



# Town of Knightdale

## Staff Report

Title: Parkside at Westlake (ZMA-15-22)

Director Signature: JB

Staff: Kevin Lewis, Senior Planner

Town Manager Signature: WRS

Date: April 20, 2023

### **I. REQUEST:**

McAdams Co., on behalf of Gander Development, has submitted an application requesting a Zoning Map Amendment to rezone approximately ±206.48 acres at 4001 S Smithfield Road, identified by Wake County PINs 1762483243, 1762197296, 1763007038, 1763209410, and 1763204868, from Wake County's Residential-30 & Residential-10 zoning districts to Knightdale's Neighborhood Mixed-Use Planned Unit Development to allow for the construction of a mixed-use development.

### **II. PROJECT PROFILE:**

PROPERTY LOCATION:	4001 S Smithfield Road
WAKE COUNTY PIN:	1762483243, 1762197296, 1763007038, 1763209410, and 1763204868
CURRENT ZONING DISTRICT:	Wake County's Residential-30 (R-30) & Residential-10 (R-10)
MINIMUM LOT SIZE ALLOWED:	10,000-30,000 square feet
PROPOSED ZONING DISTRICT:	Neighborhood Mixed-Use Planned Unit Development (NMX-PUD)
DENSITY PERMITTED:	No Maximum Density
NAME OF PROJECT:	Parkside at Westlake
APPLICANT:	McAdams Co
PROPERTY OWNER:	Smithfield - Poole Holdings LLC
DEVELOPER:	Gander Development
PROPERTY SIZE:	206.48 acres
CURRENT LAND USE:	Agricultural, Residential, Undeveloped
PROPOSED LAND USE:	1,158 residential units, up to 250,000 square feet of retail & office space
PROPOSED DENSITY:	5.61 units per acre
PROPOSED OPEN SPACE:	30.31 acres

### **III. BACKGROUND INFORMATION:**

The Planned Unit Development District (PUD) is a rezoning 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.

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.



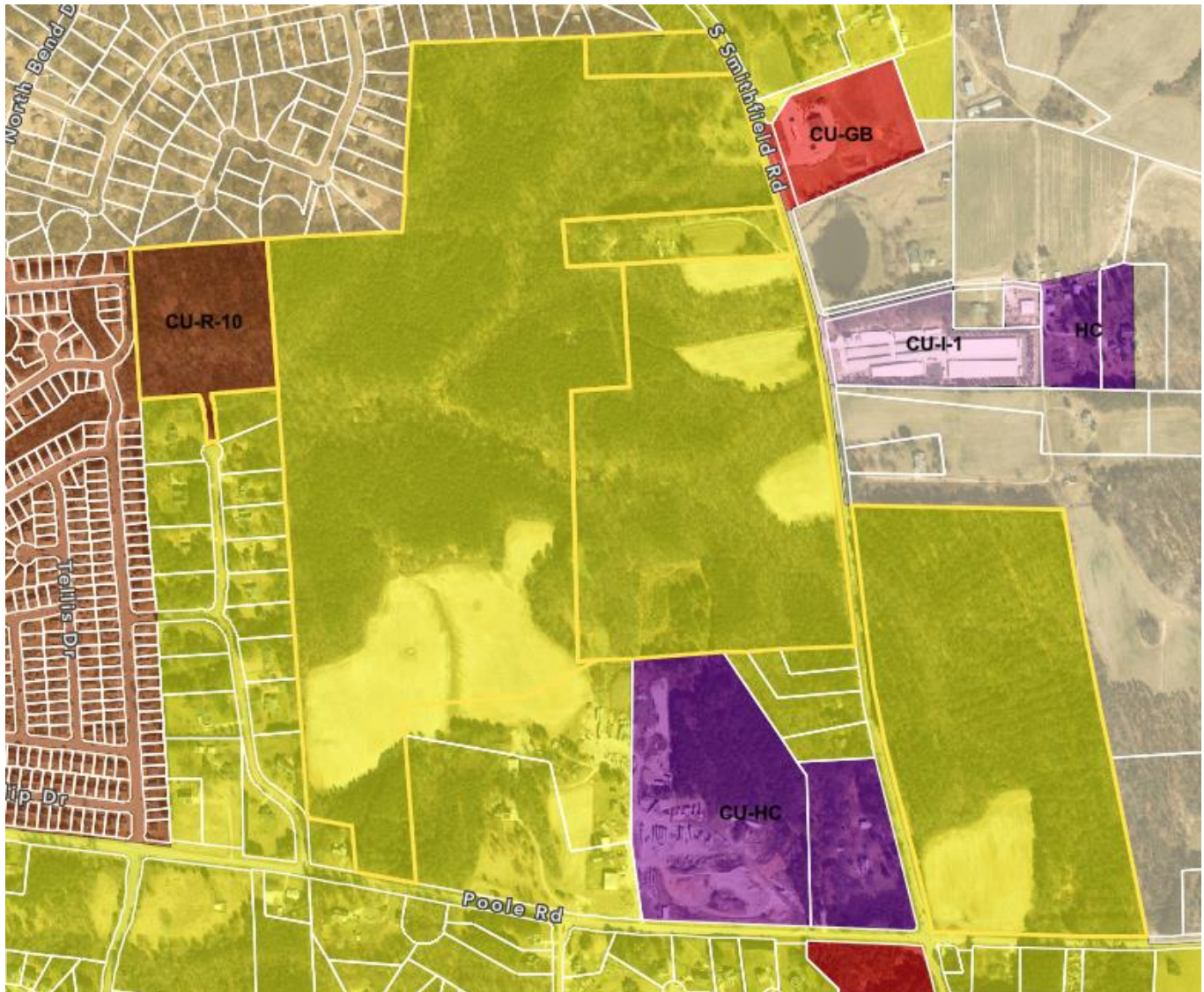
# Town of Knightdale

## Staff Report

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

The proposed rezoning features five parcels located at the intersection of S Smithfield Road and Poole Road. These parcels are located within Wake County's Planning and Zoning Jurisdiction, however included in Knightdale's Long Range Urban Service Area as defined by annexation agreements with Wake County, the City of Raleigh, and the Town of Wendell. While this area is not currently subject to Knightdale's regulations, it is intended to fall within the Town's jurisdiction as Knightdale continues to grow. Prior to approval of any Zoning Map Amendment for areas outside of Knightdale's ETJ, an annexation petition must be submitted and approved.

DIRECTION	LAND USE	ZONING
North	Commercial, Residential	Wake County
South	Commercial, Residential	Wake County
East	Residential	Wake County
West	Residential	Wake County



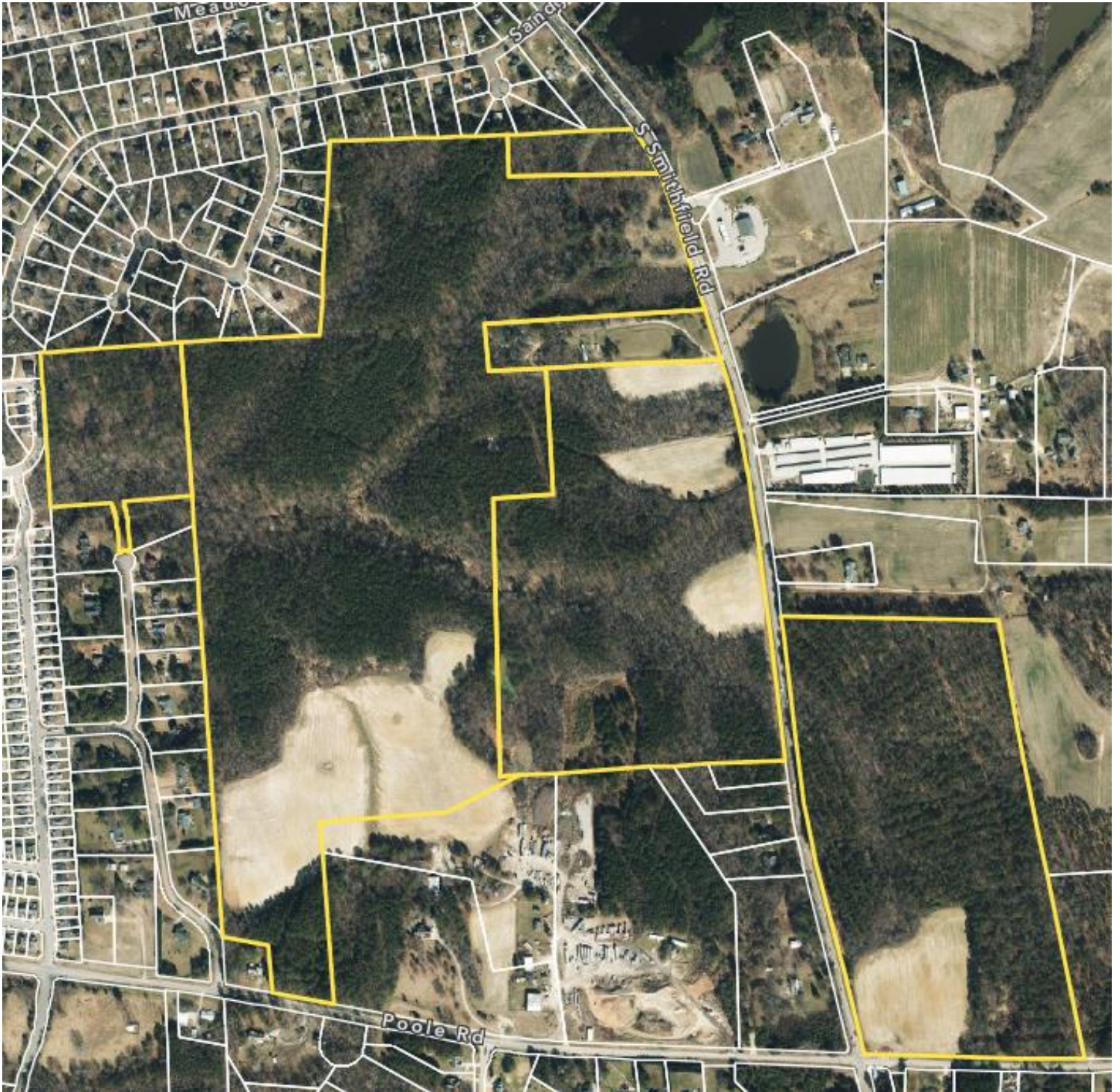




# Town of Knightdale

## *Staff Report*

---



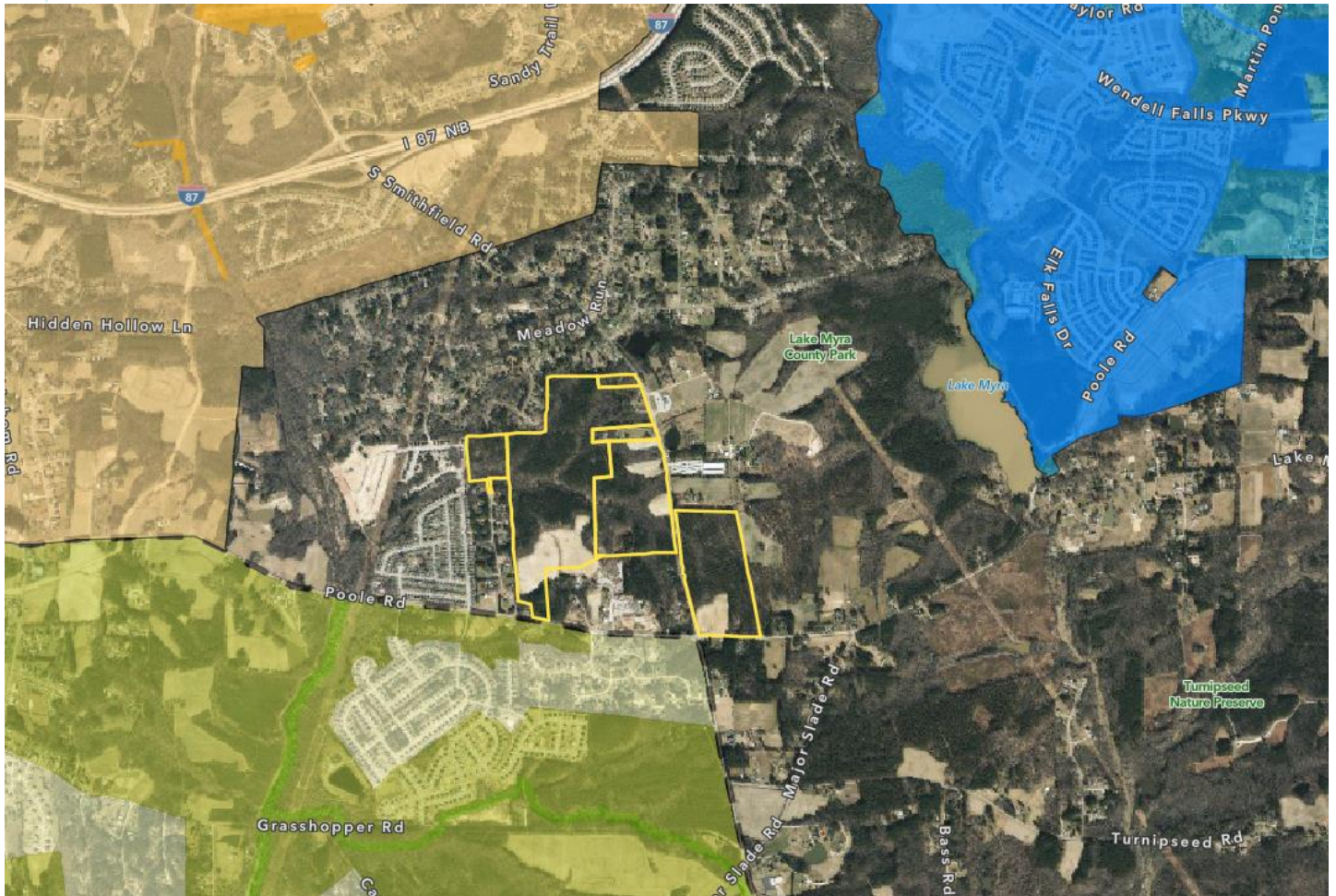




# Town of Knightdale

## Staff Report

---



### **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 mixed-use development featuring a number of different residential and non-residential uses highlighted below.

- 80 front-loaded single-family lots at least 60-feet wide
- 261 rear-loaded single-family lots at least 35-feet wide
- 393 townhome units at least 20-feet wide
- 425 multi-family units
  - 64 units shall be above commercial/office storefronts
- Between 200,000 and 250,000 square feet of commercial and office space

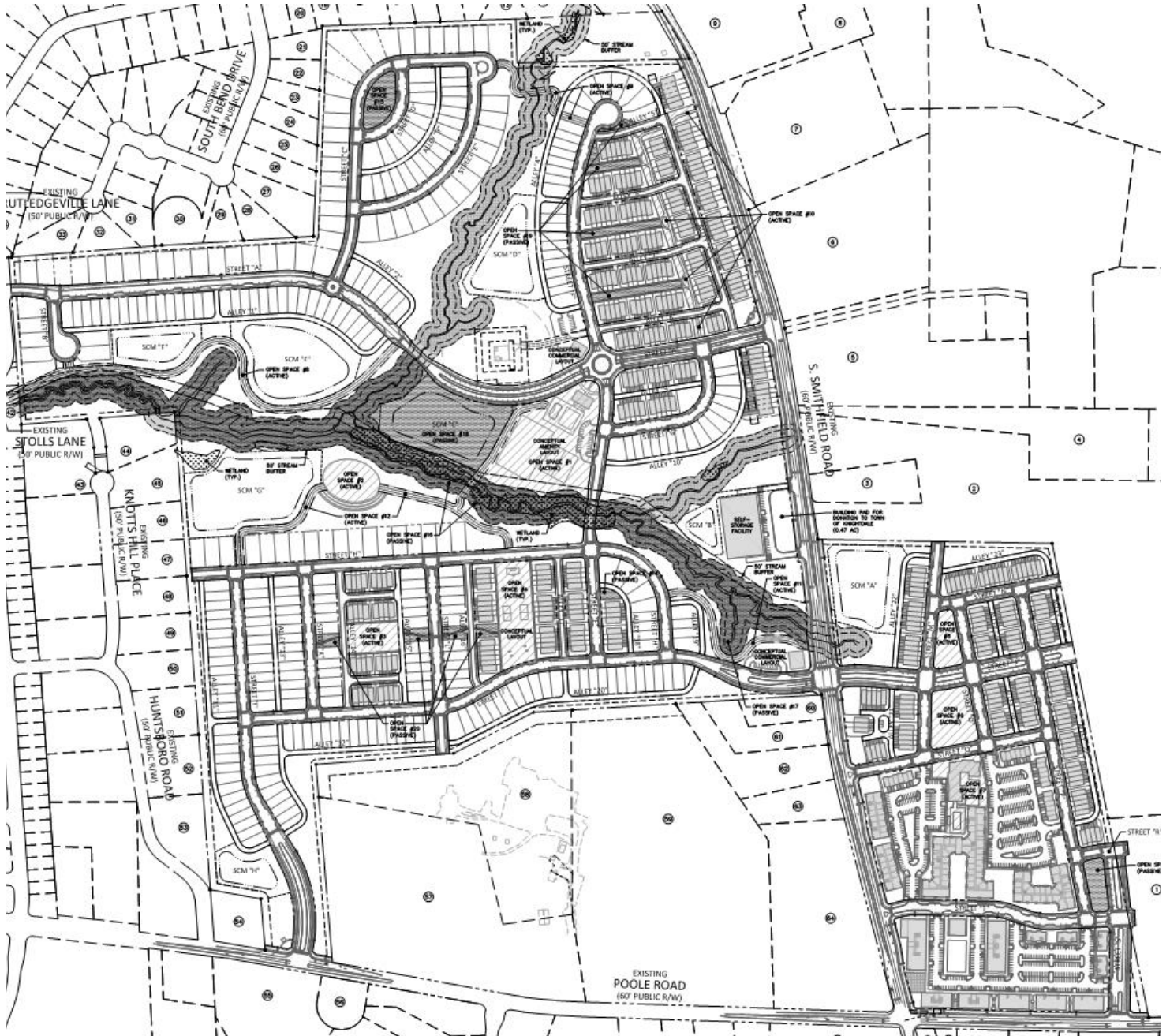
The developer and Staff met multiple times early in the process as the plan evolved. Further analysis of the site plan is detailed below.





# Town of Knightdale

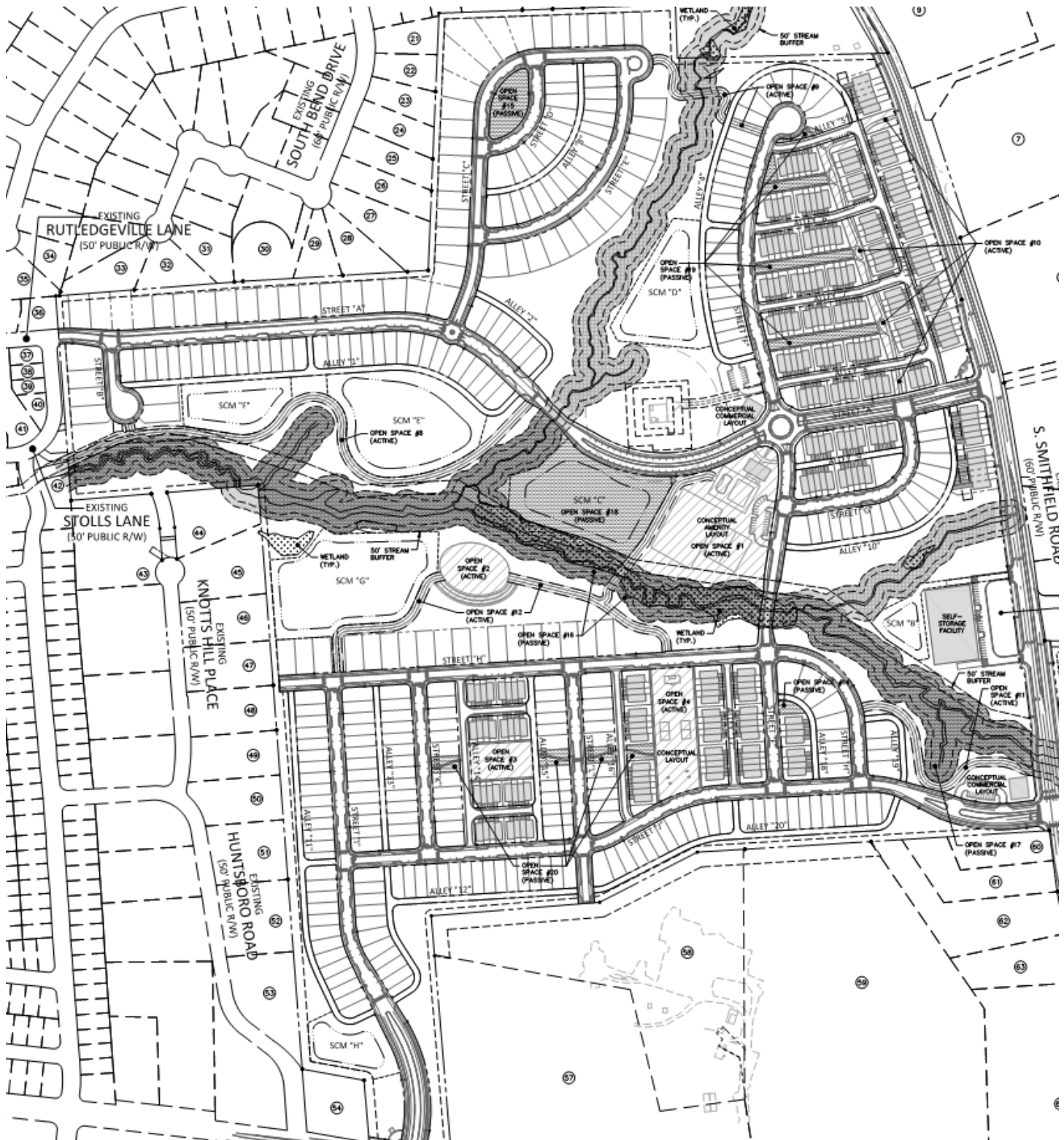
## Staff Report



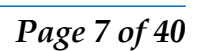


# Town of Knightdale

## Staff Report









# Town of Knightdale

## Staff Report

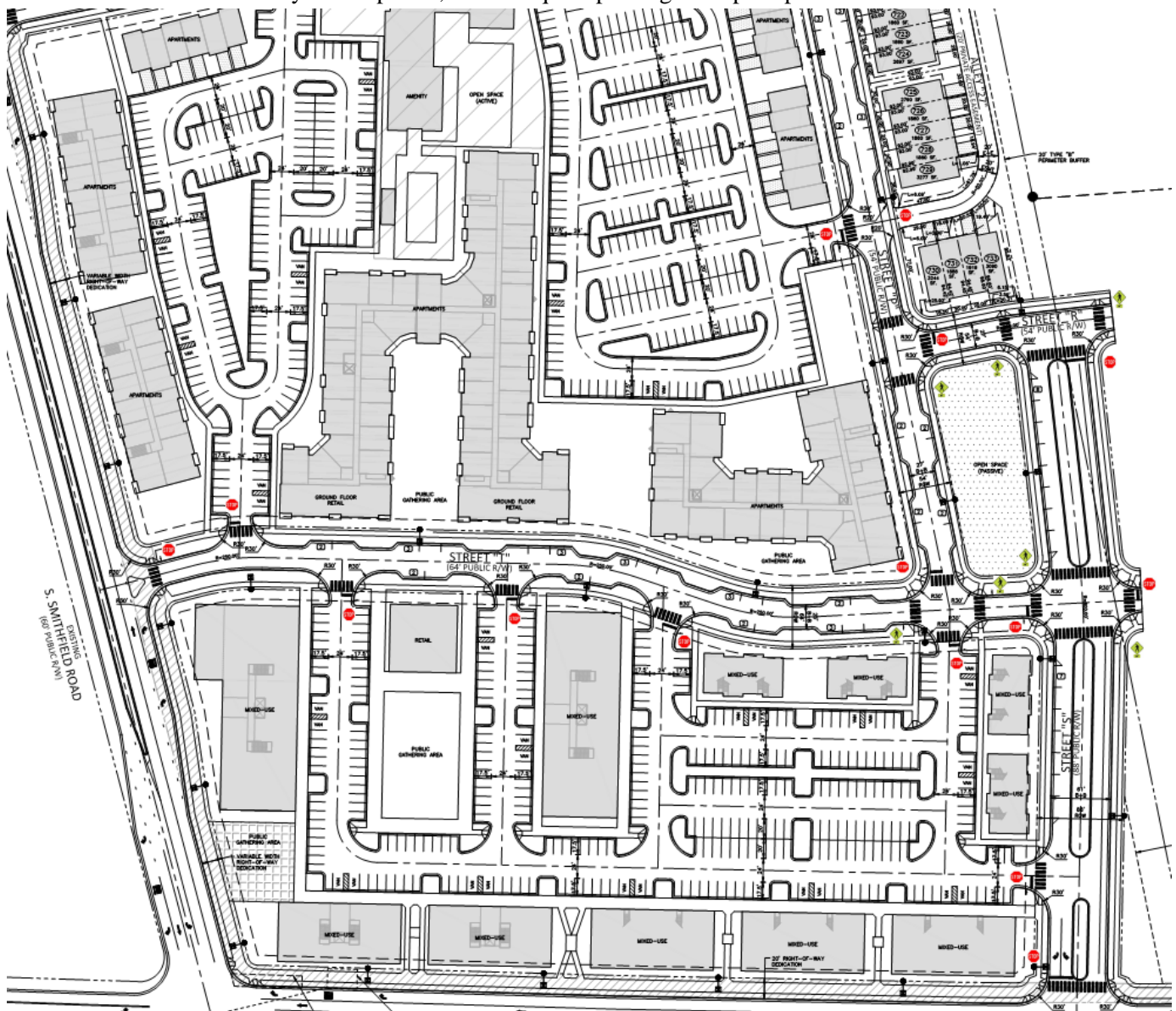
### **STAFF SITE PLAN ANALYSIS:**

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.

#### **Mixed-Use & Multi-Family**

In the northeast corner of S Smithfield Road and Poole Road, the proposed plan consists of a mixed-use section and a multi-family development. With frontage along both existing public roads, the mixed-use portion of the proposal features multi-story buildings, parking, open spaces, and more. This will include approximately 64 multi-family units above ground floor office and retail space, 82,000 square feet of commercial space, and 40,000 square feet of office.

To the north of the mixed-use site, approximately 361 multi-family units are shown. This is proposed as a traditional multi-family development, with adequate parking and open spaces.





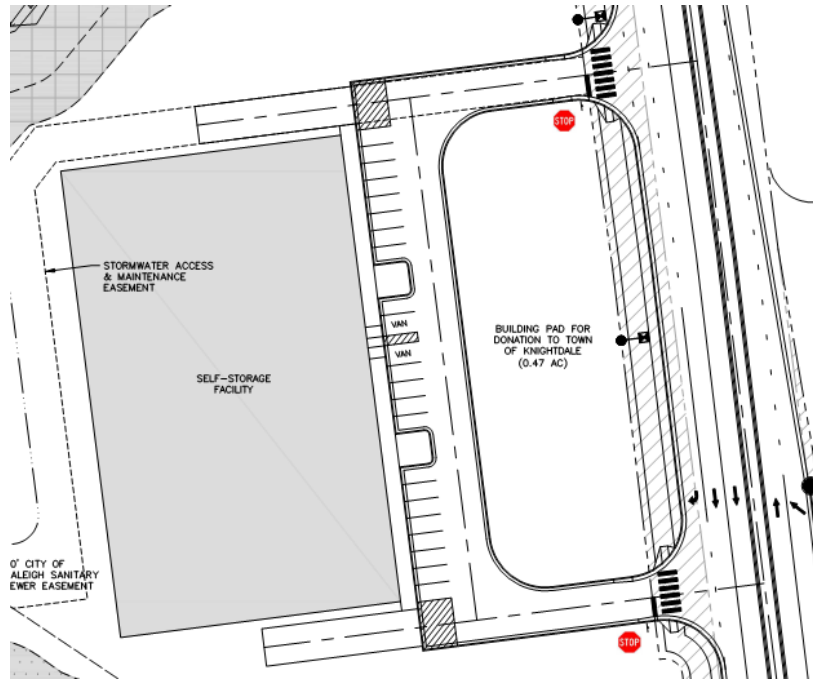


# Town of Knightdale

## Staff Report

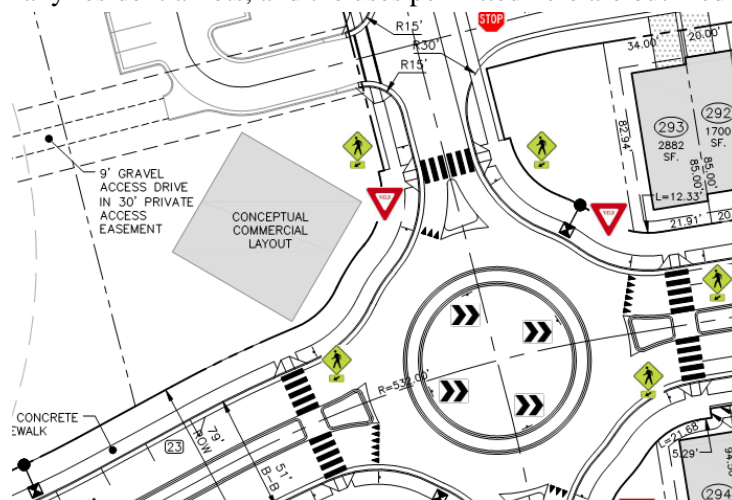
### Commercial

Beyond the mixed-use portion of the site mentioned above, smaller pockets of commercial are shown throughout the proposal. Along S Smithfield Road, a self-storage facility is proposed. This use is only permitted in the Manufacturing & Industrial zoning district; however, the applicant has requested one be allowed here. The applicant has provided building elevations and design standards, outlined below. As the use is inconsistent with the zoning district and the intent of creating a walkable, compact community, Staff recommends removal or a redesign of this site.



In addition, the developer has dedicated about half an acre of land along S Smithfield Road to the Town for use as a future public safety facility, due to response time concerns. At this time, no new facilities are planned or budgeted by the Town.

Two neighborhood commercial spaces are reserved for future retail and service needs. These are proposed within walking distance of many residential lots, and the uses permitted here are outlined in **Section VI**.



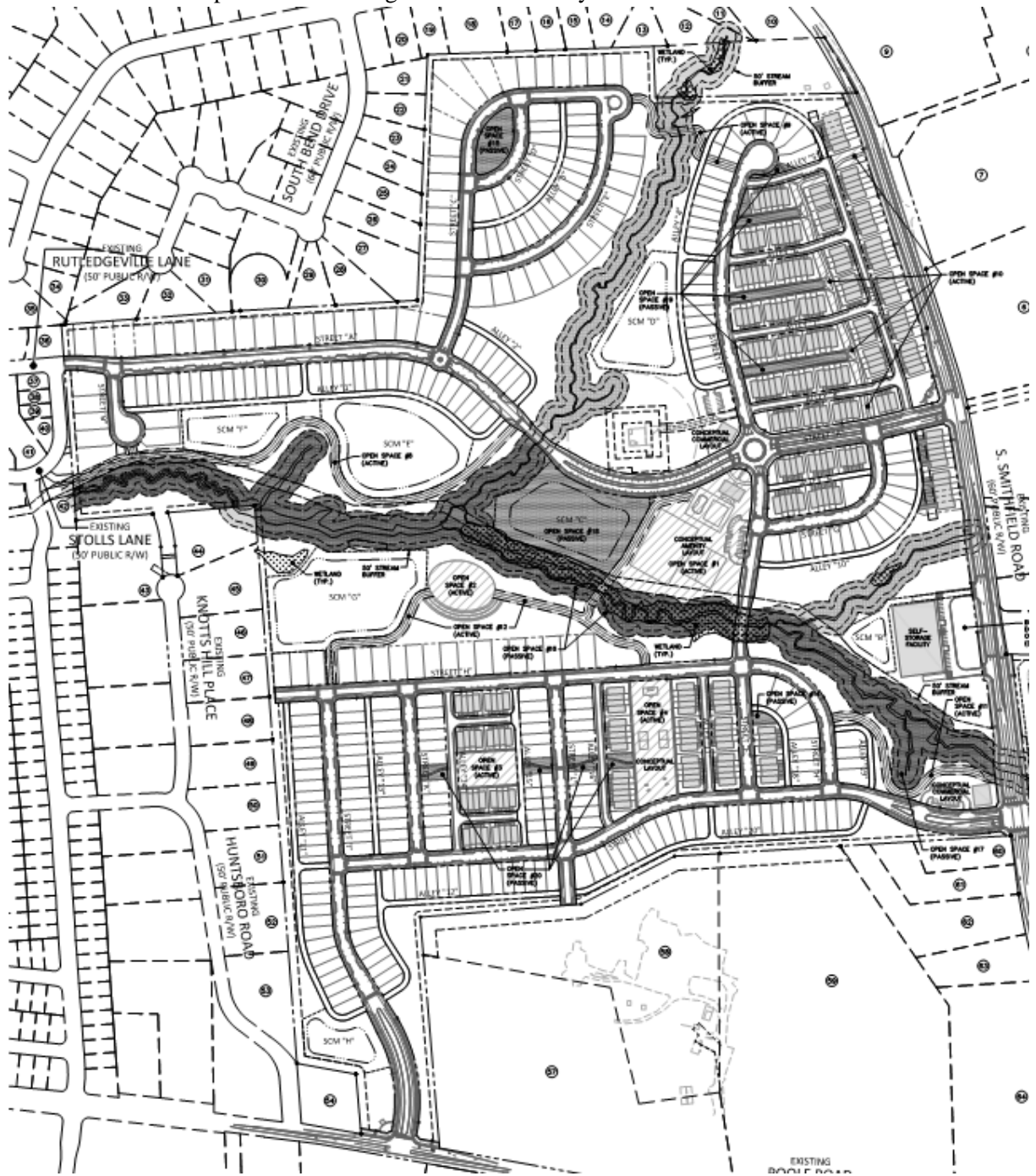


# Town of Knightdale

## Staff Report

### Residential District

Much of the site, approximately 190 acres, is dedicated solely to single-family and townhome lots. This mix of front- and rear-loaded units provides a variety of housing types. Staff has recommended exploring opportunities to integrate housing types together so that they are less segmented. This will also help to reduce the chance for monotonous streetscapes as the massing of homes will vary.



Overall, this portion of the plan largely meets the requirements of a master plan, including lot dimensions, open spaces, infrastructure improvements, landscaping, and other site elements.



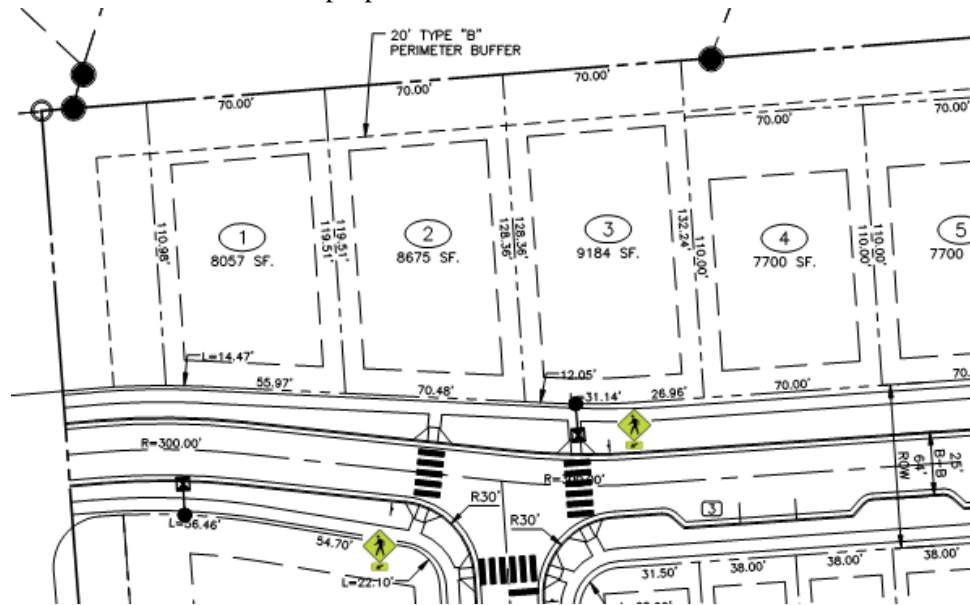


# Town of Knightdale

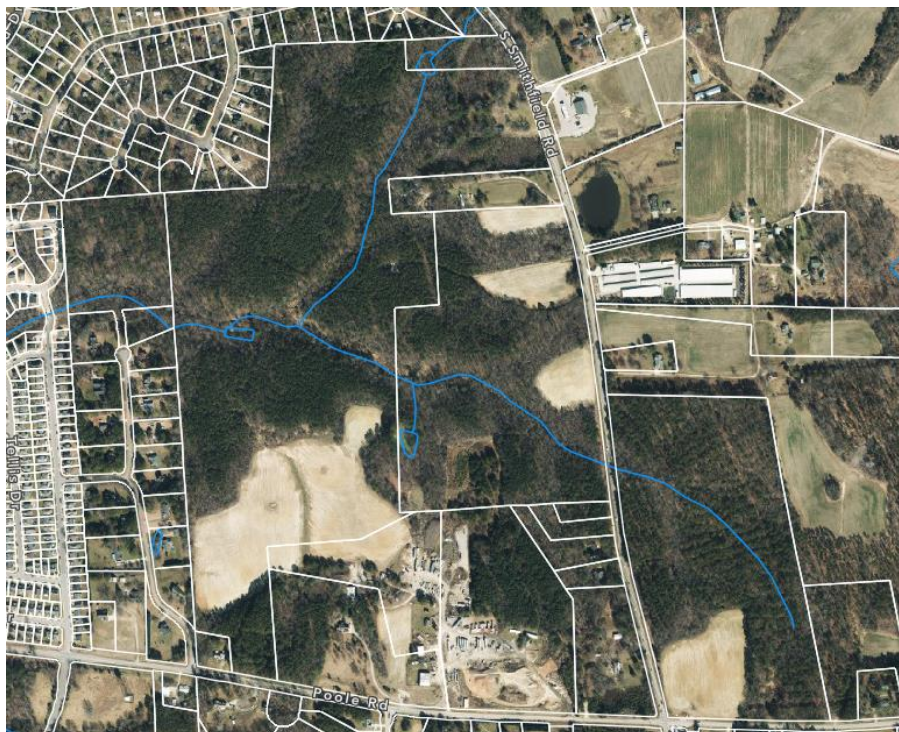
## Staff Report

### Landscaping & Environmental Features

UDO Section 7.4.I.1 only requires landscape buffers between zoning districts in Knightdale's jurisdiction. While no buffer is technically required on this site, the developer is proposing to maintain a 20-foot Type B Buffer or 30-foot Type C Buffer on all sides of this proposal.



A blue line stream and its tributaries crosses the site. Stream buffers will protect land immediately surrounding the body of water, with improvements limited to road crossings. The proposal will add greenway trails along the edge of the stream buffer, providing residents with the opportunity to enjoy the nature, separate from the public road.





# Town of Knightdale

## Staff Report

---

### **Design Guidelines**

The applicant submitted a detailed list of design guidelines for each of the following building types: Single-Family House, Townhomes, Multi-Family Building, Mixed-Use Buildings, and Self-Storage Facilities. The PUD document contains specific district design standards to help define these future buildings. The standards are further outlined in **Section VI**. The standards below outline the requirements for residential units in the NMX portion of the site. Example elevations are provided in the attached PUD document. Upon submission of building permits, should elevations be inconsistent with previous approvals, permits may not be issued.

### **Proposed Single-Family Architectural Standards**

1. Foundations shall be crawl spaces or elevated slab foundations at least 18-inches in height measured at no less than one point on the front facade of the house. Foundations shall be wrapped in brick or stone on all sides except where a driveway ties into a garage, where applicable.
2. All single-family houses shall be constructed with a front porch or stoop six (6) feet in depth and six (6) feet in width as measured from the house siding to the edge of the porch walking surface. Porches and Stoops shall be at least 12-inches above finished grade.
3. Wall materials may include wood, synthetic wood, cementitious boards, brick, stone, cultured stone, stucco, and architectural metal. Wall material components of vinyl/polyvinyl material may only be used as a trim or accent material.
4. Front facades shall be comprised of a minimum of two (2) of the listed wall materials (excluding the foundation). However, when a facade is comprised entirely of brick, there shall be no requirement for a second material, but an accent row of brick shall be used at the height of the water table.
5. Metal 'coil-stock' trim shall only be permitted for drip edge locations. All soffits, eaves, and fascia will be constructed and/or clad with rot-resistant cementitious or synthetic boards.
6. Principle roofs shall have a pitch of not less than 6:12.
7. Eaves shall project not less than eight-inches, except for bay window or similar facade projections which may have eaves of not less than two-inches.
8. Primary roofs shall be clad in one or more of the following: standing-seam metal, slate, wood, or architectural asphalt shingles.
9. Street facing garages shall have at least one of the following architectural elements: simulated divided light or divided light windows, decorative hardware elements, or panel inserts in a pattern that visually divides the garage door into at least two vertical sections.
10. All front-loaded homes shall have a minimum of a two-car garage.
11. A minimum of four (4) of the below listed architectural features including at least one (1) feature from each of the three (3) categories shall be utilized on each house.
  - a. Entrance
    - i. Glazed panel in entry door
    - ii. Covered Porch not less than six-feet deep and extending more than 50% of the width of the front facade (excluding garage area)
    - iii. Storm door
  - b. Facade
    - i. Bay Window
    - ii. Simulated divided light windows
    - iii. Shutters





# Town of Knightdale

## *Staff Report*

---

- iv. Patterned Finish (scales, shakes, wainscoting, board & batten, etc.)
- c. Roof
  - i. Dormer
  - ii. Gable
  - iii. Chimney

### Proposed Townhome Architectural Standards

1. At least 40% of Townhouse buildings will be three-stories as described by Chapter 3 of the UDO.
2. Any Townhouse greater than or equal to 24-feet in width shall have a two-car garage.
3. Townhome buildings shall be less than 200-feet wide, regardless of the number of townhomes in the building.
4. Foundations shall be crawl spaces or elevated slab foundations which naturally vary in height due to topography and/or for drainage purposes but in all events shall be at least 18-inches in height measured at no less than one point on the front façade of each Townhouse. Foundations shall be wrapped in brick or stone on all sides except where a driveway ties into a garage, where applicable.
5. All Townhouse type buildings shall have either a porch or stoop that is at least five (5) feet in depth, as measured by the walkable surface. Porches and Stoops shall be at least 12-inches above finished grade.
6. Wall materials may include wood, synthetic wood, cementitious boards, brick, stone, cultured stone, stucco, and architectural glass and/or metal. Wall material components of vinyl /polyvinyl material may only be used as a trim or accent material.
7. Metal 'coil-stock' trim shall only be permitted for drip edge locations. All soffits, eaves, and fascia will be constructed and/or clad with rot-resistant cementitious or synthetic boards.
8. Eaves shall project not less than six-inches, except for bay window or similar facade projections which may have eaves of not less than two-inches.
9. Primary roofs shall be clad in one or more of the following: standing-seam metal, slate, wood, or architectural asphalt shingles and shall have a pitch of at least 6:12
10. A minimum of five (5) of the below listed architectural features including at least one (1) feature from each of the four (4) categories shall be utilized on each unit:
  - a. Entrance
    - i. 6-inch minimum width door trim or sidelights
    - ii. Glazed panel in entry door.
    - iii. Covered porch not less than five-feet deep and extending more than 50% of the facade.
  - b. Building Off-Set (Minimum of two per building cluster)
    - i. Facade Off-set (12-inches minimum)
    - ii. Roof Line off-set (12-inches minimum)
  - c. Facade
    - i. Bay Window
    - ii. Simulated Divided Light Windows
    - iii. Shutters
    - iv. Patterned Finish (Scales, Shakes, Wainscoting, Board & Batten, etc.)
  - d. Roof
    - i. Dormer
    - ii. Gable



# Town of Knightdale

## Staff Report

---

### iii. Chimney

#### Proposed Multi-Family Building Architectural Standards

1. Where apartments front the same public right-of-way as single-family lots within the boundaries of Parkside at Westlake, they shall only be permitted to be four-stories in height when adjacent to single family lots of at least three-stories in height.
2. Apartment buildings shall utilize roof forms with minimal slopes and utility wells and/or flat roofs with parapets.
3. Apartment buildings' street facing facades shall include at least two of the following:
  - a. Vertical Board and Batten
  - b. Horizontal Hardie Board Siding
  - c. Brick Veneer
  - d. Stone Veneer
4. Air handlers for individual units shall not be visible from public rights of way and shall be located on the roof or with adequate screening at ground floor so as not to be visible from public rights of way. Rooftop equipment shall be screened from view from any public right-of-way through the use of features such as a parapet wall or a central screened corral.
5. Apartment buildings shall adhere to all standards contained within Section 6.7 of the UDO related to Material Colors, Facades, and Building Entrances, except as modified above.







# Town of Knightdale

## Staff Report

---

### Proposed Commercial/Mixed-Use Architectural Standards

All commercial and mixed-use buildings shall conform to the design standards outlined in Chapter 6 of the UDO. The applicant has provided the following building elevations for these structures. Additional design changes are needed for these to conform to UDO standards.



### Proposed Self-Storage Facility Building Standards

1. The self-storage (mini-storage) use shall only be permitted within the Corridor Commercial pod within the proposed NMX PUD.
2. Yard Setbacks
  - a. Front (Minimum): 0 feet
  - b. Front (Maximum): n/a
  - c. Side (Minimum): 10 feet
  - d. Rear (Minimum): 30 feet
3. Height
  - a. Min. Height: Two stories
  - b. Max Height: Three stories
4. Parking shall be permitted in the front yard if screened from right-of-way by a proposed detached outlot/liner building.

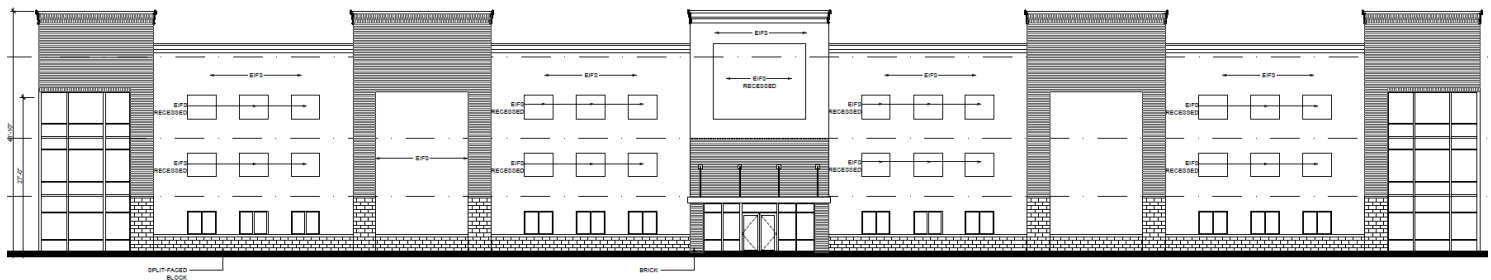


# Town of Knightdale

## Staff Report

---

5. Roofs shall be flat and screened from view by parapet walls.
6. Articulation
  - a. No blank, uninterrupted wall shall extend for a length greater than or equal to 30 feet.
    - i. Blank walls shall be avoided by the addition of window features (transparent or nontransparent), piers, building recesses, pilasters, arches, columns, or significant changes in the texture or pattern of building materials.
7. Awnings
  - a. A building canopy, awning, or similar weather protection, if provided, shall project a minimum of three to five feet.
8. Window Features / Transparency
  - a. All primary entrances shall feature a transparent door.
  - b. The first floor of the primary façade shall include window features (transparent or non-transparent [i.e. Spandrel glass]) on at least 40% of the length of the first floor building elevation.
  - c. Minimum window area: 16 feet
  - d. Min. window width: Three feet
  - e. Min. window height: Four feet
9. Primary Facade Entrance
  - a. The front entrance shall face Smithfield Road and shall be distinguishable from the rest of the building through the use of elements such as but not limited to a landscape forecourt, a wide pedestrian path, access and pathway paving, special plants and landscape, and / or a prominent roof form.
10. Material Colors
  - a. Facade colors shall be of a low reflectance earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors as an accent material. The use of high-intensity, metallic, fluorescent, day glow, or neon colors shall be prohibited.
11. Public gathering space design and activation shall adhere to the same standards as prescribed for mixed-use buildings in the UDO (Section 6.8).







# Town of Knightdale

## Staff Report

### Open Spaces

A variety of recreational open space amenities are provided throughout the development, including active open spaces such as a pool and clubhouse, playground, pickleball/tennis courts, recreation play field, and public greenway trails. Additional passive spaces include a community park with an amphitheater, gathering areas with covered seating, private greenway trails, lawn games, a pollinator garden and nature play area, a dog park, enhanced landscaping, and more. In total, approximately 30 acres of active and passive open space are dedicated to recreational activities, which exceeds the requirements of the UDO.





# Town of Knightdale

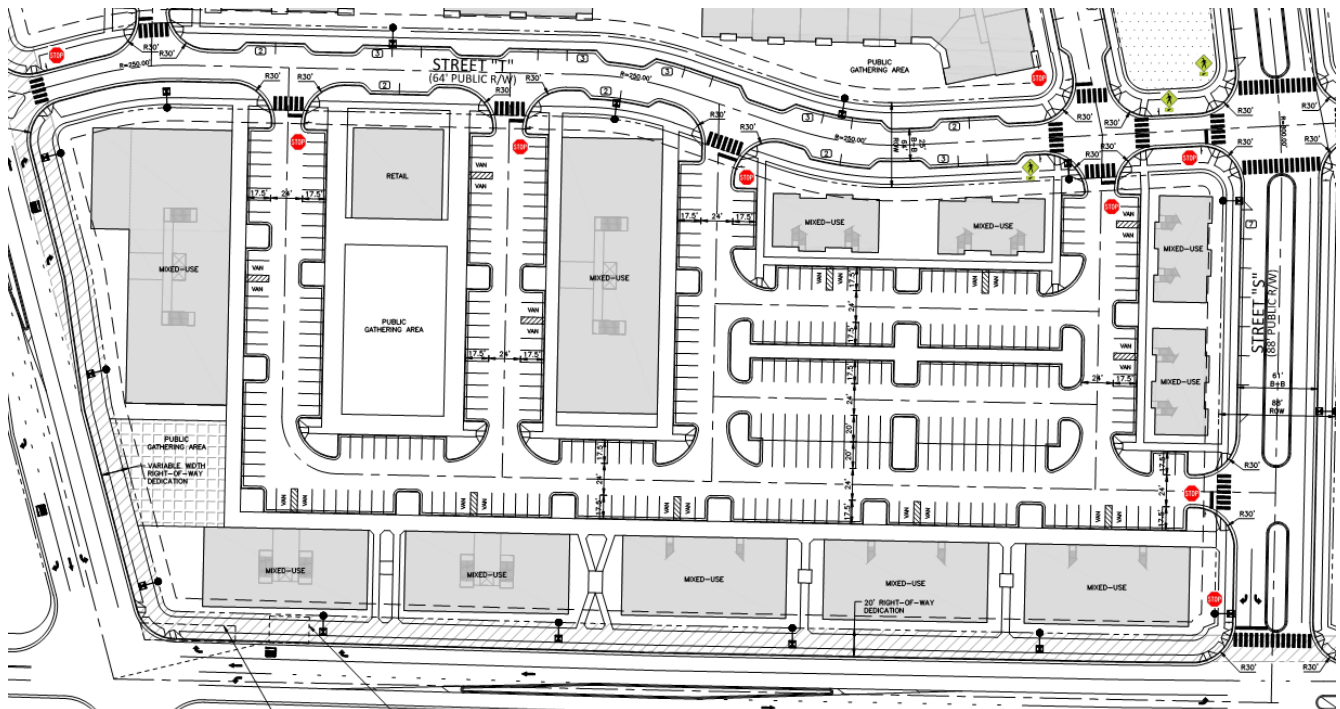
## Staff Report

### Parking

Parking for the residential portion of the proposal is satisfied through private driveways and garages, as well as approximately 500 on-street parking spaces spread throughout the development. 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. Additional parking will be provided on the amenity center sites when fully designed.



Adequate off-street parking is proposed to serve the multi-family and mixed-use portions of the plan as well, with more than 800 spaces provided as surface parking. Staff has discussed with the applicant whether structured parkign can be implemented to help reeduce the amount of impervious surfaces here.







# Town of Knightdale

## Staff Report

### Phasing

As previously mentioned, this area is remote, with little retail options for current and future residents. While retail and office space are included in this proposal, Staff has discussed how best to phase the construction of residential and nonresidential uses to benefit residents and the Town's goal of creating a more balanced tax base. A phasing plan has been submitted, with most of the nonresidential square footage included in later phases. Staff recommends adjusting the timeline to construct them concurrently.



### **VII. LEGISLATIVE CASE PROCEDURES:**

Staff met with the development team in December 2021 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: December 16, 2021
- Neighborhood Meeting: January 10, 2023



# Town of Knightdale

## Staff Report

---

The neighborhood meeting was held virtually on January 10, 2023. Approximately 10 neighbors attended the meeting. Topics discussed included the annexation process, buffers, traffic impacts, off-site transportation improvements, and construction timeline. 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 February 9, 2023 to discuss the technical comments and details associated with the proposed plan. Staff discussed with the applicant concerns involving greenway connectivity, density, the design of the mixed-use and multi-family portion of the proposal, environmental impacts, proposed uses, and infrastructure design.

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: April 6, 2023
- Sign Posted on Property: April 6, 2023
- Legal Ad Published in the Wake Weekly: April 7 & 14, 2023

### **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 NMZ 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:

	<b>Point Total</b>
Major Subdivision	<b>15</b>
<b>Bonus Point Item</b>	
Residential Architectural Standards for Single-Family and Townhouse	<b>15</b>
Lap Pool	<b>3</b>
Constructed Stormwater Wetland	<b>5</b>
Clubhouse, more than 2,500 square feet	<b>7</b>
Tennis/Pickleball Courts	<b>5</b>
<b>Total Water Allocation Policy Points</b>	<b>50</b>





# Town of Knightdale

## Staff Report

---

	Point Total
Multi-Family	20
<b>Bonus Point Item</b>	
Stormwater Amenity	4
Resort Style Pool	2
Deck/Patio, more than 3,000 square feet	3
IPEMA Playground Equipment	4
Clubhouse, more than 3,500 square feet	8
Enhanced Roadside Landscaping	2
Conservation of Natural Habitat	5
Water Playground with Apparatus	2
<b>Total Water Allocation Policy Points</b>	<b>50</b>

**Zoning Conditions:** The following uses would be permitted in the “**Corridor Commercial**” area along S Smithfield Road:

1. Government Services
2. Post Office
3. Restaurant
4. General Retail – greater than 50,000 square feet
5. Professional Services
6. Personal Services
7. Meeting Facilities
8. Amusements, Indoor – 5,000 square feet or less
9. Bar/Tavern/Microbrewery
10. Mini-Warehouses (indoor self-storage)
11. Child / Adult Day Care Center
12. Recreational Facilities, Indoor
13. Studio - Art, Dance, Martial Arts, Music
14. Animal Services (SUP required for Boarding Facilities)
15. Public Safety Facility
16. Banks, Credit Unions, Financial Services

The following uses would be permitted in the “**Neighborhood Commercial**” areas within the largely residential portion of the site east of S Smithfield Road:

1. Daycare Center
2. Restaurant
3. Animal Services (SUP required for Boarding facilities)
4. Studio - Art, dance, martial arts, music
5. Professional Services
6. Personal Services
7. Meeting Facilities
8. Amusements, Indoor – 5,000 square feet or less
9. Bar/Tavern/Microbrewery
10. Tasting Room
11. Cultural or Community Facility
12. Recreational Facilities, Indoor
13. Pharmacy
14. Coworking
15. Neighborhood Retail / Restaurant

The following uses would be permitted in the “**Commercial Center**” portion of the development at the corner of S Smithfield Road and Poole Road.

1. Multi-family units above ground floor retail/office
2. Business Support Services
3. Child/Adult Daycare Center (6 or more people)
4. Community Service Organizations
5. Government Services
6. Medical Services
7. Personal Services
8. Post Office
9. Professional Services
10. Bar/Tavern/Microbrewery
11. General Retail – 10,000 square feet or less



# Town of Knightdale

## Staff Report

12. Neighborhood Retail/Restaurant – 2,000 square feet or less
13. Restaurant
14. Tasting Room

15. Indoor Amusements – 5,000 square feet or less
16. Cultural or Community Facility
17. Meeting Facility

Any use not listed in these tables will not be permitted within this development. All other UDO regulations shall apply to these lots and uses as well.

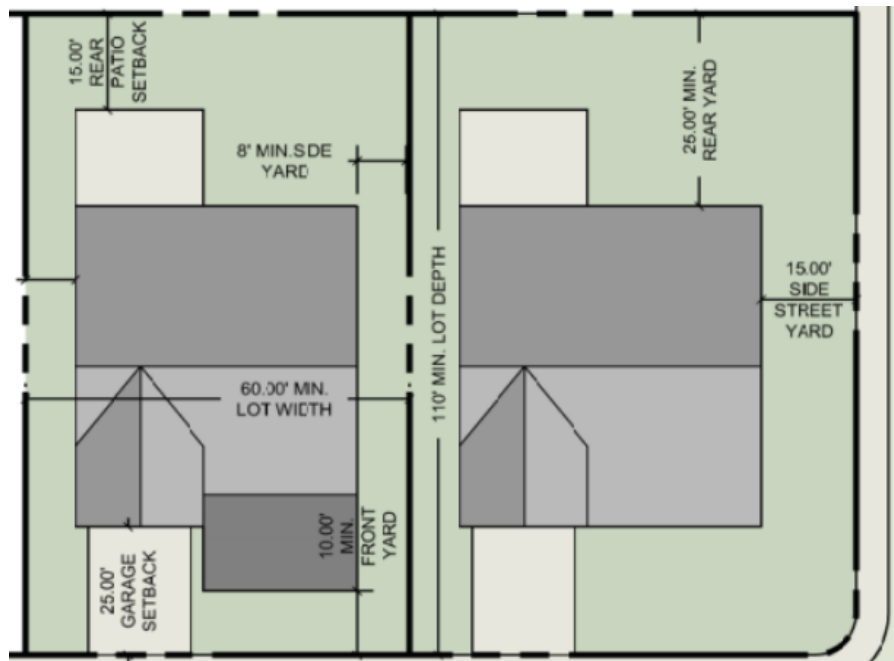
**Site Development Allowances:** In accordance with UDO Section 12.2.F.3.g, a Planned Unit Development allows the applicant to request exceptions to certain standards identified in the base zoning district (NMX). These requests should be fair and reasonable, and the proposed alternate means of compliance should meet the spirit and intent of the UDO. The applicant's allowance requests are as follows:

1. **Food Trucks** (Section 3.1.C.10.b.iv);

- **Required:** In accordance with UDO Section 3.1.C.10.b.iv, food trucks are only permitted on lots as an accessory to a principle nonresidential use.
- **Requested:** The applicant intends to allow food trucks within Phase 1C at the corner of S Smithfield Road and Poole Road prior to construction of the mixed-use buildings. This area will feature landscaping, hardscaping, a pavilion, and parking.

2. **Dimensional Standards** (Section 3.4):

- **Required:** In accordance with UDO Section 3.4, all driveways shall be a minimum of 35-feet in length. Additionally, all front-loaded lots shall be a minimum of 80-feet in width.
- **Requested:** The applicant proposes a minimum driveway length of 25 feet for all front-loaded residential lots and 20 feet for rear-loaded lots. The applicant proposes to build single-family front-loaded lots at a minimum of 60-feet wide.







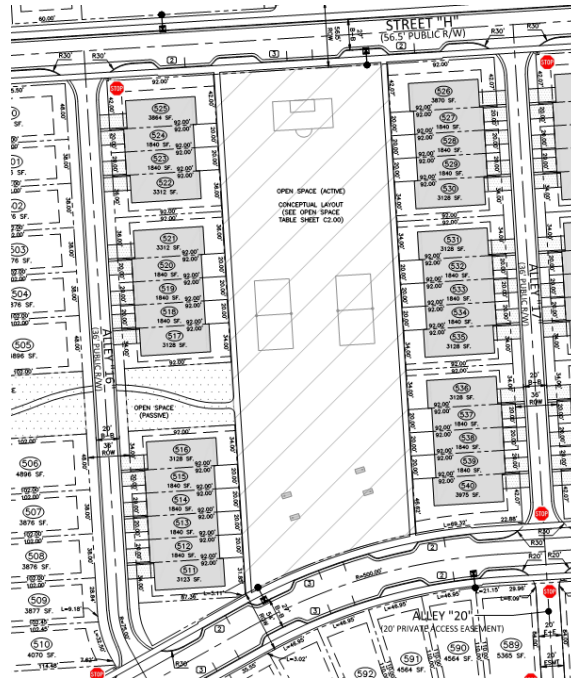


# Town of Knightdale

## Staff Report

### 5. Frontage (Section 6.4.B):

- **Required:** In accordance with UDO Section 6.4.B, all buildings shall share a frontage line with a public street or square.
- **Requested:** A number of single-family and townhome lots shall front a private square as depicted on the Master Plan. These squares will feature amenities, hardscaping, and landscaping to create a unique feature in the community.



### 6. Apartment Building Type Standards (Section 6.7):

- **Required:** In accordance with UDO Section 6.7, all multi-family buildings shall conform to the building standards outlined in that section, including the requirement of flat roofs and minimum setbacks.
- **Requested:** Three multi-family buildings labeled as “Apartments - Townhome Style” shall be designed as townhomes in appearance but meet the setback requirements and functionality of apartments buildings.







# Town of Knightdale

## Staff Report

### 7. Required Buffer Yards (Section 7.4.I.1):

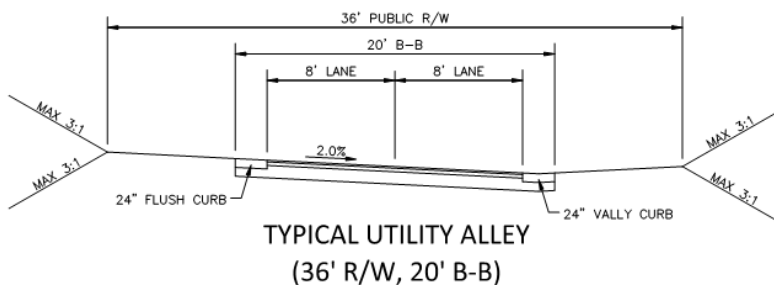
- **Required:** In accordance with UDO Section 7.4.I.1, a 30-foot Type C Buffer is required for the development when adjacent to single-family zoned neighborhoods.
- **Requested:** A 20-foot Type B Buffer is provided where new single-family homes will abut existing residential lots.

### 8. Residential Clearing and Grading (Section 9.3.B):

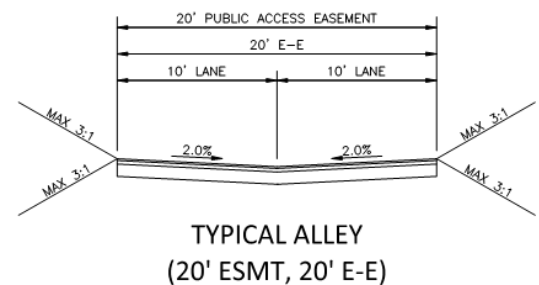
- **Required:** In accordance with UDO Section 9.3.B, all lots 60-feet in width or greater are not permitted to be mass graded.
- **Requested:** The applicant requests the ability to mass grade all single-family lots in phases as shown within the master plan and refined through the Construction Drawing review process.

### 9. Alley Design Standards (Section 10.4.A.1.a):

- **Required:** In accordance with UDO Section 10.4.A.1.a, alleys shall be 20-foot-wide private rights-of-way.
- **Requested:** Rear-loaded lots which front on public recreational open space shall be served by a 36-foot wide public right-of-way to accommodate water and sewer utilities.



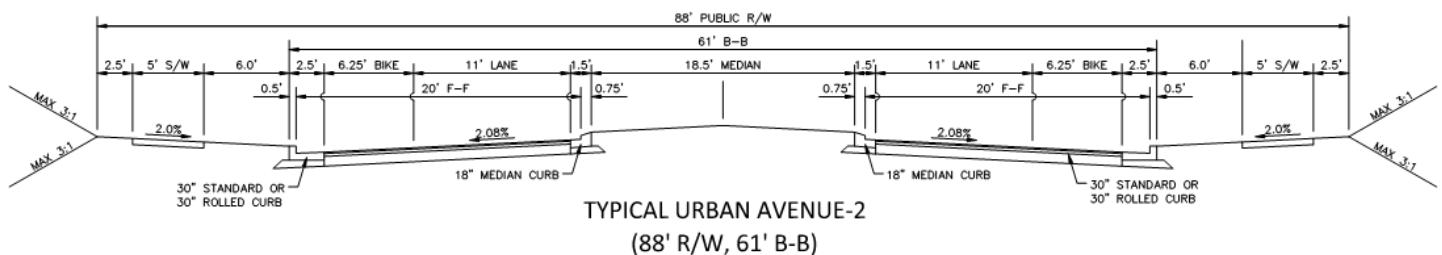
TYPICAL UTILITY ALLEY  
(36' R/W, 20' B-B)



TYPICAL ALLEY  
(20' ESMT, 20' E-E)

### 10. Avenues and Main Street Design Standards (Section 10.4.A.2):

- **Required:** In accordance with UDO Section 10.4.A.2, Main Streets, Urban Main Streets, and Urban Avenues shall be designed to the specific standards listed in this section.
- **Requested:** The developer has proposed alternative designs to accommodate emergency vehicles, on-street parking, bike lanes, and adequate sidewalk width.



TYPICAL URBAN AVENUE-2  
(88' R/W, 61' B-B)



# Town of Knightdale

## Staff Report

### 11. Required Distribution of Uses (Section 11.1.B):

- **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. This was adopted in the new UDO to encourage more mixed-use developments in accordance with the recommendations found in the Comprehensive Plan.

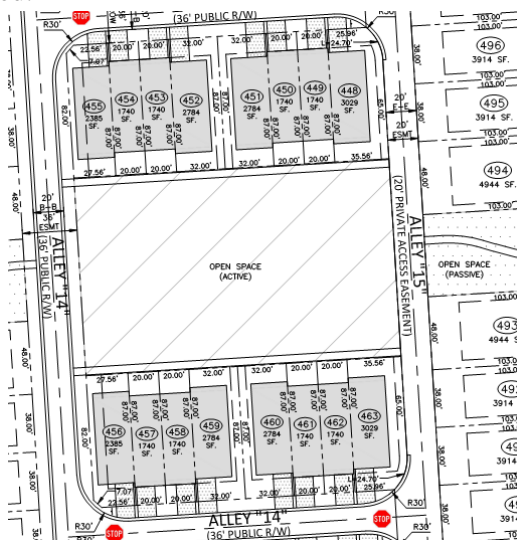
Table 11.1(B) Required Distribution of Uses		
Use Type	Minimum Distribution	Maximum Distribution
Dwelling-Duplex/Townhouse	10%	40%
Dwelling-Multifamily	5%	40%
Dwelling-Single Family	15%	60%
Mixed Use*	10%	100%
Lodging/Office/Service/Retail/Restaurant/Entertainment/Recreation*	5%	20%
Civic/Institutional*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

- **Requested:** The applicant proposes a neighborhood consisting of the following uses.

Use Type	Area in Acreage	Percent of Development
Single-Family Dwelling	40.54	47.6%
Townhome Dwelling	21.95	25.8%
Multi-Family Dwelling	9.76	11.4%
Mixed-Use	6.94	8.2%
Commercial/Office	5.98	7.0%

### 12. Recreational Open Spaces Accessibility (Section 11.2.C.11):

- **Required:** In accordance with UDO Section 11.2.C.11, all recreational open spaces shall have at least 50-feet of frontage along a public street.
- **Requested:** Open Space #3 as shown on the master plan will not achieve this requirement, however public access will be provided.



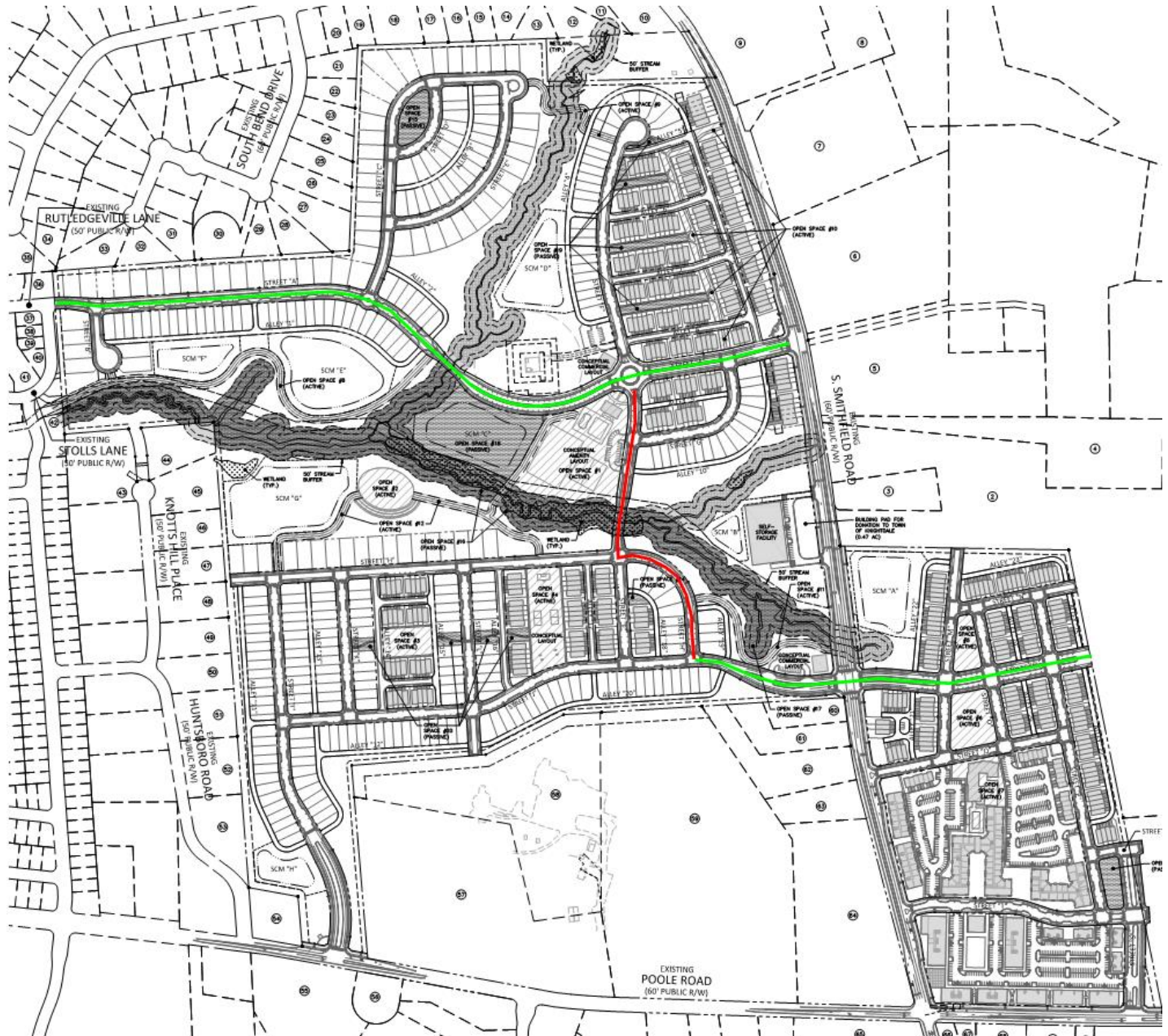


# Town of Knightdale

## Staff Report

### **VII. TRANSPORTATION ANALYSIS**

The roadway network proposed within this development has been reviewed by town staff for consistency with the Comprehensive Transportation Plan. This proposal was first submitted prior to the adoption of the CTP; however, the applicant was able to revise the proposal in order to meet the expectations of the Town. This includes converting a Local Street to a Main Street cross section and connecting into existing neighborhoods. The roads highlighted in green meet the UDO and CTP standards for Main Streets, while the area in red could be improved to a similar standard.



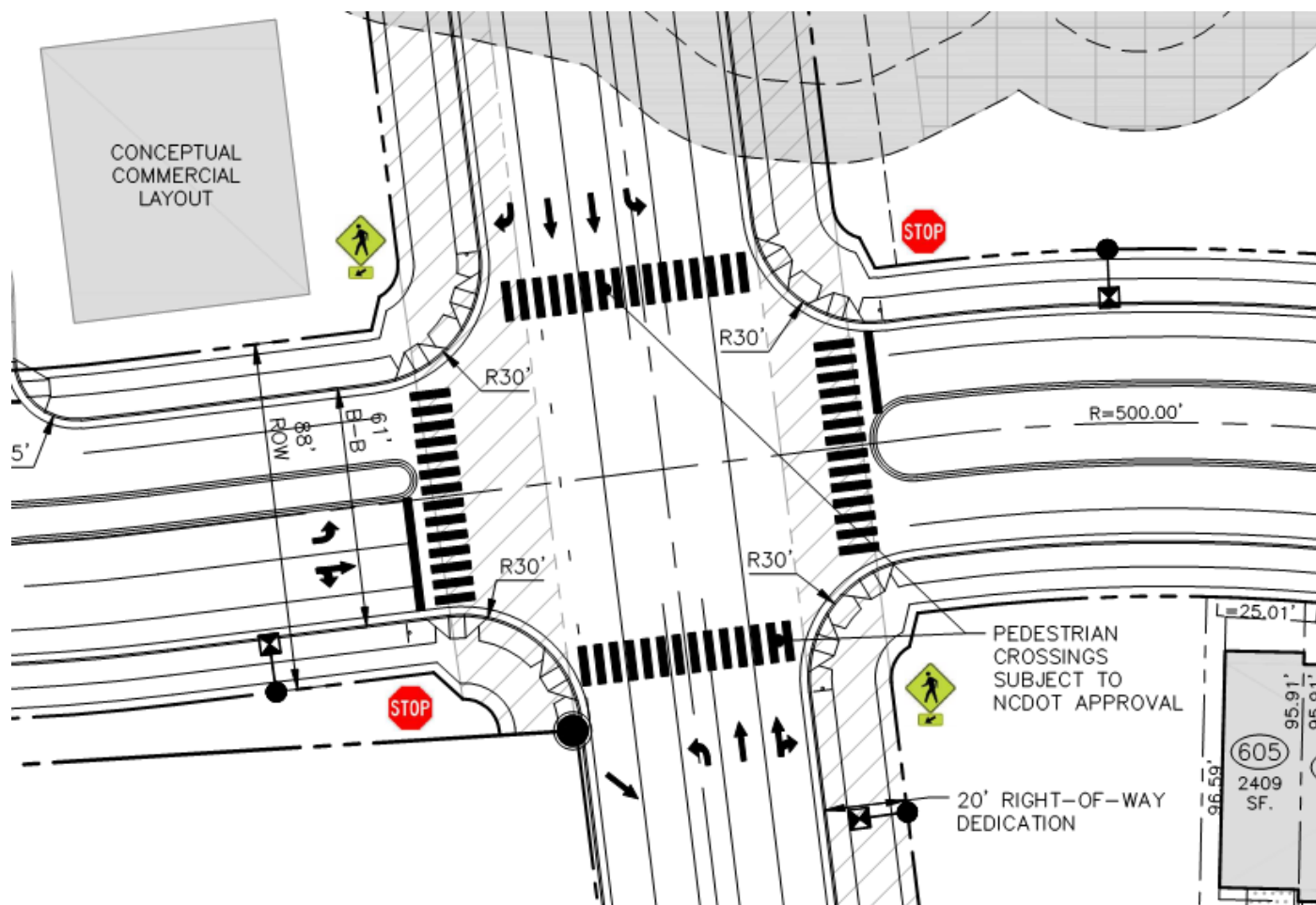




# Town of Knightdale

## Staff Report

Pedestrian connectivity across S Smithfield Road will be a key improvement to promote walking and biking between residential and nonresidential uses. At this time, the proposal will only provide high visibility crosswalks, and NCDOT will monitor traffic patterns for a future signal. A roundabout at this location is likely impractical due to the volume of traffic and width of right-of-way. Staff recommends determining what improvements can be added early on to allow for safer pedestrian movements here.



In accordance with UDO Section 11.3, a Transportation Impact Analysis was performed by Ramey Kemp Associates (RKA). Staff met multiple times with RKA to refine the scope of the analysis and ensure the proper uses were included. RKA is working on revision of this document following the initial review of the master plan and TIA; updates will be made available once complete. As shown in the table below, the number of peak hour trips generated by this site exceeds the required 150 trips prescribed by the UDO requiring a TIA.



# Town of Knightdale

## Staff Report

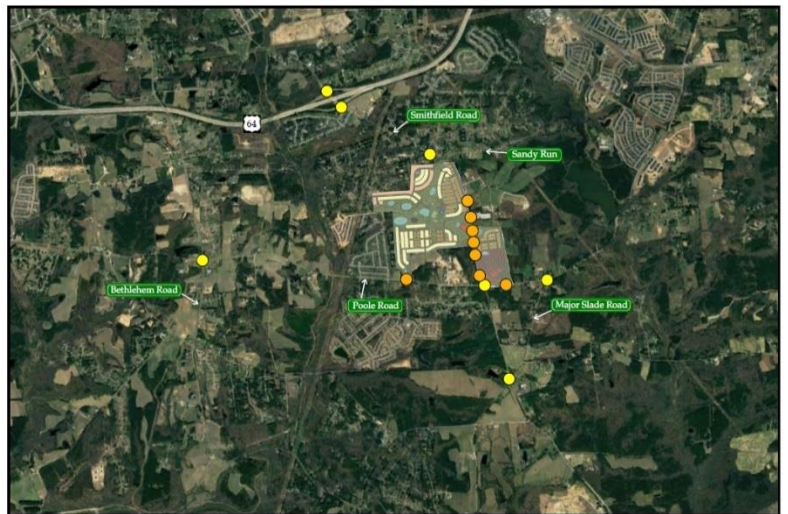
Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Mini-Warehouse (151)	150 k.s.f	218	14	13	14	13
Single-Family Homes (210)	355 units	3,237	59	177	206	121
Single-Family Attached Housing (215)	373 units	2,792	47	141	130	90
Multifamily Low-Rise (220)	306 units	2,037	28	90	96	56
Fire and Rescue Station (575)	10 k.s.f.	50**	1*	4*	1	4
General Office (710)	40.5 k.s.f.	529	68	9	13	65
Shopping Plaza (821)	82.3 k.s.f.	5,557	88	54	209	218
<b>Total Trips</b>		<b>14,420</b>	<b>305</b>	<b>488</b>	<b>669</b>	<b>567</b>
<i>Internal Capture (3% AM, 5% PM)</i>			-9	-15	-33	-28
<b>Total External Trips</b>			<b>296</b>	<b>473</b>	<b>636</b>	<b>539</b>
<i>Pass-by Trips (Shopping Plaza: 34% PM)</i>			--	--	-69	-69
<b>Total Primary Trips</b>			<b>296</b>	<b>473</b>	<b>567</b>	<b>470</b>

\*Due to limited data in the ITE Manual, weekday AM peak hour trips were assumed to be equal to the number of weekday PM peak hour trips.

\*\* Due to limited data in the ITE Manual, weekday daily trips were determined assuming that the weekday PM peak hour accounts for 10% of the daily volume.

The following intersections were identified during the scoping phase of this project as being impacted by this development. RKA conducted traffic counts at these intersections during peak hours.

1. Poole Road & Smithfield Road
2. Smithfield Road & Sandy Run
3. Smithfield Road & I-87
4. Smithfield Road & Major Slade Road
5. Poole Road & Bethlehem Road
6. Poole Road & Major Slade Road
7. Poole Road & Proposed Site Driveway
8. Smithfield Road & Proposed Site Driveway



The TIA included recently approved or under construction projects including Baker Roofing and the adjacent Sanctuary at Poole as background data to assign future trips. Additionally, the TIA assumed a 3% trip growth rate during the period of construction for this project. The analysis includes trip distributions for each district, with Poole Road and S Smithfield Road experiencing equal impacts. Due to the number of connection points shown on the plan, vehicular traffic will have the opportunity to access the site from several different routes as depicted in the TIA.



# Town of Knightdale

## Staff Report

---

The following improvements are recommended by the TIA, and generally supported by Town Staff, to be completed by the developer. These improvements are accompanied by a proposed construction schedule; additional review of the schedule may be necessary. Improvements are deemed necessary when a proposed development negatively affects the Level of Service of surrounding intersection/roadway segments, creates a safety hazard, or substantially changes the off-site transportation system. NCDOT is reviewing the TIA as well, which may yield additional recommended improvements.

### Poole Road and S Smithfield Road

- Provide an exclusive southbound right-turn lane on S Smithfield Road [*Phase 2*]

### S Smithfield Road and Major Slade Road

- Provide an exclusive southbound right-turn lane on S Smithfield Road [*Phase 2*]

### Poole Road and Major Slade Road

- Provide an exclusive northbound right-turn lane on Major Slade Road [*Full Build*]

### S Smithfield Road and Site Access A

- Construct the site access driveway with one ingress lane and two egress lanes [*Phase 1*]
- Provide an exclusive northbound left-turn lane and southbound right-turn lane on S Smithfield Road [*Phase 1*]
- Monitor intersection for signalization and install traffic signal when warranted. [*Full Build*]

### Smithfield Road and Site Access B / Site Access F

- Construct Site Access B with one ingress lane and two egress [*Phase 2*]
- Provide an exclusive northbound left-turn lane, southbound left-turn lane, and southbound right-turn lane on S Smithfield Road [*Phase 2/Full Build*]
- Construct Site Access F with one ingress lane and egress lane [*Full Build*]
- Monitor intersection for signalization and install traffic signal when warranted. [*Full Build*]

### Poole Road and Site Access C

- Construct site access driveway with one ingress lane and one egress lane [*Phase 2*]
- Provide an exclusive eastbound left-turn lane and westbound right-turn lane on S Smithfield Road [*Phase 2*]
- Provide stop-control for the southbound approach [*Phase 2*]

### S Smithfield Road and Site Access D

- Construct site access driveway with one ingress lane and one egress lane [*Full Build*]
- Provide an exclusive southbound right-turn lane on S Smithfield Road [*Full Build*]
- Provide stop-control for the eastbound approach [*Full Build*]

### S Smithfield Road and Site Access E

- Construct site access driveway with one ingress lane and one egress lane [*Full Build*]
- Provide an exclusive southbound right-turn lane on S Smithfield Road [*Full Build*]
- Provide stop-control for the eastbound approach. [*Full Build*]

### S Smithfield Road and Site Access G

- Construct site access driveway with one ingress lane and one egress lane [*Full Build*]
- Provide an exclusive northbound right-turn on S Smithfield Road [*Full Build*]
- Provide stop-control for the westbound approach. [*Full Build*]





# Town of Knightdale

## Staff Report

### Poole Road and Site Access H

- Construct site access driveway with one ingress lane and two egress lanes [Phase 2]
- Provide an exclusive eastbound left-turn lane and westbound right-turn lane on Poole Road [Phase 2]
- Provide stop-control for the southbound approach [Phase 2]

### S Smithfield Road and Site Access I

- Construct site access driveway with one ingress lane and one egress lane [Full Build]
- Provide an exclusive northbound right-turn lane on S Smithfield Road [Full Build]
- Provide stop-control for the westbound approach [Full Build]

### S Smithfield Road and Sandy Run

- Provide an exclusive eastbound left-turn lane on Sandy Run [Phase 2]

### S Smithfield Road and Major Slade Road

- Provide an exclusive eastbound left-turn lane on Major Slade Road [Full Build]

### **Background Improvements by Adjacent Developments**

The following improvements have been committed to by the Baker Roofing HQ development.

### S Smithfield Road and I-87 (US 64 / 264) Westbound Ramps

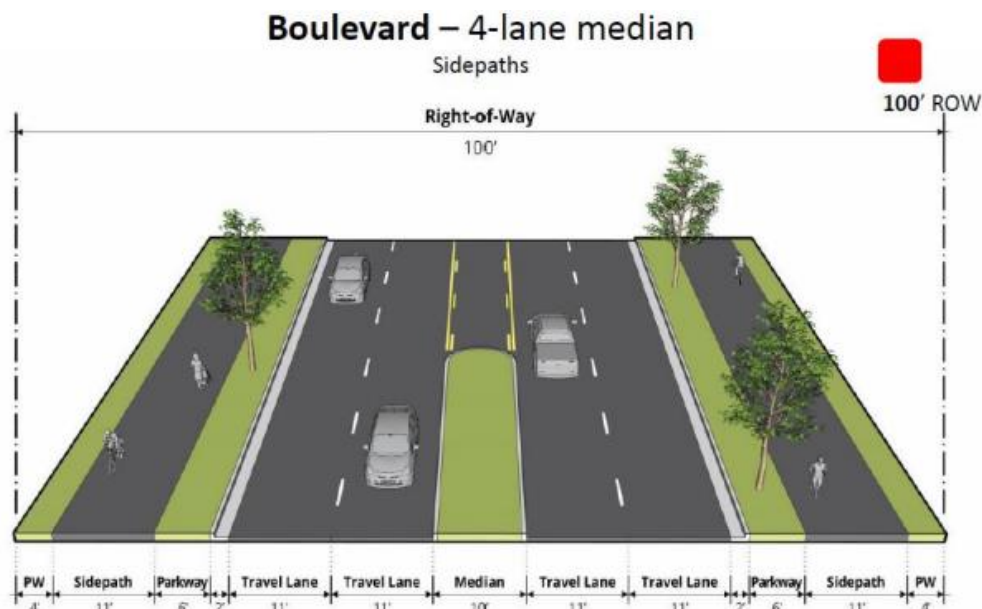
- Extend the exclusive southbound right-turn lane to have full storage on S Smithfield Road
- Restripe the northbound left-through lane to provide an additional left-turn lane on S Smithfield Road
- Construct a northbound through lane on S Smithfield Road

The following improvements have been committed to by the Sanctuary at Poole development.

### S Smithfield Road and Poole Road

- Construct a westbound right-turn lane on S Smithfield Road
- Coordinate with NCDOT to develop a signal modification plan for the intersection

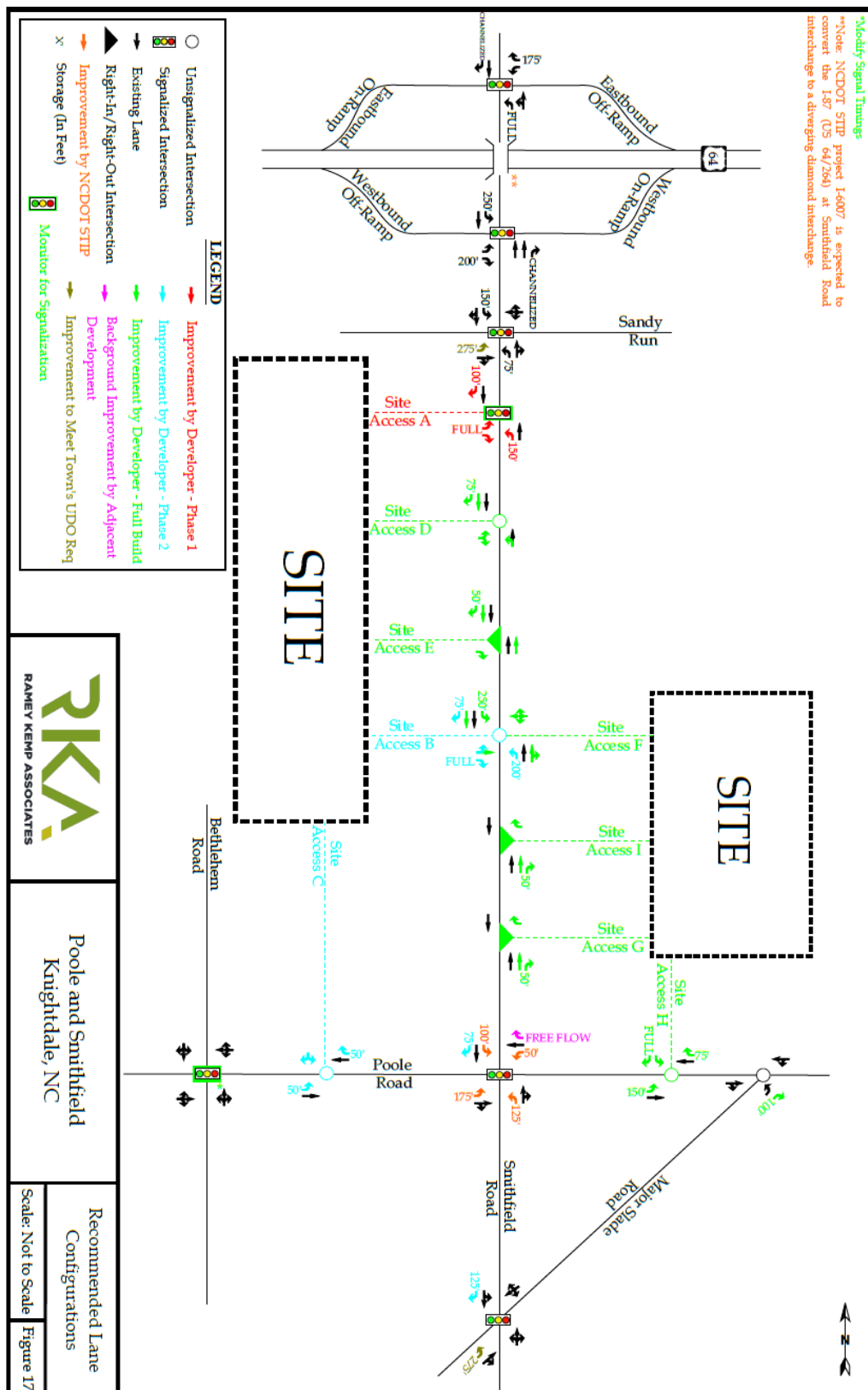
Both S Smithfield Road and Poole Road are identified in the Roadway Network Plan as future Boulevard cross section. This 100-foot-wide right-of-way features a four-lane median divided roadway with a wider sidepath. The UDO required improvements along with TIA recommendations will build portions or full sections of this right-of-way.





# Town of Knightdale

## Staff Report

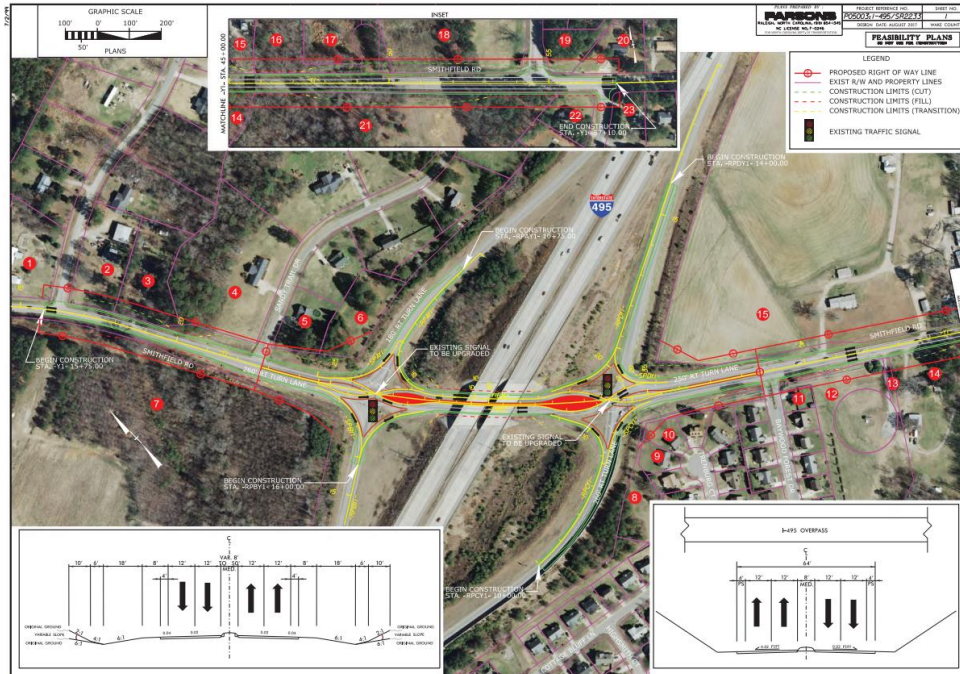




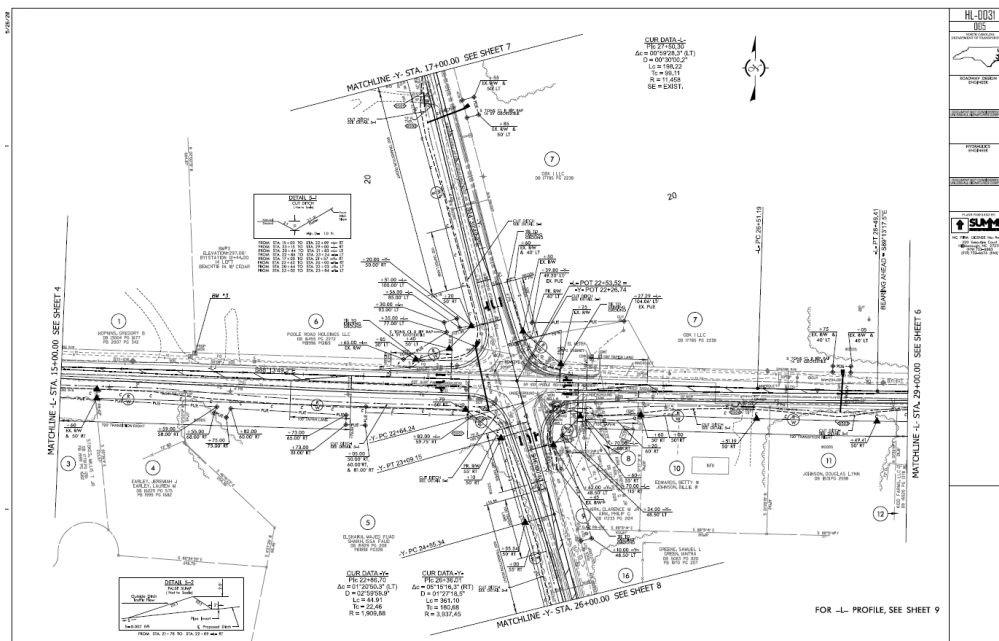
# Town of Knightdale

## Staff Report

NCDOT has proposed converting the interchange at S Smithfield Road and I-87 to a diverging diamond interchange, which helps maintain traffic flow through the area. This is included in NCDOT's capital improvement plan to begin right-of-way acquisition in 2028, however that is subject to change.



The intersection of S Smithfield Road and Poole Road is also identified as a future NCDOT project, which will add dedicated left turn lanes to each leg of the intersection. Additional improvements at this intersection by the developer and nearby developers will help to reduce some congestion. Construction is expected to begin later this year.







# Town of Knightdale

## Staff Report

Greenway connectivity is provided throughout the development. Public and private greenway trails are shown connecting open spaces to residential areas, including the continuation of a future greenway trail running through the sewer easement in the Rutledge Landing neighborhood to the west. Ten-foot-wide sidepaths along S Smithfield Road and Poole Road are also shown. All public greenways (green) and sidepaths (blue) are generally consistent with the Comprehensive Transportation Plan.





# Town of Knightdale

## Staff Report

### **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 on how well it fits within the surrounding area. The map designates this site as a future ETJ.

#### **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



According to the Comprehensive Plan, expanding the ETJ in Knightdale should accomplish these goals:

1. It limits the use of sewer treatment package plants in unincorporated areas that are often maintained by homeowners' associations.
2. It enriches the location, type, pattern, and intensity of future development in unincorporated areas of the County compared to current districts enforced by Wake County (Residential, R-30 and Highway District); and
3. It provides ETJ residents with opportunities to serve on the Town's Land Use Review Board and Board of Adjustment and have a voice in future growth and development decisions.

#### **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 a "Rural Living" 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





# Town of Knightdale

## Staff Report

The “Rural Living” place type is defined as:

Rural living areas are characterized by large lots, abundant open space, and a high degree of separation between buildings. Homes are scattered throughout the countryside and often integrated into the rural landscape. The lot size and distance between dwelling units decreases with greater development densities. Buildings are generally oriented toward the road and have direct access from private driveways. One or more out-buildings on a property may support farm activities.

The place type transect, seen below, builds off of the Growth & Conservation Map and helps to illustrate how developments should blend as Knightdale grows. The “Rural Living” place type falls into the “Open Spaces” category.



### C. Roadway Network Plan

The Roadway Network Plan, adopted with the Comprehensive Transportation Plan, provides the general alignment of new roads across Knightdale. These roads should provide alternative paths of travel for residents while helping to reduce congestion on existing roadways. This proposal is generally consistent with the Roadway Network Plan.







# Town of Knightdale

## Staff Report

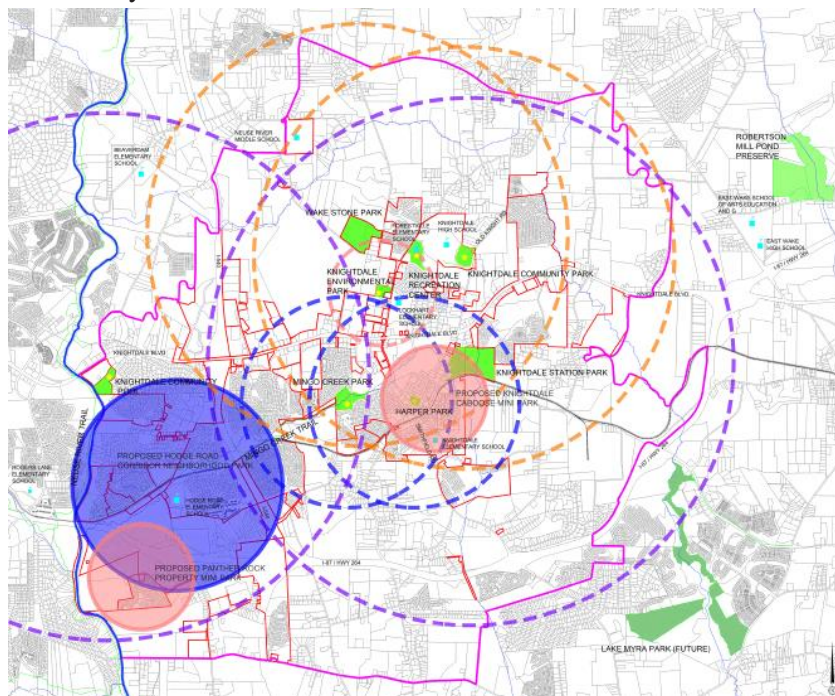
### D. Sidepaths & Greenways Plan

The Sidepaths & Greenways Plan, also adopted with the CTP, 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 multi-use sidepath along S Smithfield Road and Poole Road are shown, as well as a greenway connecting to Lake Myra.



### CONSISTENCY WITH THE COMPREHENSIVE PARKS AND RECREATION MASTER PLAN:

The Knightdale Town Council adopted the Town's first ever Comprehensive Parks and Recreation Master Plan in April 2022. This plan includes recommendations for future park facilities based on community needs and existing conditions. The plan indicates that this proposal is not within the service areas any current or planned Knightdale facility, however the future Lake Myra Park is nearby.





# Town of Knightdale

## Staff Report

---

### **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. Developments of this size and containing these uses should support the following principles.



### INFILL DEVELOPMENT AND REDEVELOPMENT

Promote infill development and redevelopment activities for vacant and under-utilized areas of Knightdale. In doing so, prioritize the transformation of older properties throughout Town that might not be economically-viable in the future (such as declining retail shopping centers).



### TRANSPORTATION

Provide a safe, reliable, and integrated transportation system that balances all modes of transportation, including walking, biking, public transit, and cars. Consider land use and infrastructure investments together, promoting a network of complete streets that emphasizes the quality and character of both the street and its surrounding development pattern (whether rural, suburban or urban in nature). Emphasize a safe and efficient transportation system for both destination- and recreation-focused trips, with special attention given to the mobility needs of children, seniors, runners, bikers and families.



### 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.





# Town of Knightdale

## Staff Report

---

### 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.

---

### 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.

### COMMUNITY DESIGN



Celebrate a distinct brand and sense of place that is uniquely Knightdale, while still tapping into the talent and creativity of the people that shape its residents, business owners, property owners, developers, planning and design professionals, etc. to keep things relevant and authentic. Prioritize Town investments in the spaces around, between, and within buildings (the "public realm") that create a certain vibe, identity, and reputation for Knightdale as a place for pedestrians and active public spaces. Use investments in the public realm—street improvements, public spaces, lighting, landscaping, artwork, etc.—to leverage greater private investment in terms of building use, scale, placement, materials and interactions with the public realm.





# Town of Knightdale

## *Staff Report*

---

### 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.

#### **X. STAFF RECOMMENDATION:**

Staff recommends holding a joint public hearing, and following public comment, to close the public hearing and refer case ZMA-15-22 to the May 8, 2023, Land Use Review Board for review and recommendation.