



Town of Knightdale

Staff Report

Title: Weldon Planned Unit Development
(ZMA-11-22)

Staff: Kevin Lewis, Senior Planner

Date: May 17, 2023

Director Signature: JB

Town Manager Signature: WRS

I. REQUEST:

Urban Design Partners, on behalf of DRB Homes, has submitted an application requesting a Zoning Map Amendment to rezone approximately ± 41.0 at Horton Road and Old Knight Road, identified by Wake County PIN 1755757607, from Rural Residential-1 to Residential Mixed-Use Planned Unit Development to allow for the construction of a 146-lot residential development and $\pm 15,000$ square feet of commercial space.

II. PROJECT PROFILE:

PROPERTY LOCATION:	Horton Road and Old Knight Road
WAKE COUNTY PIN:	1755757607
CURRENT ZONING DISTRICT:	Rural Residential-1
CURRENT DENSITY ALLOWED:	1 unit per acre
PROPOSED ZONING DISTRICT:	Residential Mixed-Use Planned Unit Development
DENSITY PERMITTED:	18 units per acre
NAME OF PROJECT:	Weldon
APPLICANT:	Urban Design Partners
PROPERTY OWNER:	Dement Farms LLC
DEVELOPER:	DRB Homes
PROPERTY SIZE:	41 acres
CURRENT LAND USE:	Vacant/Undeveloped
PROPOSED LAND USE:	146 residential units, $\pm 15,000$ square feet of commercial space
PROPOSED DENSITY:	3.56 units per acre
PROPOSED OPEN SPACE:	11.41 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 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



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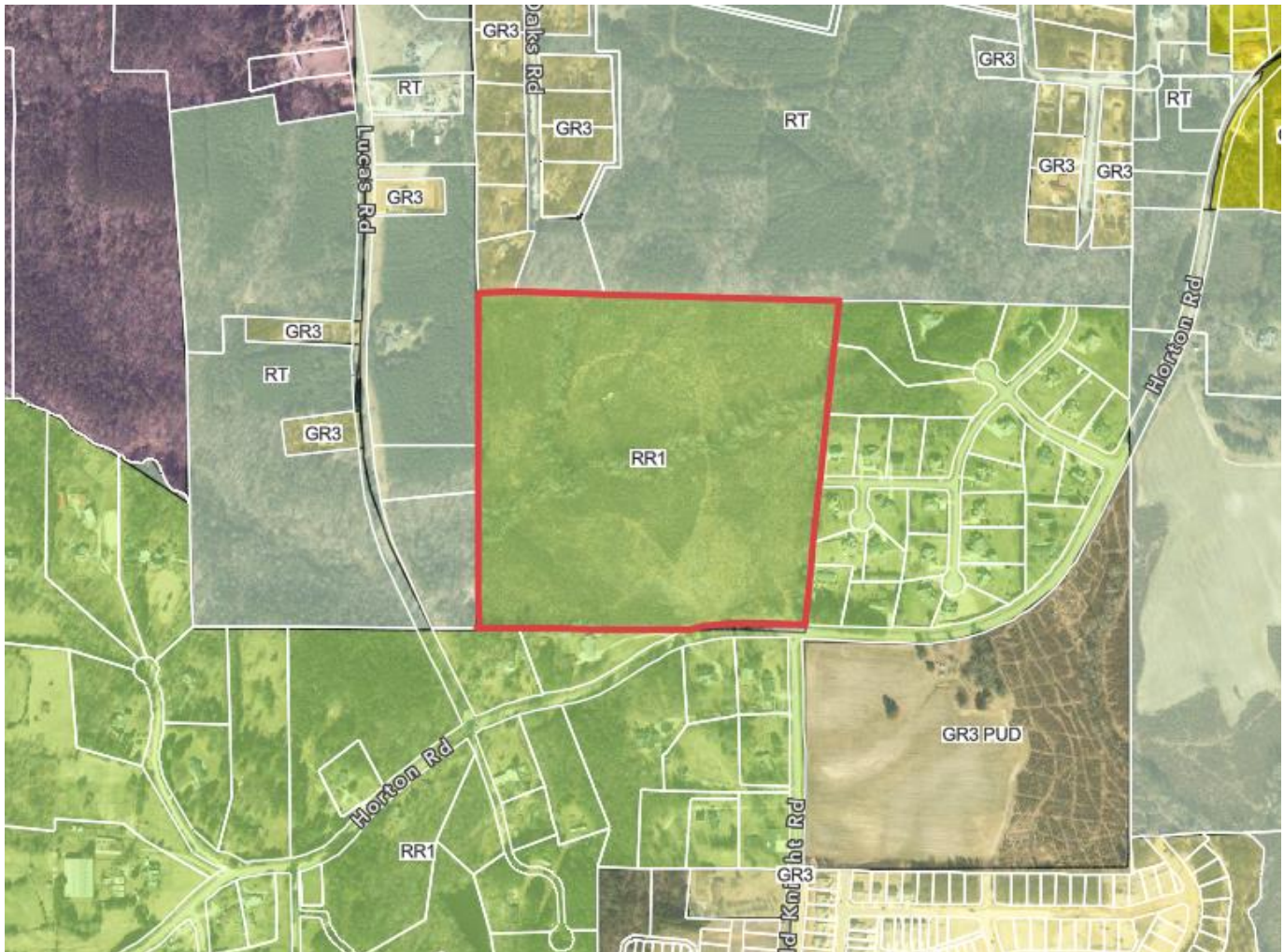
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space, and Comprehensive Plan consistency. The applicant's specific exceptions are detailed in **Section VI** of this staff report.

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

The proposed rezoning features a single parcel located at the northwestern corner of Horton Road and Old Knight Road. This parcel is located within the Town's Extra Territorial Jurisdiction and, if approved, would require annexation into Corporate Limits.

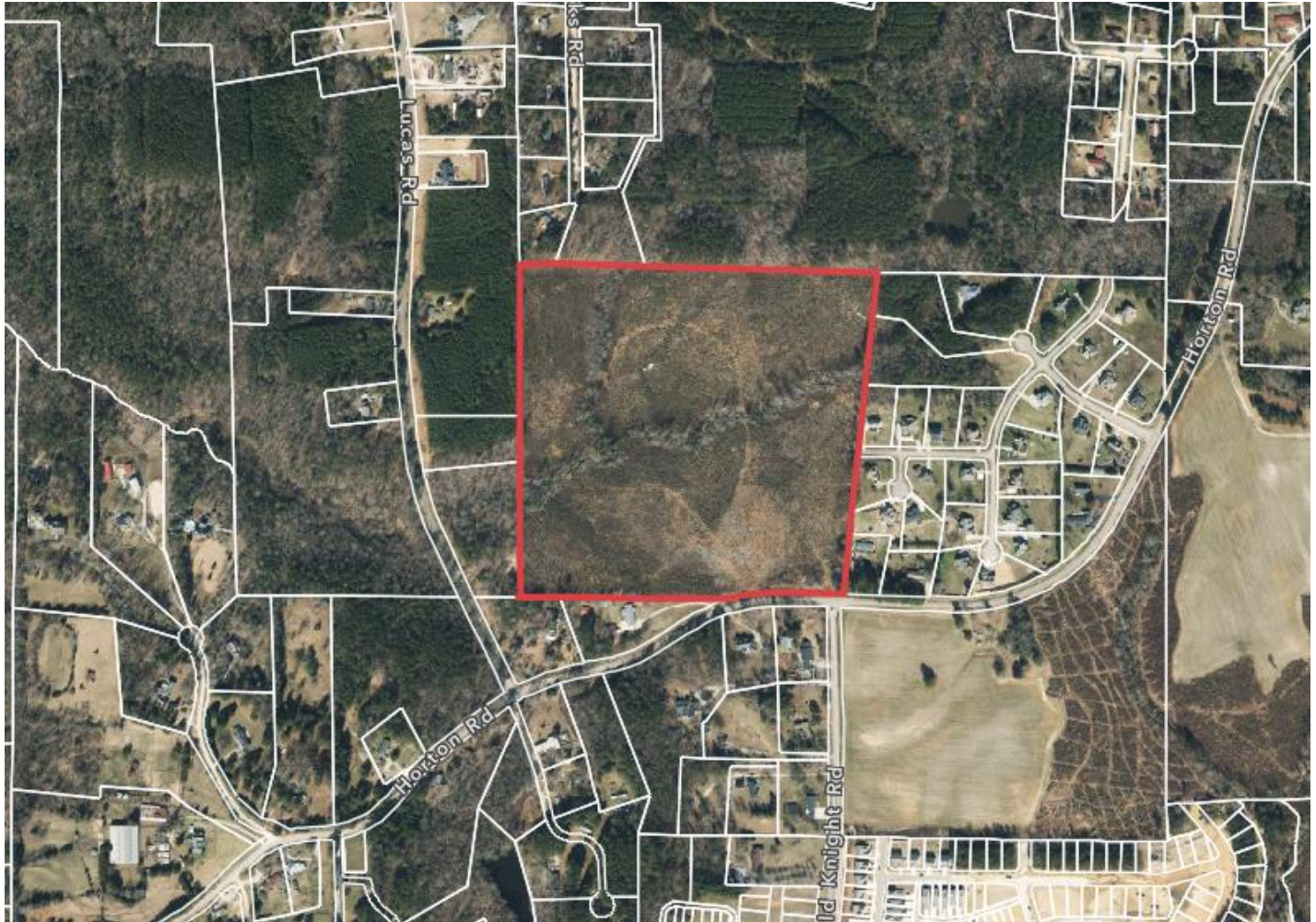
DIRECTION	LAND USE	ZONING
North	Residential	RT, GR3
South	Residential	RR1
East	Horton Mill	RR1
West	Residential	RT





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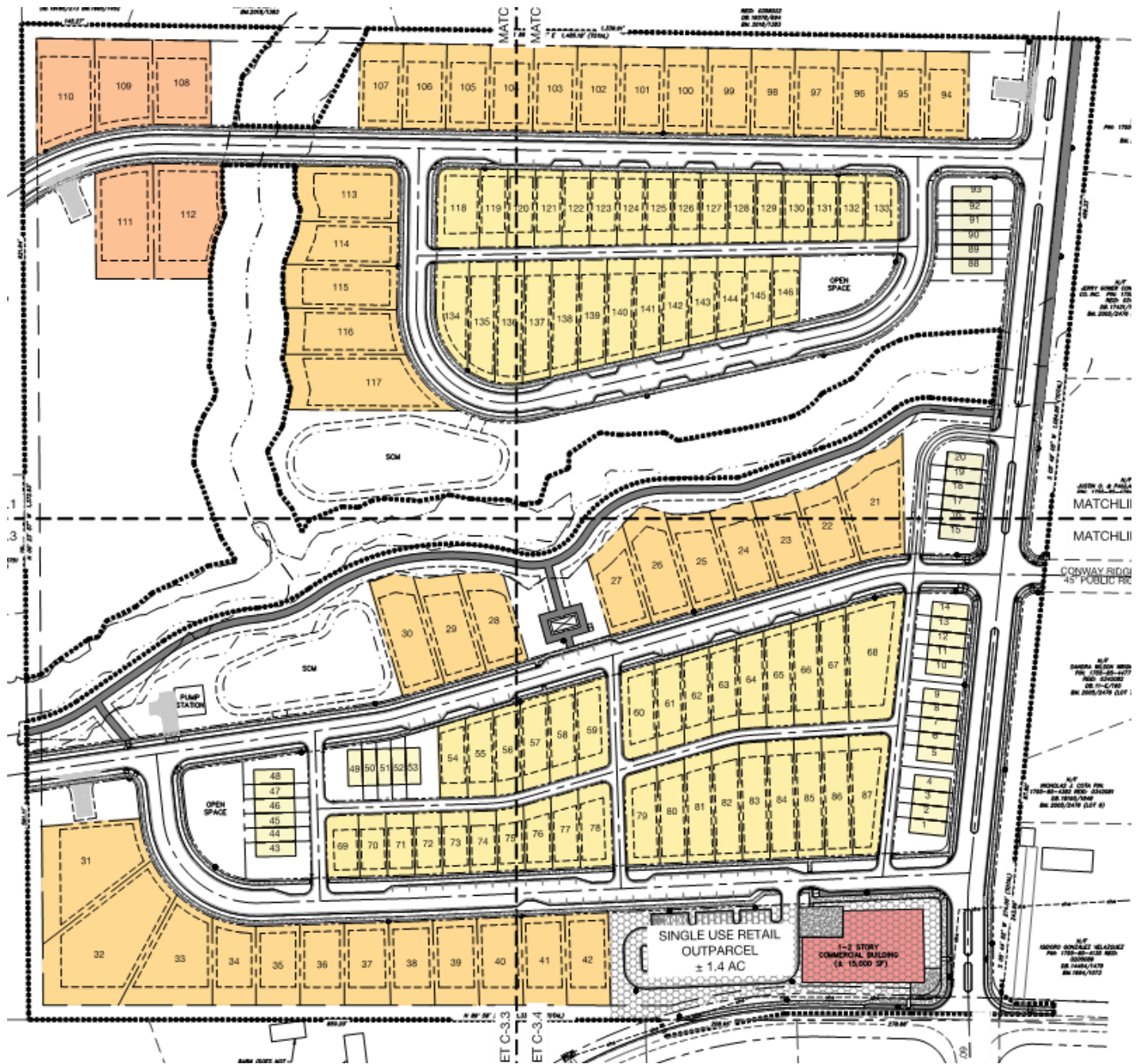
V. PROPOSED MASTER PLAN:

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 featuring five 80-foot-wide front-loaded single-family homes, 63 front-loaded 60-foot-wide single-family homes, 41 rear-loaded 32-foot-wide units, and 37 townhomes. Additionally, a future 1.4 acre parcel designed to accommodate $\pm 15,000$ square feet of commercial development is reserved at the corner of Old Knight Road and Horton Road. 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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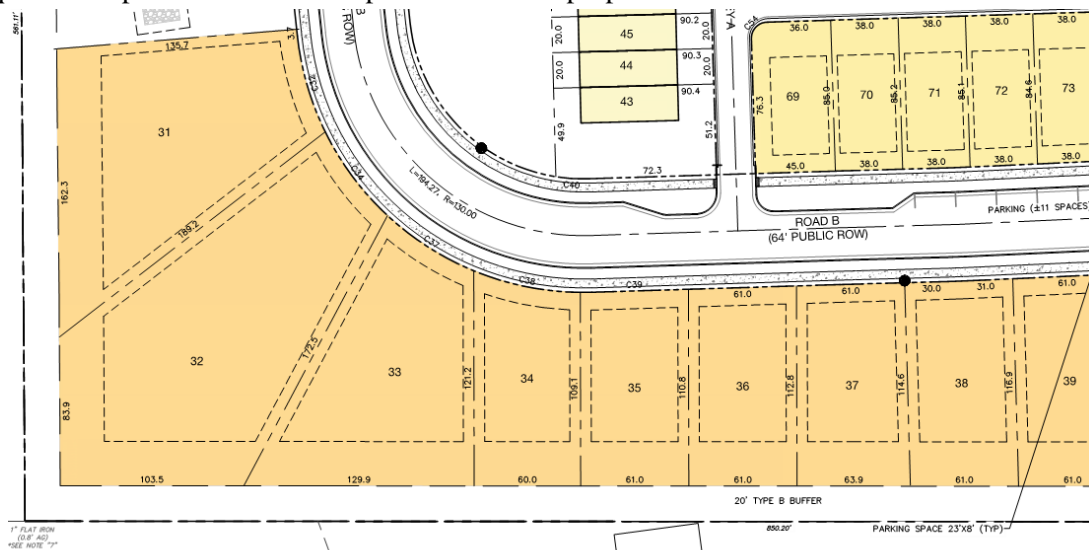
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VI. STAFF SITE PLAN ANALYSIS:

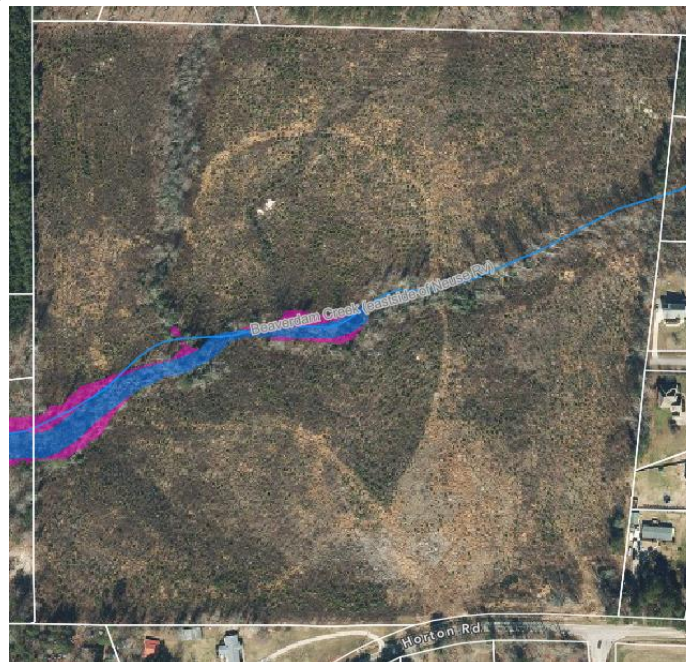
Staff has reviewed the plan for UDO consistency and found the site plan to generally be in compliance with the required provisions. The following items are being highlighted for Council review and further consideration.

Landscaping & Environmental Features

Due to the existing zoning of adjacent parcels and proposed zoning of this development, a 20-foot Type B Buffer is required and provided around the perimeter of this proposal.



Beaverdam Creek bisects the property and features floodplain in areas, in addition to protected stream buffers. These areas remain largely undisturbed; however some infrastructure is shown in or near these features.





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Architectural Standards

The applicant submitted a detailed list of architectural standards for all residential. Example elevations from DRB Homes 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 Residential Architectural Standards

1. Single-family two-story homes built on lots at least 60-feet wide will have a minimum heated area of 2,000 square feet.
2. Single-family one- or one-and-a-half-story homes built on lots at least 60-feet wide will have a minimum heated area of 1,600 square feet.
3. Single-family detached homes built on lots less than 60-feet wide will have a minimum heated area of 1,600 square feet.
4. All single-family homes with crawl spaces will be wrapped in brick or stone on all sides.
5. All single-family homes with stem wall, crawl or slab foundations will provide a minimum of two stair risers, and the finished floor elevation is to be a minimum of 18-inches above finished grade on the front-facing street elevation of the homes. Finished grade elevation shall be defined as the average height at the back of curb along unit frontage facing public streets. Foundations will be wrapped in either brick or stone.
6. All single-family homes and townhomes will have a combination of two or more of the following materials on the front façade (not counting foundation): stone, brick, lap siding, fiber cement siding, shakes or board and batten. The exterior siding material on the side and rear facades, except for interior townhome units, will be fiber cement. When two materials are used, the materials shall be different but complementary colors. Vinyl may be used only for window trim, shutters, soffits, fascia, and/or corner boards.
7. All homes will be limited to two stories and will provide for a variety of elevations. Units of the same elevation shall not be side by side. Exterior color schemes will not be repeated side by side.
8. All single-family homes will have a front porch with a minimum depth of five feet which may encroach up to 6-feet in the front setback. Front porch posts will be at least 6" x 6" in size.
9. Main roof pitches (excluding porches) fronting the street for single-family homes and townhomes will be at least 6:12.
10. Garages will not protrude more than six feet from the front porch or stoop, and all garage doors shall contain decorative hardware and window inserts.
11. For every 30 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. Any siding break on the side of the home such as fireplace, side porch, wall offsets, etc. may be used as an alternate to windows.
12. There shall be a minimum 12-inch overhang on every gable end for single-family homes.
13. All homes will include architectural style shingles.
14. Townhomes shall be two-stories in height with a minimum width of 20-feet and a minimum heated area of 1,500 square feet.
15. All townhomes shall have a covered porch element.
16. Single-family detached homes shall have two-car garages, and townhomes shall have one-car garages.
17. All single-family homes on lots 32-feet in width shall have a rear garage and accessed via a private rear-loaded alley.



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18. All homes shall have front door glass inserts, transoms, or glazing

Open Spaces

A variety of recreational open space amenities are provided throughout the development, including active open spaces such as a public greenway trail and fountain. Additional passive spaces include a dog park, private walking trails, and gathering areas with seating. In total, approximately 11 acres of active and passive open space are dedicated to recreational activities, which exceeds the UDO requirement of 5.67 acres.



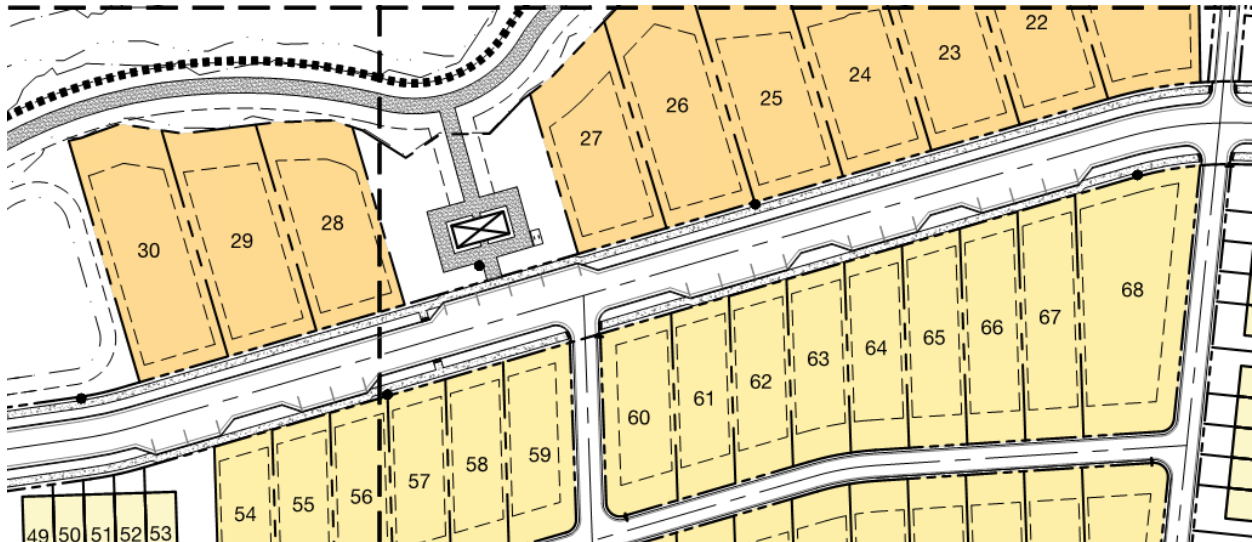
Parking

Parking for the residential portion of this is satisfied through 20-foot-long driveways and private garages, as well as approximately 60 on-street parking spaces. Additional parking will be provided at the commercial outparcel when a design is finalized. Staff recommend 0.5 dedicated parking spaces beyond what is provided on each lot by way of driveways and garages. The future mixed-use parcel shall be required to meet all parking standards when developed.



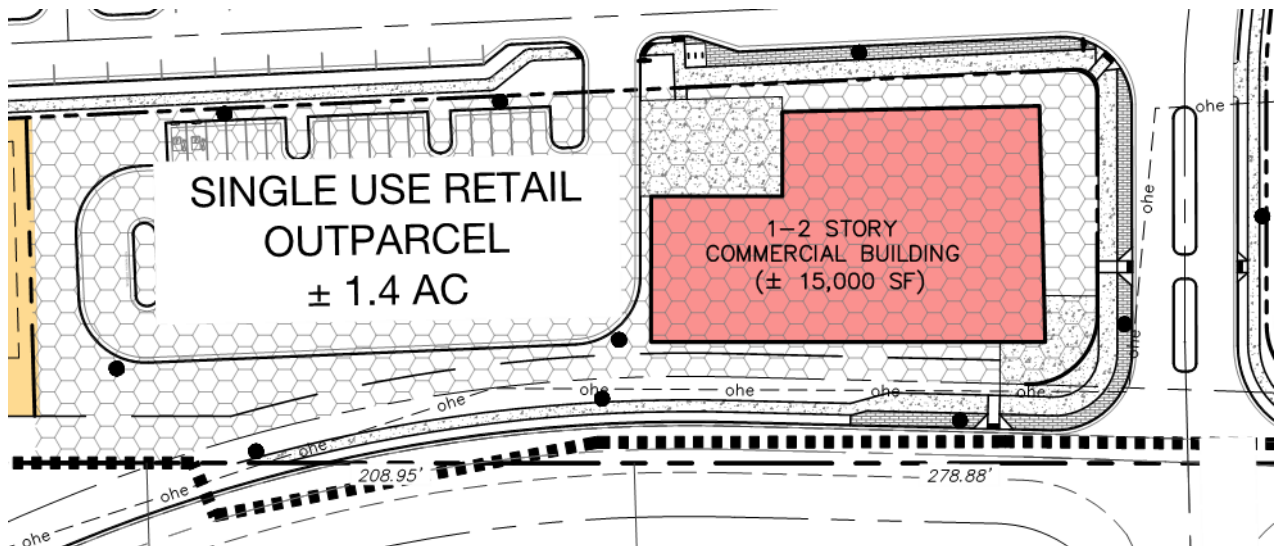
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Commercial Outparcel

The northeast corner of Horton Road and Old Knight Road has been reserved on the proposal for future commercial use on a 1.4 acre parcel. The design of this building will be dependent upon potential uses, but shall conform to all UDO standards, including parking, landscaping, lighting, building orientation, and more. The uses permitted here are outlined in **Section VI**, and will encourage small, locally owned businesses to support the needs of current and future residents.



While the inclusion of this supports the need for additional neighborhood focused retail options, additional consideration is needed to achieve the required distribution of uses.



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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.		

VII. LEGISLATIVE CASE PROCEDURES:

Staff met with the development team in February 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: February 24, 2022
- Neighborhood Meeting: September 27, 2022

The neighborhood meeting on September 27, 2022, at the Knightdale Community Center; approximately 10 neighbors attended the meeting. Topics discussed included construction traffic and access, buffers, post-construction traffic impacts, utilities, housing products, open spaces, density, and stormwater impacts.

Following the formal submittal and review of the proposed Master Plan and PUD document, the applicant met with the Development Review Committee (DRC) on November 10, 2022, to discuss the technical comments and details associated with the proposed plan. Staff discussed with the applicant concerns involving greenway connectivity, Comprehensive Plan Consistency, 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: January 6, 2023
- Sign Posted on Property: January 6, 2023
- Legal Ad Published in the Wake Weekly: January 6 & 13, 2023



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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 RMX zoning districts 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 required to achieve 50 points utilizing bonus point items listed in the Policy.

	Point Total
Major Subdivision	15
Bonus Point Item	
Residential Architectural Standards for Single-Family and Townhouse	15
SCM with Fountain	4
Deck/Patio, more than 3,000 square feet	3
On-Street Public Parking	4
Public Art	4
IPEMA Certified Playground Equipment	4
Conservation of Natural Habitat	2
Total Water Allocation Policy Points	51

	Point Total
Single Use Retail	41
Bonus Point Item	
Deck/Patio, more than 3,000 square feet	3
On-Street Public Parking	4
Public Art	4
Total Water Allocation Policy Points	52

Zoning Conditions: The applicant is proposing the following zoning conditions, which shall apply to the commercial outparcel located at the corner of Horton Road and Old Knight Road. Changes to these conditions shall require review and approval by Town Council.

1. Use Standards: The proposed use standards will restrict certain uses otherwise permitted in the RMX zoning district. This will encourage more neighborhood oriented and small businesses to better serve residents.
 - a. Businesses with operating hours of 24 hours per day are not permitted.
 - b. Businesses that sell cigarettes, cigars, tobacco products, or electronic cigarettes are not permitted.
 - c. The following principal uses shall be the only allowable uses, and shall be permitted by-right:
 - i. Child/Adult Day Care Center (six or more people)
 - ii. Personal Services



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- iii. Professional Services
 - iv. Medical Services
 - v. Neighborhood Retail/Restaurant (2,000 square feet or less)
 - vi. Allowed RMX district accessory uses
 - vii. Bar/Tavern/Microbrewery
 - viii. Studio (Arts, dance, martial arts, music)
2. Developer shall stub potable water, sanitary sewer, and storm drainage to commercial outparcel prior to plat recordation, or provide a surety for completion thereof.
3. Developer shall construct curb, gutter, and sidewalk improvements along commercial outparcel prior to plat recordation, or provide a surety for completion thereof.
4. Developer shall size stormwater infrastructure to accommodate future development of commercial outparcel.
5. The commercial outparcel shall not be owned by Weldon Homeowners Association.
6. Developer is responsible for maintaining the commercial outparcel in a manner consistent with Weldon Homeowners Association properties.
7. A 10-foot landscape buffer shall be planted adjacent to residential lots prior to plat recordation, or provide a surety for completion thereof.
8. Parking lots shall contain vegetative screening in accordance with Knightdale's UDO.

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 (RMX). 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:

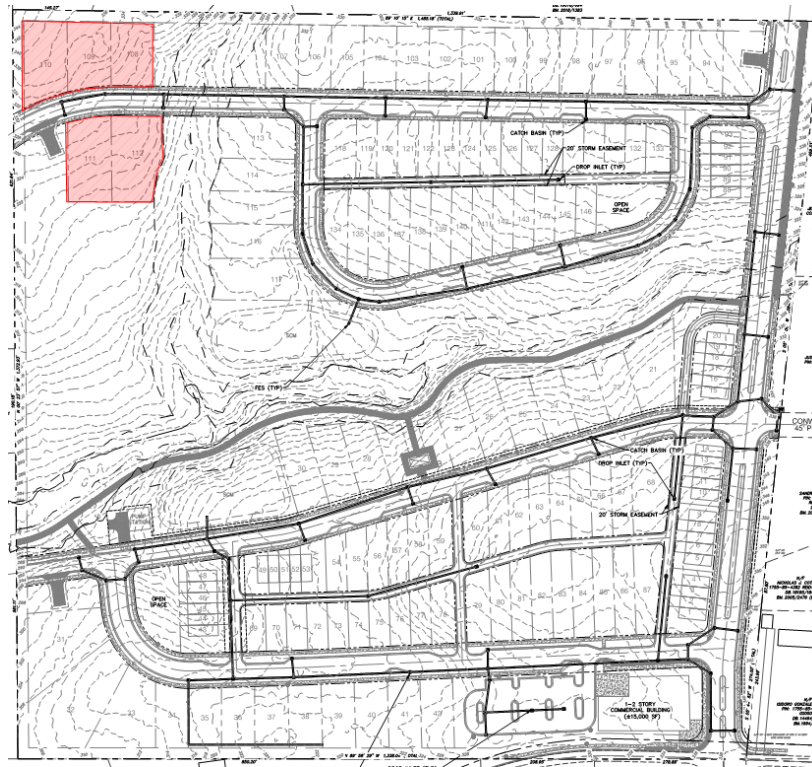
1. **Dimensional Standards** (Section 3.4)
 - **Required:** In accordance with UDO Section 3.4, all driveways shall be a minimum of 35-feet in length. Additionally, all front-loaded lots shall be a minimum of 80-feet wide while rear-loaded lots cannot be less than 30-feet in width.
 - **Requested:** The applicant proposes a minimum driveway length of 25-feet for front-loaded lots and 20-feet for rear-loaded homes. A minimum 60-foot-wide front-loaded lot is proposed as well as 20- to 25-foot-wide townhome lots.
2. **Residential Clearing & Grading** (Section 9.3.B)
 - **Required:** In accordance with UDO Section 9.3.B, grading of individual lots (60-feet in width or greater) within the major subdivision shall not begin without having first obtained a building permit.
 - **Requested:** Approximately 68 lots could not be mass graded with the remaining areas permitted, however the developer has requested the ability to mass grade all 60-foot-wide front lots. The five 80-foot-wide lots will remain undisturbed.

Development Services recommends finding additional lots which shall remain undisturbed through construction in compliance with the UDO standard.



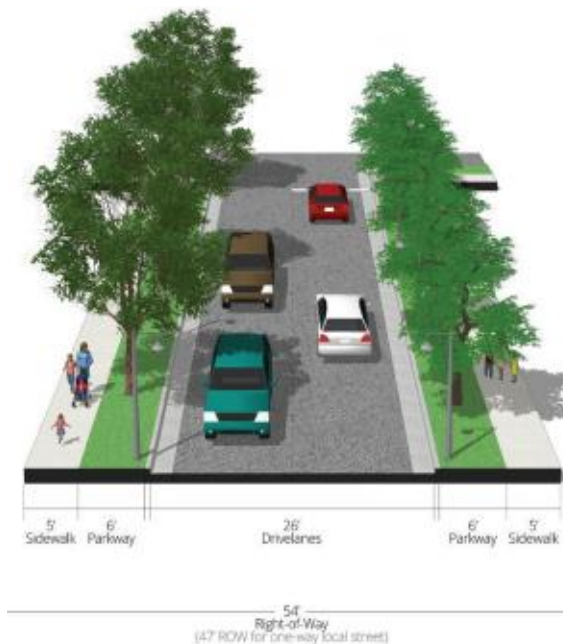
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3. Street Classification and Design (Section 10.4.A)

- **Required:** In accordance with UDO Section 10.4.A.1.b, local public streets are encouraged to provide dedicated on-street parking, however no detail is provided to clarify right-of-way widths.

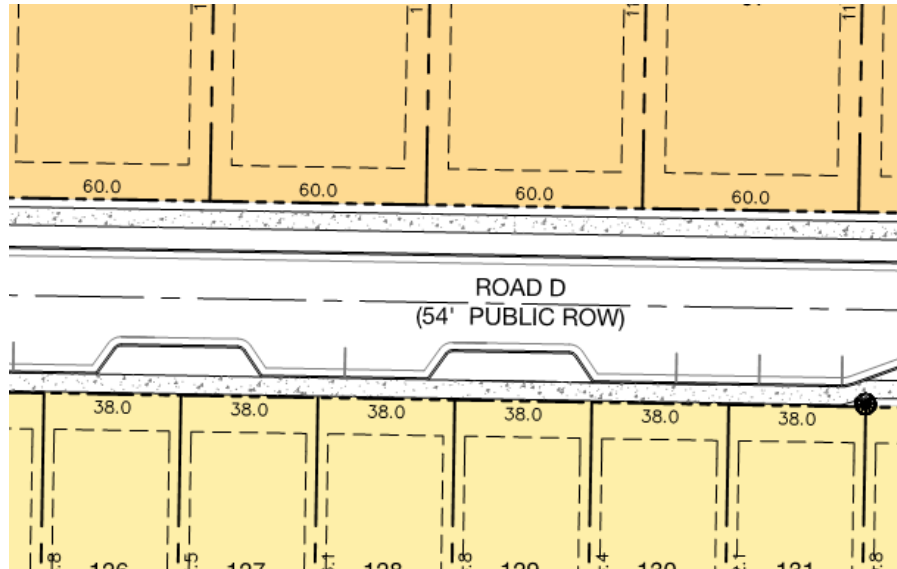




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- **Requested:** Roads C, D, and E will feature on-street parallel parking. The parkway section of the right-of-way, located between the back of curb and sidewalk, will be removed to accommodate parking without widening the right-of-way.



4. Required Distribution of Uses (Section 11.1.B)

- **Required:** The required distribution of uses table was implemented to encourage more missed-use centers and mixed-density neighborhoods and detailed 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 developer proposes a residential subdivision consisting of 83% single-family homes, 10% townhouses, and 7% retail space.

5. Fences and Walls (Section 7.6)

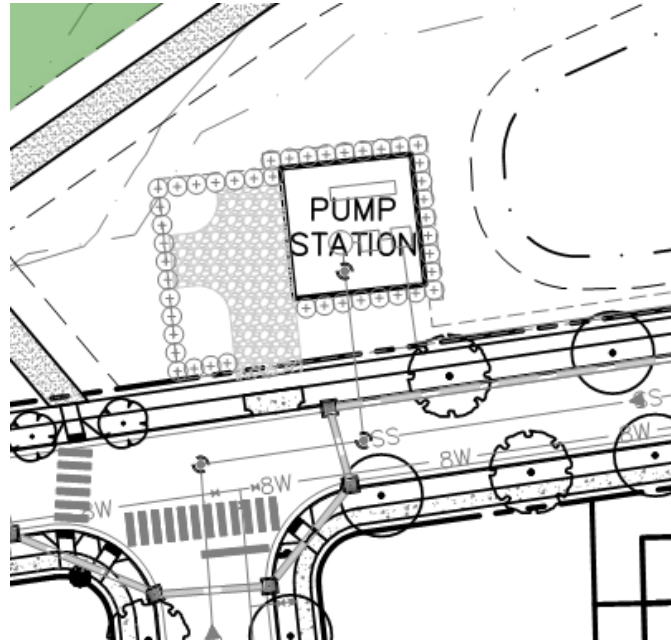
- **Required:** In accordance with UDO Section 7.6, all fencing shall be wood, wood picket, wrought iron, or materials similar in appearance and durability.



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- **Requested:** The applicant has committed to providing fencing as required for the pump station. However, should the City of Raleigh require it, chain link fencing may be substituted in the location of the pump station only.



VII. TRANSPORTATION ANALYSIS

In accordance with UDO Section 11.3, a Transportation Impact Analysis was performed by the applicant. Staff met multiple times with the developer to refine the scope of the analysis and ensure the proper uses were being included. The number of peak hour trips generated by this site exceeds the required 150 trips prescribed by the UDO requiring a TIA.

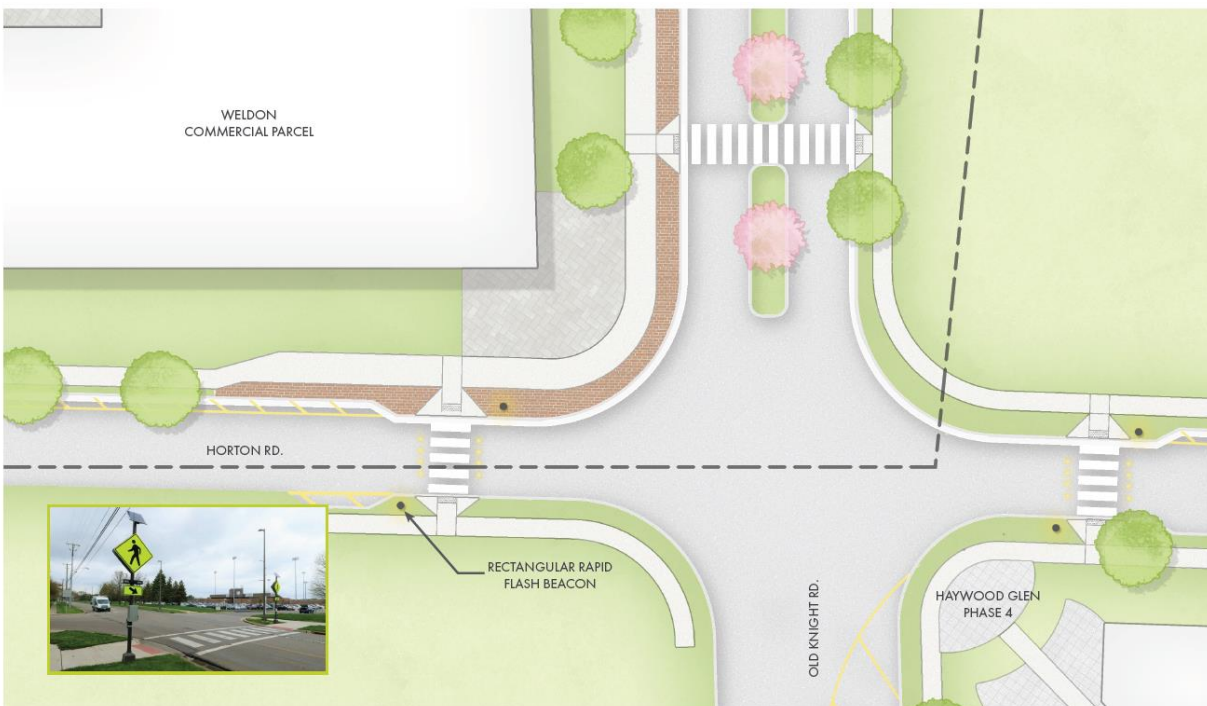
Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Detached (210)	124 DU	1,230	24	67	77	45
Townhomes (215)	32 DU	193	3	8	8	7
General Office (710)	8 KSF	546	14	10	31	32
Strip Retail Plaza (822)	8 KSF	122	16	2	3	16
Total Trips		2,091	57	87	119	100
<i>Internal Capture (6% AM & 2% PM)*</i>			-3	-5	-1	-2
Total External Trips			54	82	118	98
<i>Pass-By Trips</i>			0	0	-3	-3
Total Primary Trips			54	82	115	95



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A public greenway is shown running through the site and is consistent with the trail shown on the newly adopted Sidepaths and Greenways Plan.





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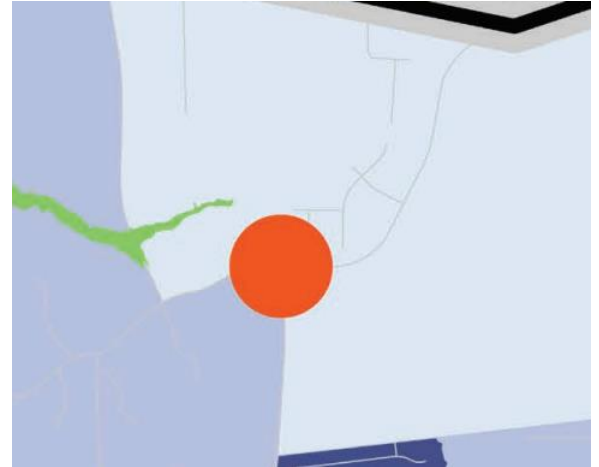
VIII. COMPREHENSIVE PLAN:

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 site as a Rural Planning Area. Additionally, a Neighborhood Node is located at the intersection of Horton Road and Old Knight Road.

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



The Rural Planning Area is defined as:

Rural planning areas are currently unserved or underserved by municipal water and sewer utilities, and it will be expensive to expand in these directions because of topography issues and the investments needed to convey water or wastewater to nearby plant facilities. In order to maintain the rural setting appropriate to these areas, the Town should remove by-right zoning for anything other than extremely low-density residential. Development proposals can be considered in these areas but should be reviewed by Town Council and should include public input.

Neighborhood Nodes are defined as:

Neighborhood nodes identified on the Growth Framework Map locate retail destinations closer to residential neighborhoods throughout the Town. Each node should be 'neighborhood-serving' and meet several daily needs for nearby residents.

Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of neighborhood nodes should transition effectively between residential and non-residential uses and include safe and convenient pedestrian and bicycle access for nearby residents.

Sites should also effectively minimize the impact of cut through traffic on nearby neighborhood streets by orienting vehicle access, circulation, etc. away from residential neighborhoods. Access between residential neighborhoods and adjacent commercial uses may be limited to pedestrian facilities. Town officials should resist any future land use changes or rezoning requests for residential development within



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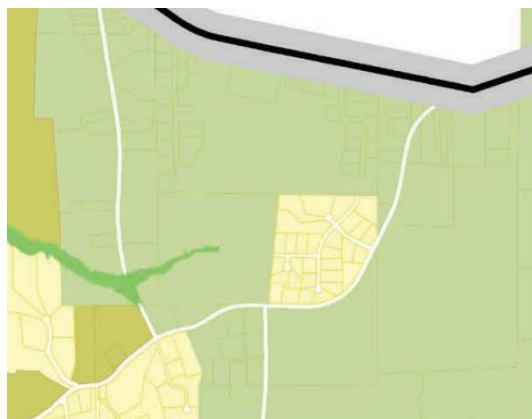
any of the neighborhood nodes identified on the Growth Framework Map, and new neighborhoods should be built in close proximity to existing or planned neighborhood nodes.

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



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 types are found in the Open Space category.





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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. Old Knight Road is shown as continuing north towards Buffaloe Road.



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 trail is provided along Beaverdam Creek, consistent with the Plan.



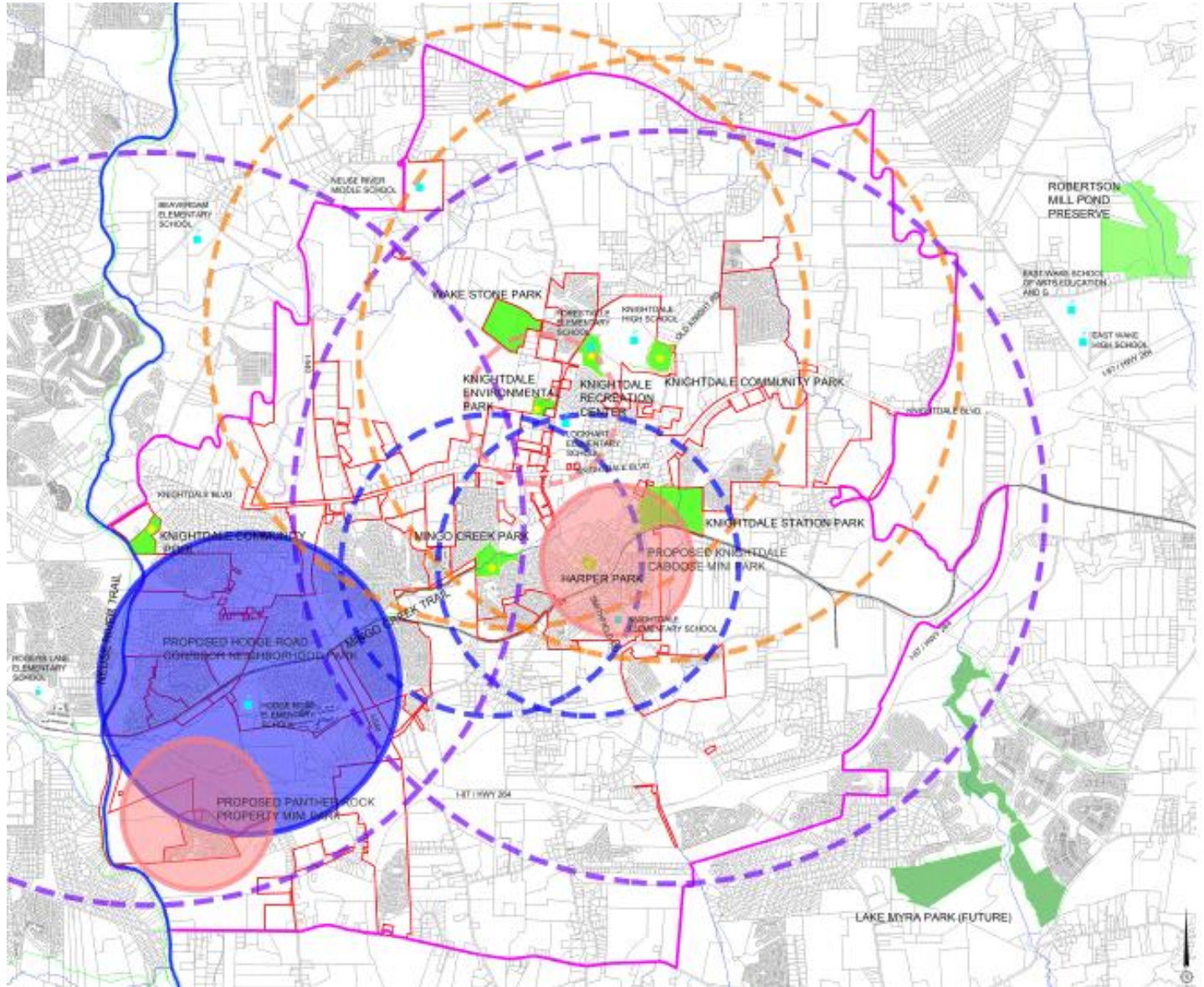


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CONSISTENCY WITH THE COMPREHENSIVE PARKS AND RECREATION MASTER PLAN:

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 within the service areas of the Knightdale Community Center & Park and Knightdale Station Park.





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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. The following guiding principles are achieved with this proposal.

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.

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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X. JOINT PUBLIC HEARING SUMMARY:

A joint public hearing with the Land Use Review Board and Town Council was held at the February 16, 2023, 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. Transportation Improvements

- a. **Public Hearing Concern:** The Town's preference for the intersection of Old Knight Road and Horton Road would be the installation of a roundabout. How can a modified design be used to limit impacts on surrounding property owners.
- b. **Applicant Response:** The applicant explored a number of roundabout designs, all of which would have some impact on all properties. The proposal instead would be to reduce the width of language along Horton Road within the current right-of-way, install curb, gutter, and sidewalk on all sides along with RRFBs to promote safe pedestrian crossings. The applicant has also proposed reducing the speed limit along this portion of Horton Road to 35 miles per hour.
- c. **Staff Analysis:** While a roundabout remains the preferred alternative here, the proposed design is an improvement over the initial master plan submittal. Development Services staff recommends the condition:
 - i. Developer shall coordinate with Town of Knightdale and NCDOT to make application for reduction of speed limit to 35 MPH along project frontage on Horton Road.

2. Mass Grading & Environmental Protections

- a. **Public Hearing Concern:** How can additional parcels within the development be preserved from mass grading? With as many parcels proposed along Beaverdam Creek, there is concern about off-site stormwater impacts to adjacent property owners.

Can any low impact designs/green stormwater infrastructure be included in lieu of the traditional stormwater ponds?
- b. **Applicant Response:** Mass grading all 60-foot-wide lots allow for the site to be properly balanced during construction and direct stormwater into SCMs as intended. Additional consideration can be made during the Construction Drawing phase to protect portions of the site.
- c. **Staff Analysis:** Areas along the stream can be protected now, as other development proposals have been able to do. Staff recommends the following condition:
 - i. Project Construction Drawings shall be designed in a manner to provide protection of Beaverdam Creek and associated environmental areas to the greatest extent practical. Stormwater runoff from developed areas shall be routed to engineered Stormwater Control Measure (SCM) for treatment and attenuation, and plans shall provide erosion control, grading and storm drainage design to avoid direct sheet flow runoff toward the associated wetland and buffer areas where feasible. Where the above items are met, and individual lot grading does not conflict, developer will attempt to minimize mass grading on lots backing to Beaverdam Creek.



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3. Commercial Site Preparation

- a. **Public Hearing Concern:** The Town prefers that the commercial parcel be developed concurrently with the residential portion of the proposal. How can additional zoning conditions be included to promote the development of this more quickly.
- b. **Applicant Response:** Additional zoning conditions have been proposed, including the installation of public infrastructure to the site with the first phase of the development.
- c. **Staff Analysis:** The early installation of infrastructure will attract nonresidential development to this parcel. Development Services staff recommends the following condition:
 - i. Development of the proposed retail outparcel shall be completed within the term of Utility Allocation Agreement between DRB and the Town of Knightdale.

4. Architectural Standards

- a. **Public Hearing Concern:** A resident comment was made that the Town should hold the development community to a high standard and can be selective when it comes to development proposals. Staff made recommendations regarding specific architectural standards to bring them more in line with other development approvals.
- b. **Applicant Response:** Changes have been made to the architectural standards following discussion with staff.
- c. **Staff Analysis:** The changes made are consistent with other proposals and will allow for changes to building elevations at time of building permit submission if needed.

XI. LAND USE REVIEW BOARD SUMMARY

The revised plans were presented to the Land Use Review Board at their April 10, 2023, meeting. An overview of the proposal's consistency with the Comprehensive Plan, stormwater impacts, and transportation infrastructure were discussed. A motion was made to recommend approval of ZMA-11-22 and forward the following staff recommended advisory statement and conditions to Town Council, which was approved by a vote of 3-2:

The proposed Zoning Map Amendment is inconsistent with the KnightdaleNext 2035 Comprehensive Plan's Growth & Conservation Map's designation as a Rural Living Place Type, however reasonable when applying the Comprehensive Plan's Playbook Approach due to the extension of public utilities to serve the site and apply the Mixed-Density Neighborhood Place Type instead. Additionally, the proposal addresses several of the guiding principles such as utilizing compact development patterns to provide multiple uses generally consistent with Knightdale's standards, extending the transportation network in keeping with the Roadway Network Plan and Sidepaths & Greenways Plan, and expanding home choices for residents in Knightdale. Further, it is consistent with the Growth Framework Map's designation as a Neighborhood Node. 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.



Town of Knightdale

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XII. STAFF RECOMMENDATION:

It is staff's recommendation that Town Council approve the request to rezone the ±41.0 at Horton Road and Old Knight Road, identified by Wake County PIN 1755757607, from Rural Residential-1 to Residential Mixed-Use Planned Unit Development, adopts the recommended advisory statement regarding Comprehensive Plan consistency and conditions, and adopts Ordinance #23-05-17-001.

The proposed Zoning Map Amendment is inconsistent with the KnightdaleNext 2035 Comprehensive Plan's Growth & Conservation Map's designation as a Rural Living Place Type, however reasonable when applying the Comprehensive Plan's Playbook Approach due to the extension of public utilities to serve the site and apply the Mixed-Density Neighborhood Place Type instead. Additionally, the proposal addresses several of the guiding principles such as utilizing compact development patterns to provide multiple uses generally consistent with Knightdale's standards, extending the transportation network in keeping with the Roadway Network Plan and Sidepaths & Greenways Plan, and expanding home choices for residents in Knightdale. Further, it is consistent with the Growth Framework Map's designation as a Neighborhood Node. 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.

Recommended Conditions:

1. Developer shall coordinate with Town of Knightdale and NCDOT to make application for reduction of speed limit to 35 MPH along project frontage on Horton Road.
2. Project Construction Drawings shall be designed in a manner to provide protection of Beaverdam Creek and associated environmental areas to the greatest extent practical. Stormwater runoff from developed areas shall be routed to engineered Stormwater Control Measure (SCM) for treatment and attenuation, and plans shall provide erosion control, grading and storm drainage design to avoid direct sheet flow runoff toward the associated wetland and buffer areas where feasible. Where the above items are met, and individual lot grading does not conflict, developer will attempt to minimize mass grading on lots backing to Beaverdam Creek.
3. Development of the proposed retail outparcel shall be completed within the term of the Utility Allocation Agreement between DRB and the Town of Knightdale.