



## TOWN OF KNIGHTDALE

950 Steeple Square Court  
Knightdale, NC 27545  
KnightdaleNC.gov

**ORDINANCE #23-05-17-002**  
**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE**  
**OF THE TOWN OF KNIGHTDALE**  
**WHICH INCLUDES THE ZONING DISTRICT MAP**

**ZMA-16-22 Robertson Crossing Planned Unit Development**

**WHEREAS**, the Town of Knightdale has received a petition to amend the zoning of the property to General Residential-8 and Neighborhood Mixed-Use Planned Unit Development; 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 promoting infill development, continuing to enhance Knightdale's economic vitality, providing transportation connections, and expanding home choices for current and future Knightdale residents. Further, it is consistent with the Growth & Conservation Map's designation as an "Mixed-Density Neighborhood" Place Type, the Roadway Network Plan, and Sidepath and Greenways Plan.; and

**WHEREAS**, the request is also reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people desire to live, work and visit;

**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  $\pm 188.4$  acres at 840 Robertson Street, identified by Wake County PINs 1754834965, 1754923537, 1754727141, 1754810838, 1754812900, 1754822951, 1754814716, 1754847374, 1754847584, 1754945547, 1764043505, and 1754936968 from Rural Transition and General Residential-3 to General-Residential-8 and Neighborhood Mixed-Use Planned Unit Development.

**SECTION 2.** That the additional conditions contained within the application identified as ZMA-16-22 and PUD document, and listed below apply as additional zoning conditions to the parcel of land identified above:

1. Residential driveways shall be a minimum of 25-feet long on front-loaded lots and 20-feet long on rear-loaded lots.
2. Front-loaded single-family lots shall be a minimum of 55-feet wide.
3. All single-family front-loaded lots shall be eligible to be mass graded, except for lots 290-306, 319-331, 479-484, and 505-516.
4. Uses within the development shall be distributed as follows: 11% of the development shall be townhomes, 74% shall be single-family lots, and 15% shall be dedicated towards mixed-use/commercial uses.
5. Road-R, as labeled on the Master Plan, shall exceed 300-feet.

6. Town staff, NCDOT, representatives from the railroad company (if necessary), and the developer shall work together in good faith to agree upon an appropriate intersection design for the intersection of Robertson and First Avenue. The agreed-upon intersection design shall be implemented by the developer prior to issuance of the 50<sup>th</sup> Certificate of Occupancy, except that the developer shall not be responsible for the acquisition of additional right-of-way beyond that being dedicated as a part of the development of the subject property.
7. The developer and Town shall explore additional access points to existing roadways such as Carolinian Ave, Massey Farm Road, Robertson Street, or Marks Creek Road with the goal of adding a third point of access to the portion of this property north of the railroad. If any one of the points of access are determined to be feasible by the developer and the town, the developer shall design and construct the third access to Town standards.
8. Architectural Standards are provided for all building types as indicated in the PUD document.
9. The following use standards shall restrict uses permitted within buildings constructed on the retail outparcel.
  - a. Indoor Amusements (less than 5,000 square feet)
  - b. Animal Services, Non-boarding
  - c. Banks with indoor services only
  - d. Bar, Brewery, Tavern, Tasting Room
  - e. Child/Adult Day Care Center
  - f. Cultural Facility
  - g. General Retail (less than 10,000 square feet per single user)
  - h. Medical Services (Doctor, Dentist, Vision)
    - i. No after-hour urgent care
  - i. Personal Services (Hair, Nail)
  - j. Professional Services (Tutoring, Therapy, CPA)
  - k. Public Safety Facility
  - l. Residential Uses as mixed-use above retail/ office
  - m. Studio Services (Music, Dance, Martial Arts)
  - n. Neighborhood Retail/Restaurants (less than 2,000 square feet)
  - o. Pet Daycare with outdoor play area
10. The submitted Planned Unit Development document and submitted Master Plan will serve as the site-specific development plan. The Applicant must submit Construction Drawings to the Town that conform to the approved conditions of the GR8 & NMX-PUD zoning district, master plan comments, Unified Development Ordinance, and comments from the December 15, 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 17<sup>th</sup> day of May, 2023

---

Jessica Day, Mayor

ATTEST and SEAL:

---

Heather Smith, Town Clerk