING DISTRICT	Mining & Quarrying (MQ)
PROPOSED ZONING DISTRICT:	Manufacturing & Industrial Conditional District (MI-CD)
NAME OF PROJECT:	Hinton Oaks Business Park Lots 9 & 10
APPLICANT:	Piedmont Land Design, LLP
PROPERTY OWNER:	Wake Stone Property Company
DEVELOPER:	Wake Stone Property Company
PROPERTY SIZE:	59.54 acres
CURRENT LAND USE:	Vacant/Undeveloped
PROPOSED LAND USE:	344,000 +/- square foot warehouses
PROPOSED PARKING:	319 spaces

III. BACKGROUND INFORMATION:

The Conditional District (ZMA-CD) rezoning process provides a procedure for the re-zoning of property based upon the recognition that certain types of zoning districts would be inappropriate at particular locations in the absence of special conditions. This process affords a degree of certainty in land use decisions not possible when re-zoning to a general category allowing many different uses.

When the developer first reached out to Town Staff, discussions revolved around how their desired uses and designs fit within Knightdale's UDO. It was determined that the Conditional District rezoning process allowed for the applicant to propose a site-specific development proposal while achieve their goals in accordance with the UDO and Comprehensive Plan.

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Town of Knightdale

Staff Report

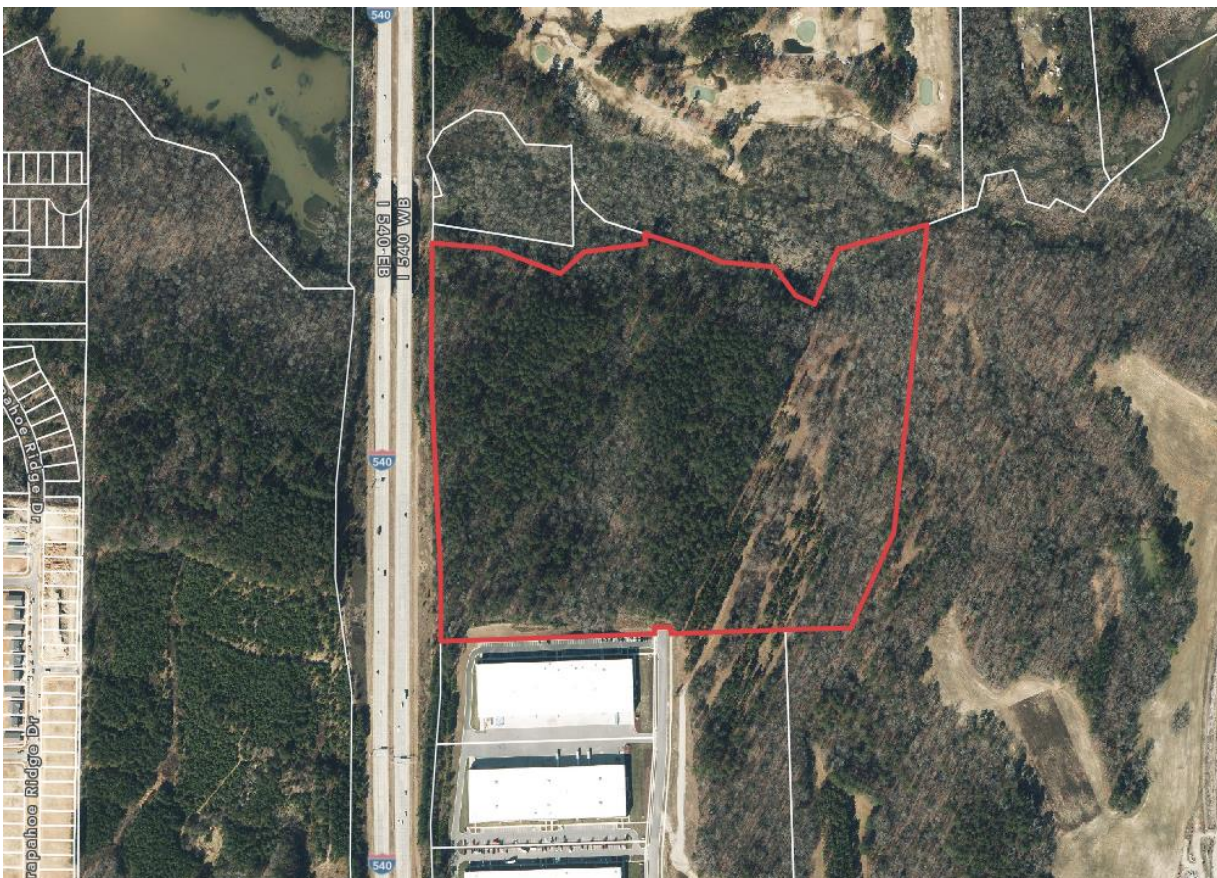
All standards and requirements of the corresponding General District shall be met, except to the extent that the conditions imposed are more restrictive than those standards. Within an approved Conditional District, no use shall be permitted except pursuant to the conditions imposed on the Conditional District in the approval of the re-zoning.

The Master Plan, as a site-specific Conditional Zoning Plan, is itself a condition of the ZMA-CD. In addition to the Master Plan, the applicant shall provide the exact land use classifications proposed for the Conditional District, detailed in Section VII. Such use classifications may be selected from any of the uses, whether permitted by right or special use, allowed in the General District upon which the Conditional District is based. Uses not otherwise permitted within the General District shall not be permitted within the Conditional District.

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

The proposed rezoning includes parcel, at the end of Hinton Oaks Blvd and east of I-540. The parcel is located within the Town's Extra Territorial Jurisdiction and requires annexation into Corporate Limits, if approved.

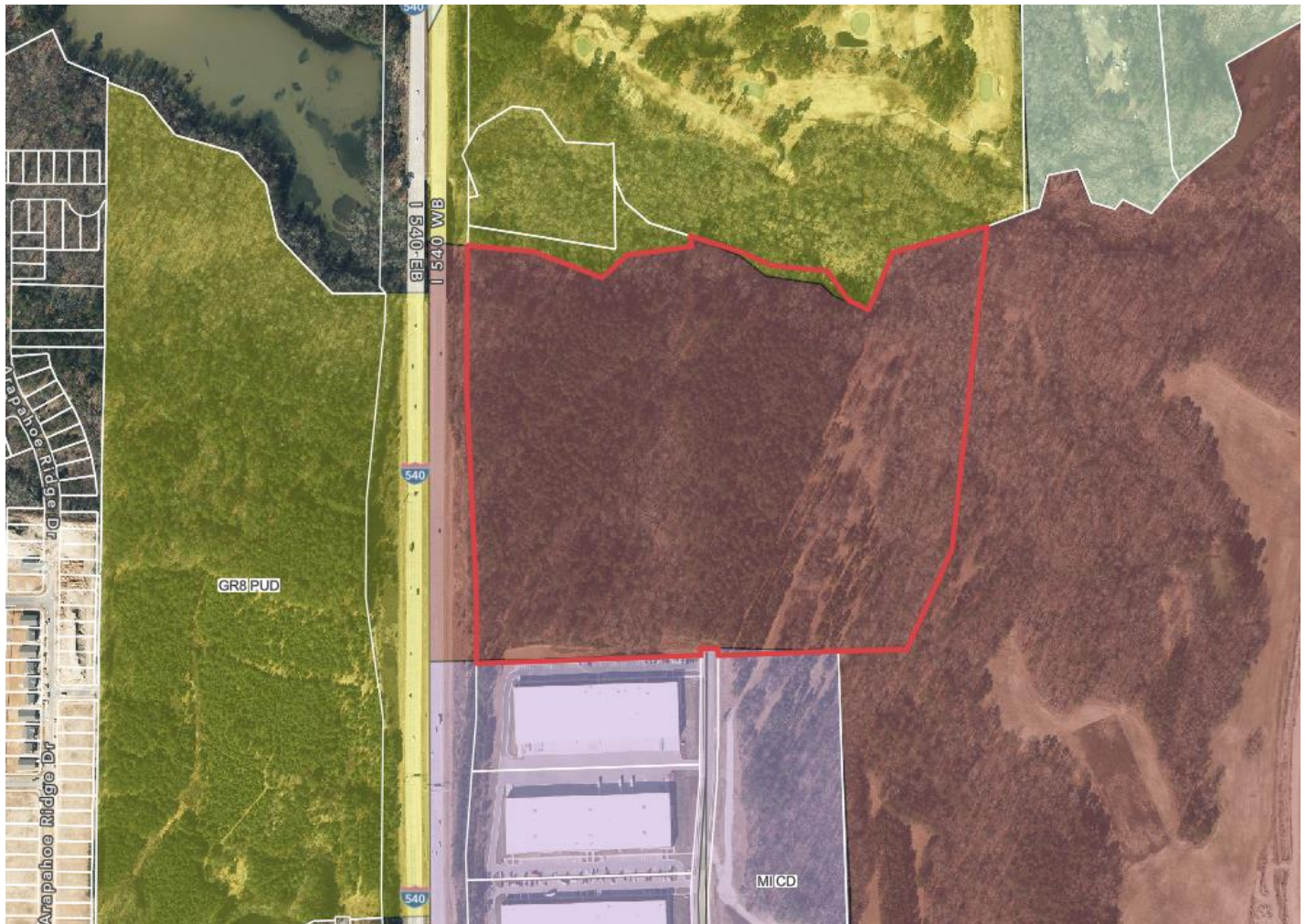
DIRECTION	LAND USE	ZONING
North	Allen Park	GR3
South	Hinton Oaks Business Park	MI/MQ
East	Wake Stone Quarry	MQ
West	I-540/Legacy Oaks	GR8





Town of Knightdale

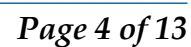
Staff Report



V. PROPOSED MASTER PLAN:

The applicant has submitted a full Master Plan in accordance Section 12.3.F of the UDO. The applicant is proposing two industrial buildings totaling 344,000+/- square foot warehouse with 319 parking spaces. In December 2022, the Utility Allocation Agreement for the Hinton Oaks Business Park was amended to include this parcel. All standards and allowances granted to the overall business park shall apply to this proposal as well, including parking lot design, landscaping, and building standards. The developer and Staff met multiple times early in the process as the plan evolved. Further analysis of the site plan is detailed below.

The Hinton Oaks Business Park was initially submitted as a five building, phased industrial development in 2014. A sixth building was added in 2021, which completed construction last year. As of now, more than 600,000 square feet of space is available within this development.



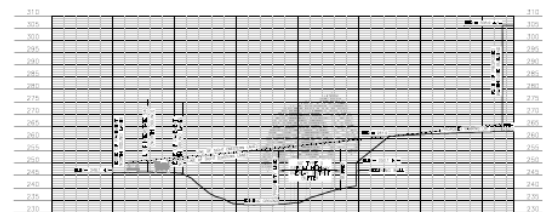
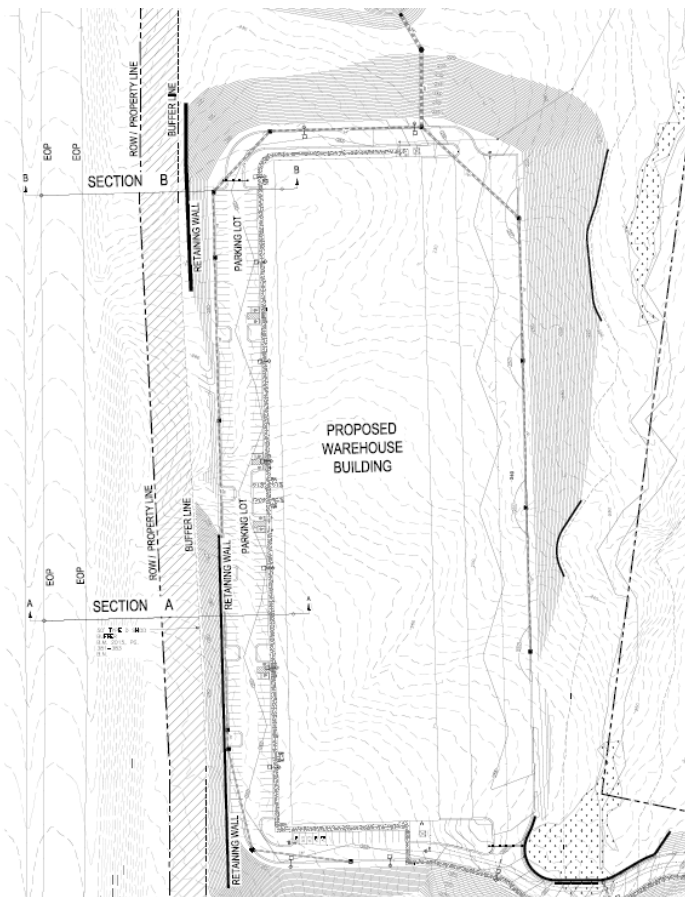


Town of Knightdale

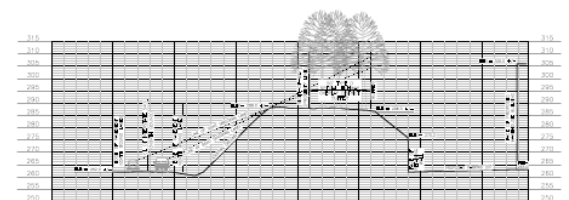
Staff Report

Grading & Fill

To match the grade of Hinton Oaks Blvd and the existing portion of the business park, the applicant is proposing to import fill. Internal to the site, grade changes of as much as 50-feet are shown. Along I-540, retaining walls are proposed. On the southern side of the property, the existing SHOD would screen portions of the façade of Building #6. Changes in topography and fill result in the northern portion of the building and parking lot being placed on top a retaining wall, which will become more visible further north on the property.



SECTION B



SECTION A



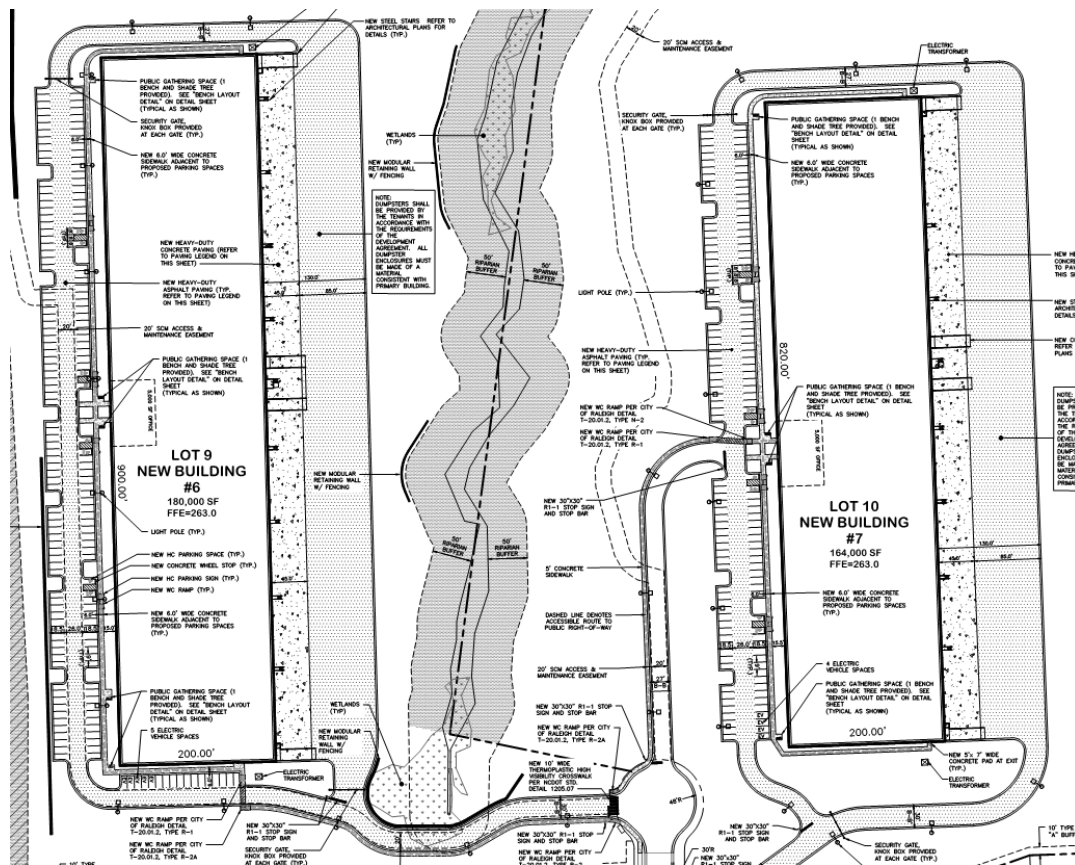
Parking

The proposal features 319 off-street parking spaces to serve both buildings. The number of parking spaces provided do not exceed the maximum number allowed based on building square footages. Additionally, Electric Vehicle Charging Stations are consistent with UDO standards. As previously noted, all standards of the previously approved UAA shall apply to this proposal. While current UDO standards would prohibit the placement of parking in front of the front façade of these buildings, the UAA permits the placement of parking as shown below.



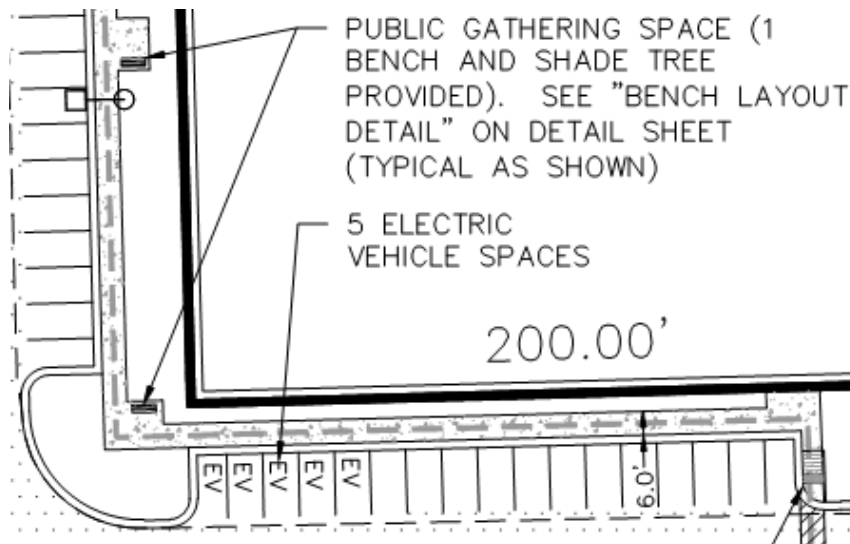
Town of Knightdale

Staff Report



Public Gathering Areas

Per the newly adopted UDO, public gathering areas are required for all new nonresidential developments. This proposal contains multiple public gathering areas which will provide outdoor seating for future employees and visitors.



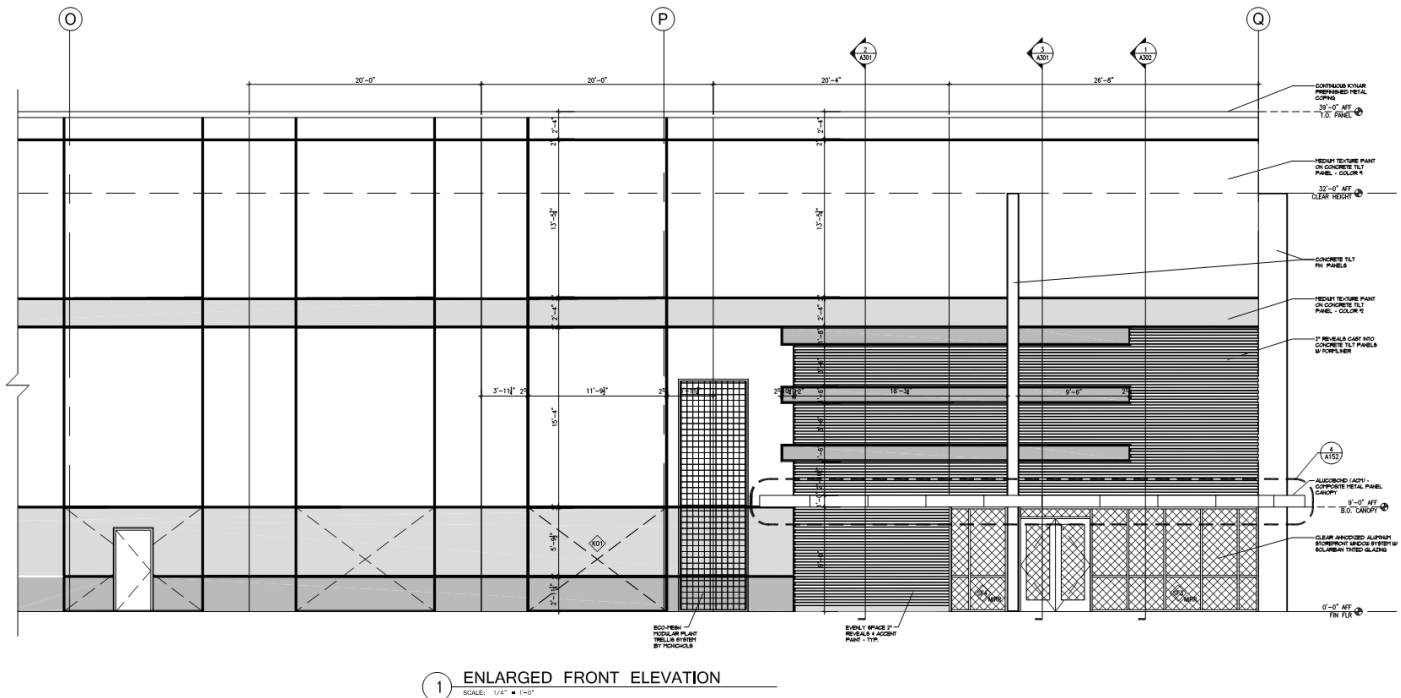


Town of Knightdale

Staff Report

Building Design

The design of both new buildings continues the architectural character of the overall business park, and is consistent with the UDO standards for Manufacturing Building Types.



VI. LEGISLATIVE CASE PROCEDURES:

Staff met with the development team in July 2022 to discuss the potential of a project at this location and worked with them through several preliminary sketch plan details. A Conditional District 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: July 1, 2022
- Neighborhood Meeting: September 27, 2022

The virtual neighborhood meeting was held online on September 27, 2022. No residents or adjacent property owners attended the meeting. A summary of the meeting is attached as part of the application packet. Additionally, the Town of Knightdale followed public hearing notice requirements as prescribed in the North Carolina state statutes.

- First Class Letters Mailed: January 6, 2023
- Sign Posted on Property: January 6, 2023
- Legal Ad Published in Wake Weekly: January 6 & 13, 2023

Following the formal submittal and review of the proposed master plan, the applicant met with the Development Review Committee (DRC) on October 13, 2022, to discuss the technical comments and details associated with the proposed plan. Staff disused with the applicant concerns involving landscaping, pedestrian plazas, and elevations. The DRC requested that the applicant provide a revised copy of the Master Plan, which is shown above.



Town of Knightdale

Staff Report

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

VII. PROPOSED CONDITIONAL DISTRICT REZONING:

In accordance with Section 12.2.G.3.f of the UDO, all standards and requirements of the corresponding General District shall be met. Staff has reviewed the major site elements and found the majority to be in compliance with all requirements of the MI zoning district and UDO. Major site elements and their compliance statements are listed below.

- A. **Zoning:** The subject property is currently zoned MQ. The proposed use does not require a Conditional District rezoning, however Staff and the applicant agreed this would provide flexibility to achieve the applicant's goals while meeting the spirit and intent of the UDO and Comprehensive Plan. Therefore, the applicant is requesting approval for a Conditional District Rezoning to rezone the property to MI-CD.

As noted above the applicant has provided the exact land use classifications proposed for the Conditional District. The following uses are permitted by-right in the MI zoning district and are proposed to remain permitted (P):

- Storage-Warehouse, indoor storage
- Wholesaling and Distribution
- Agribusiness
- Laboratory - medical, analytical, research & development
- Manufacturing, Light
- Manufacturing, Neighborhood
- Manufacturing, Heavy
- Media Production
- Research and Development

All other uses otherwise permitted in the MI Zoning District shall be prohibited. Additional standards for each use as outlined in Section 5.7 shall also apply.

- B. **Public Utilities/Water Allocation Policy:** The applicant is proposing to connect to public water and sewer. The proposal is an extension of an existing development which has already met the requirements of the Water Allocation Policy.
- C. **Stormwater Management:** The applicant is proposing two stormwater wet ponds on the north side of the parcel. The design of the stormwater management system will ensure that stormwater is treated in accordance with all UDO requirements.
- D. **Lighting:** The applicant is not proposing any deviations from the lighting standards as found in Sections 7.7 of the UDO.
- E. **Signage:** All site signage will be reviewed under a separate zoning review; however, the applicant is not proposing any deviations from the standards as found in Chapter 8 of the UDO for the MI Zoning District and the previously approved UAA.



Town of Knightdale

Staff Report

VIII. TRANSPORTATION ANALYSIS

A Traffic Assessment was completed by the developer in advance of the Master Plan submittal as well. Peak hour trips generated by this proposal would add just under 100 cars to existing roadways. The capacity of existing roadways will see a limited impact from this development. Additionally, Hinton Oaks Blvd and Knightdale Blvd are built to their ultimate cross sections already. No improvements are recommended based on this information.

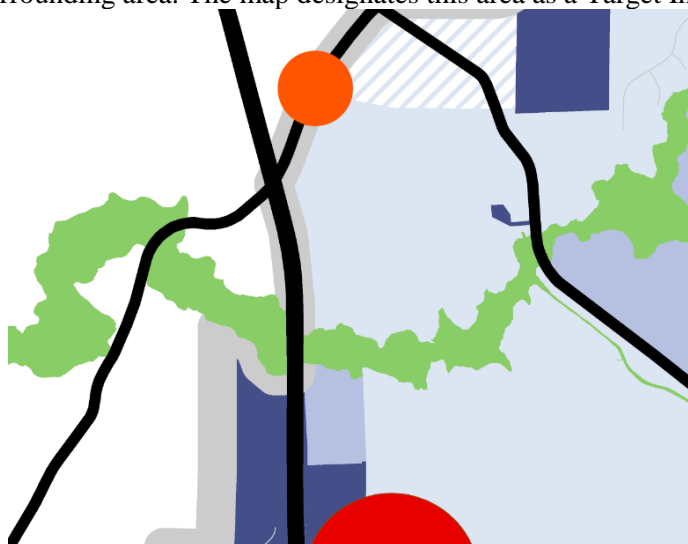
Table 1: Trip Generation for Existing Hinton Oaks Industrial Facility

Land Use	Intensity	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
		Enter	Exit	Enter	Exit
Existing Hinton Oaks Industrial Facility	502.5 KSF	140	67	36	135
Calculated Trip Generation Rates (based on 2022 traffic count data)					
AM Peak Hour Rate			PM Peak Hour Rate		
0.41 trips/KSF			0.34 trips/KSF		
Enter: 68%		Exit: 32%		Enter: 21%	
Exit: 79%					
Land Use	Intensity	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
		Enter	Exit	Enter	Exit
Proposed Expansion	344 KSF	96	45	25	92

IX. 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 existing conditions of the surrounding area. The map designates this area as a Target Investment Area.





Town of Knightdale

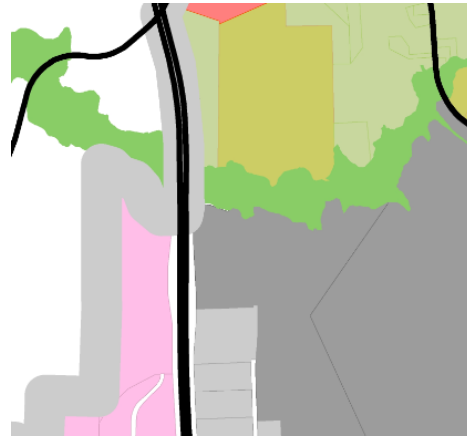
Staff Report

B. Growth & Conversation Map

The Growth & Conversation 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 “Heavy Industrial” 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)
Retail	Transit-Oriented Development
	Regional Mixed-Use Center



The “Heavy Industrial” place type is defined as:

Heavy industrial districts support large-scale manufacturing and production uses, including assembly and processing, regional warehousing and distribution, bulk storage, mining, and utilities. These areas are found in close proximity to major transportation corridors (e.g., highways or railroads) and are buffered from surrounding development by transitional uses or landscaped areas that increase in size as development intensity increases. Heavy industrial districts generally require larger sites because activities are not confined entirely to buildings. Conveyor belts, holding tanks, smoke stacks, or outdoor storage all may be present in a heavy industrial district. Cross-access between adjacent heavy industrial destinations is provided via service roads.

The parcel, combined with the surrounding areas, meet the definition of the Industrial place types. The Hinton Oaks Business Park currently consists of just over 630,000 square feet of industrial, manufacturing, distribution, and storage uses. This is the final phase of the park which features five other warehouse type buildings.

The Place Type Transect, seen below, builds off the Growth & Conversation Map and helps to illustrate how developments should blend as Knightdale grows. The “Heavy Industrial” Place Type falls into the Districts category.





Town of Knightdale

Staff Report

C. Sidepaths and Greenways Map

The Sidepaths & Greenway Map, adopted as part of the Comprehensive Transportation Plan after the submission of the sketch plan for this proposal, provides the general alignment of trails in Knightdale. These trails should connect to the existing Town infrastructure or provide new recreational opportunities for residents. A greenway is shown connecting Allen Park to Knightdale Blvd through this site. The applicant has provided an exhibit showing the construction difficulties of a trail on-site, and has not included a greenway connection on the Master Plan.



CONSISTENCY WITH THE COMPREHENSIVE PLAN:

North Carolina General Statute 160A-383 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.

It is staff's opinion that the proposed development is consistent with the KnightdaleNext 2035 Comprehensive Plan, and the following guiding principle category would be applicable to this request.



Town of Knightdale

Staff Report

ECONOMIC VITALITY



Promote a healthy and sustainable business environment by investing actively in infrastructure, providing favorable incentives, and building a community that is attractive to employers and their workers. Continue to promote Knightdale as a vibrant place, and build a competitive advantage to attract knowledge-based businesses to the area. Investment and recruitment initiatives should realize “triple bottom-line” benefits for Town residents by seeking to improve the tax base, promote economic vitality for local shops and businesses, and increase access to employment opportunities in the Town.

X. STAFF RECOMMENDATION:

Staff recommends holding a public hearing and, following a discussion of the proposal and any questions for the Staff or applicant, referring ZMA-17-22 to the Land Use Review Board for review and recommendation.