



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #23-05-17-001
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF
THE TOWN OF KNIGHTDALE
WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-11-22 Weldon Planned Unit Development

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of the property to Residential Mixed-Use Planned Unit Development; and

WHEREAS, the Town Council finds the proposed Zoning Map 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; 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 ± 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.

SECTION 2. That the additional conditions contained within the application identified as ZMA-11-22 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 60-feet wide.
3. Front-loaded single-family lots between 60-feet wide and 79-feet wide may be eligible for mass grading.

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. Roads C, D, and E as depicted on the Master Plan shall feature on-street parking within the standard 54-foot-wide Local Street right-of-way. The utility strip between the back of curb and sidewalk may be reduced or eliminated when adjacent to on-street parking.
6. The sewage pump station featured within the development may be protected by chain-link fencing if Raleigh Water prohibits fencing types outlined in UDO Section 7.6.
7. 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.
8. 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.
9. Development of the proposed retail outparcel shall be completed within the term of Utility Allocation Agreement between DRB and the Town of Knightdale.
10. Architectural Standards are provided for all building types as indicated in the PUD document.
11. The following use standards shall restrict uses permitted within buildings constructed on the retail outparcel.
 - 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
 - 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)
 - ix. All other uses shall be prohibited
12. Developer shall stub potable water, sanitary sewer, and storm drainage to commercial outparcel prior to plat recordation, or provide a surety for completion thereof.
13. Developer shall construct curb, gutter, and sidewalk improvements along commercial outparcel prior to plat recordation, or provide a surety for completion thereof.
14. Developer shall size stormwater infrastructure to accommodate future development of commercial outparcel.
15. The commercial outparcel shall not be owned by Weldon Homeowners Association.

16. Developer is responsible for maintaining the commercial outparcel in a manner consistent with Weldon Homeowners Association properties.
17. A 10-foot landscape buffer shall be planted adjacent to residential lots prior to plat recordation, or provide a surety for completion thereof.
18. Parking lots shall contain vegetative screening in accordance with UDO Section 7.5.
19. 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 NMX-PUD zoning district, master plan comments, Unified Development Ordinance, and comments from the November 10 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 17th day of May, 2023

Jessica Day, Mayor

ATTEST and SEAL:

Heather Smith, Town Clerk