



Town of Knightdale

Staff Report

Title: Knightdale Gateway Planned Unit Development (ZMA-16-21)

Staff: Kevin Lewis, Senior Planner

Date: August 8, 2022

Director Signature: JB

Asst. Town Manger Signature:

Town Manager Signature:

I. REQUEST:

Advanced Civil Design, on behalf of Beacon Partners, has submitted an application requesting a Zoning Map Amendment to rezone approximately 54.14 acres at 5901 Farmwell Road, identified by Wake County PINs 1744-05-1637, 1744-06-2710, 1734-96-6250, 1734-96-3421, 1734-96-5130, 1734-96-2197, 1734-96-3080, 1734-95-7218, 1734-95-5361, 1734-95-4346, 1734-96-0208, and 1734-95-0783 from Rural Transition and General Residential 3 to Manufacturing & Industrial-Planned Unit Development to allow for the construction of a 507,000 square feet of warehouse space.

II. PROJECT PROFILE:

PROPERTY LOCATION:	5901 Farmwell Road
WAKE COUNTY PIN:	1744-05-1637, 1744-06-2710, 1734-96-6250, 1734-96-3421, 1734-96-5130, 1734-96-2197, 1734-96-3080, 1734-95-7218, 1734-95-5361, 1734-95-4346, 1734-96-0208, and 1734-95-0783
CURRENT ZONING DISTRICT:	Rural Transition (RT), and General Residential-3 (GR-8)
PROPOSED ZONING DISTRICT:	Manufacturing & Industrial Planned Unit Development (MI-PUD)
NAME OF PROJECT:	Knightdale Gateway
APPLICANT:	Advanced Civil Design
PROPERTY OWNER:	Patricia Simmons, JMAK Plant Farm LLC, Beverly C. Morris, Julia Hernandez, Marianne Jeffreys Pair, Motaparthi Properties, LLC
DEVELOPER:	Beacon Partners
PROPERTY SIZE:	54.14 acres
CURRENT LAND USE:	Residential, Agricultural
PROPOSED LAND USE:	507,000 square foot warehousing/life sciences
PROPOSED PARKING:	448 parking spaces

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 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



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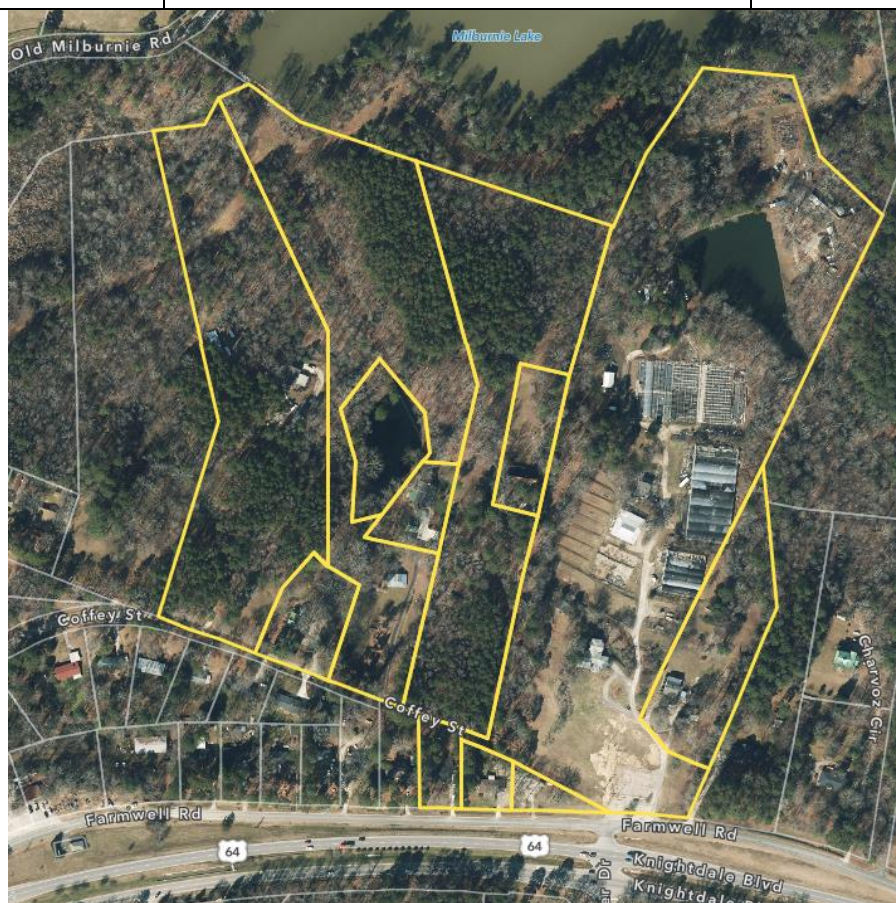
mixed density neighborhoods, neighborhood nodes, and mixed use centers; further the goals of the KnightdaleNext 2035 Comprehensive Plan including the Growth Framework and Growth & Conservation maps; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

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.

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

The proposed rezoning features 12 parcels located along Farmwell Road. These parcels are located within the Town's Extra Territorial Jurisdiction and, if approved, would require annexation into Corporate Limits.

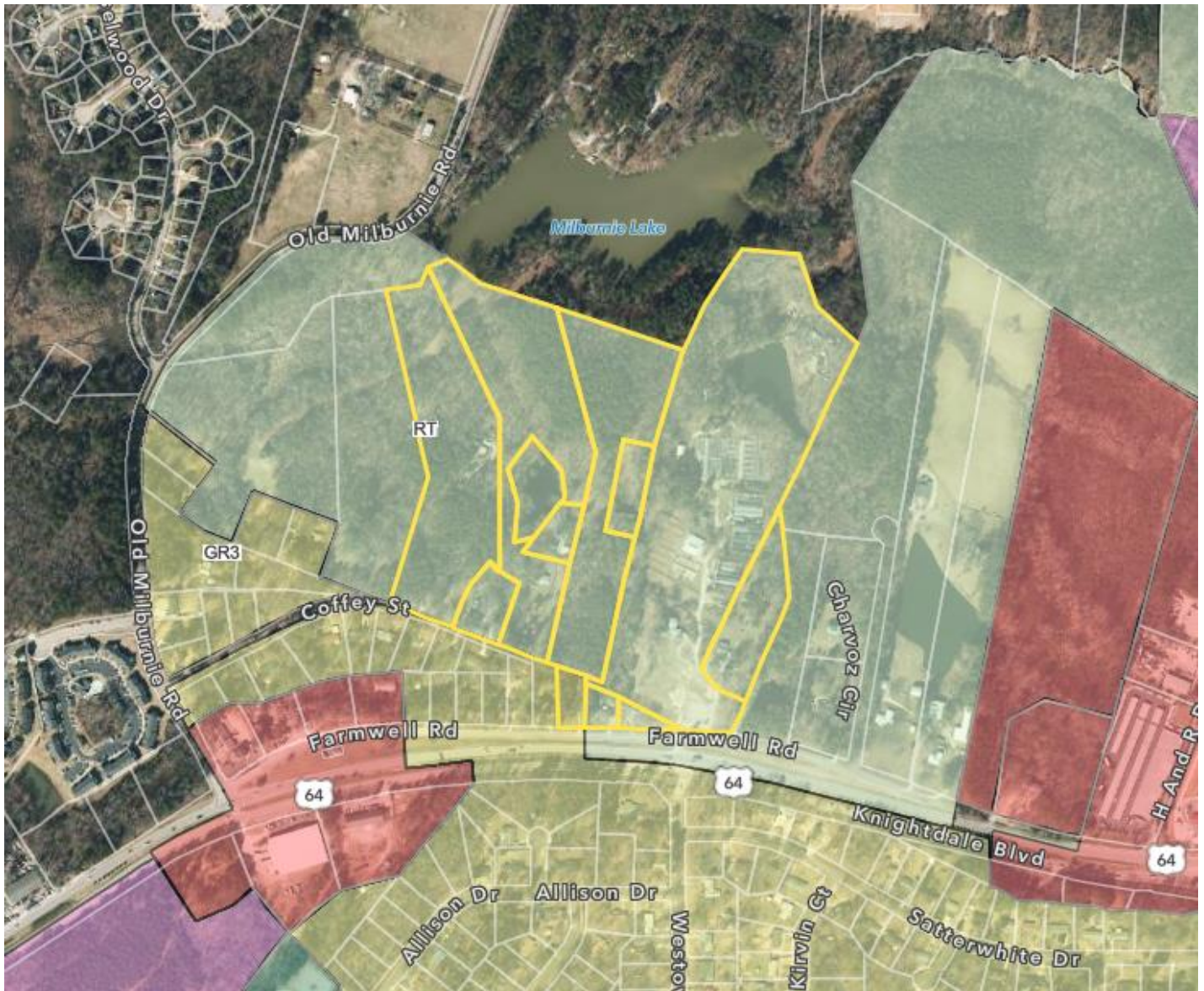
DIRECTION	LAND USE	ZONING
North	Milburnie Lake	Raleigh
South	Residential	GR3, RT
East	Residential	RT
West	Residential	GR3, RT





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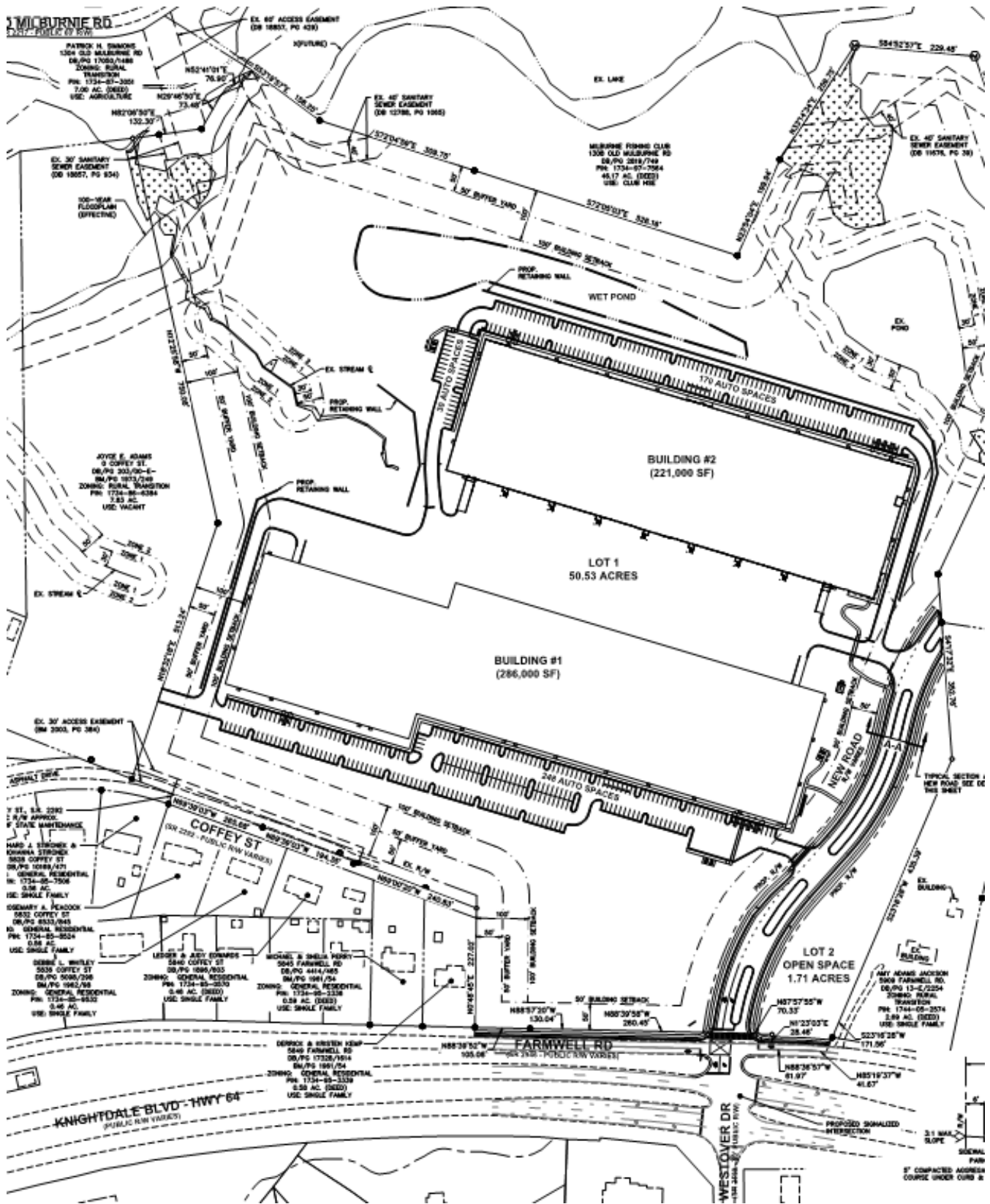
V. PROPOSED MASTER PLAN:

The applicant has submitted a full Master Plan in accordance with Section 12.3.G of the UDO. The applicant is proposing a nonresidential development totaling 507,000 square feet across two buildings. The southernmost building is approximately 286,000 square feet with 248 parking spaces, while the northern building is 221,000 square feet and features 200 parking spaces.



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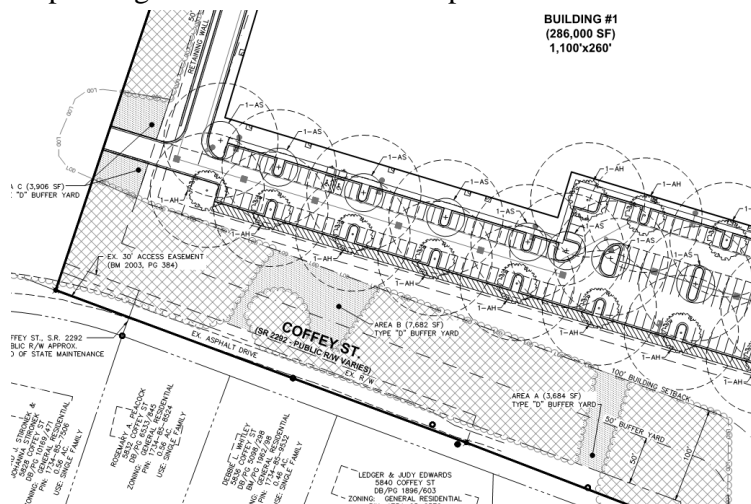
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STAFF SITE PLAN ANALYSIS:

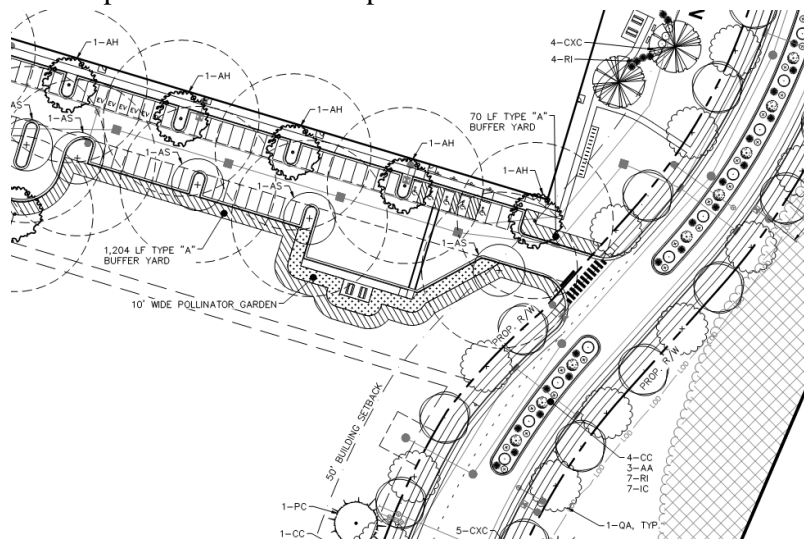
Staff has reviewed the plan for UDO consistency and found the site plan to generally be in compliance with the required provisions. It is important to note that this proposal was first submitted prior to adoption of the new UDO. The following items are being highlighted for Council review and further consideration.

Landscaping & Vegetation Standards

Due to the existing zoning of adjacent parcels (GR3, RT) and proposed zoning of this development (MI), a 50-foot Type D Buffer is required. According to UDO Section 7.4.I, required buffer yards should not be disturbed, and the applicant is retaining existing vegetation in the buffer yards. In some areas where proposed parking will be near existing residential lots, additional buffering is maintained. Existing vegetation will be supplemented by new plantings in areas where needed prior to issuance of Certificates of Occupancy.



Elsewhere, parking lot landscaping and screening meet or exceed UDO requirements. The main entrance to the site features enhanced landscaping in an effort to create a gateway into the site. Additional elements such as hardscaping could help to create a true campus feel and set the tone for the developing River District.





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Building Standards

The Master Plan includes building elevations, shown below. These elevations are consistent with the requirements of UDO Chapter 6 and the Manufacturing Building Type Standards. Additional architectural standards have been proposed by the development team, and are covered in **Section VI**.



2

SIDE ELEVATION - PLAN EAST

SCALE: 1" = 20'



3

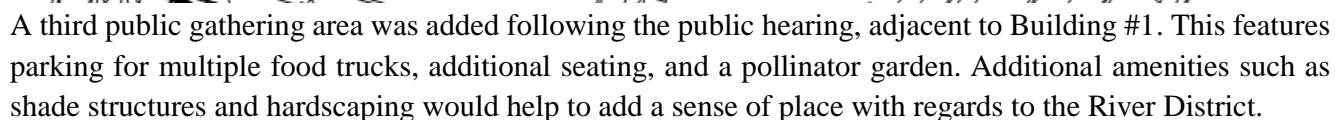
REAR ELEVATION - TRUCK COURT - PLAN NORTH

SCALE: 1" = 20'





Newly added to the Building Type Standards is a requirement that all nonresidential developments include an area of public gathering for employees, patrons, and other users. This is intended to further activate the public realm and encourage more outdoor activity. Each building features public gathering areas which provide seating and additional landscaping, achieving the spirit and intent of the recently added regulations.



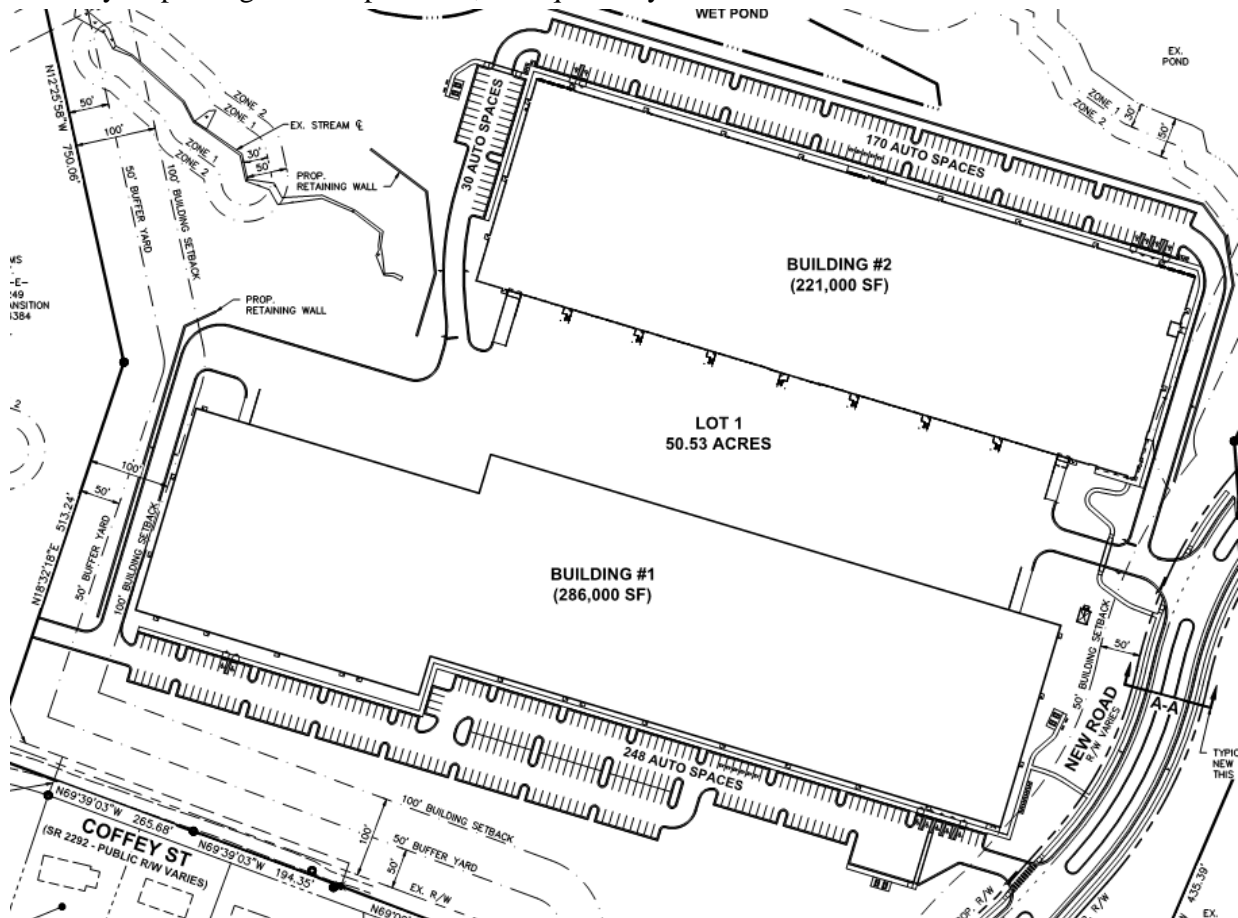


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Parking

As previously mentioned, the site features 448 parking spaces, less than the maximum allowed based on building square footages and a reduction from the original plan of over 600. Electric vehicle charging stations and bicycle parking are also provided, as required by the UDO



VII. LEGISLATIVE CASE PROCEDURES:

Staff met with the development team in September 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: September 23, 2021
- Neighborhood Meeting: May 3, 2022

The virtual neighborhood meeting was held via Zoom on May 3, 2022. Approximately 10 neighbors attended the meeting. Topics discussed included connectivity to adjacent parcels, transportation impacts, impacts to property



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values, and stormwater management. 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 June 9, 2022, to discuss the technical comments and details associated with the proposed plan. Staff discussed with the applicant concerns involving landscaping, transportation improvements, and how to create more of a gateway into the site. 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: July 8, 2022
- Sign Posted on Property: July 8, 2022
- Legal Ad Published in Wake Weekly: July 8 & 15, 2022

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.G and 12.3.F and found that all submittal requirements have been met. Staff also reviewed the plans for conformance with the MI 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, achieves compliance with the policy as a Manufacturing/Industrial Employment Center.

Architectural Standards: The following standards are proposed by the applicant to strengthen the architectural requirements of Chapter 6.

1. In order to divide and create vertical orientation on building facades and add visual interest, expanses of blank wall shall not exceed seventy (70) feet in width without being interrupted with an architectural feature such as, but not limited to:
 - a. columns,
 - b. recesses in or projections from the building façade,
 - c. piers,
 - d. rooflines,
 - e. brick patterns, or



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- f. reveals in concrete tilt construction with contrasting paint colors.
2. Each building façade shall have architectural features that are repeated through the pattern of walls and openings. Each building façade shall have an identifiable base, body, and cap with horizontal elements separating these components. The body of the building shall constitute a minimum of 50% of the total building height.
3. Buildings shall be architecturally compatible by way of colors and use of materials.
 - a. Each building exterior shall have a minimum of two different colors.
 - b. Each building exterior shall have a minimum of two different materials.
 - c. The primary façade of each building shall include one of the following materials:
 - i. Concrete tilt or precast concrete wall panels, with a base wall paint color in conjunction with varying complimentary accent paint colors,
 - ii. Brick masonry,
 - iii. Stone or Ceramic Tile accents, or
 - iv. Aluminum storefronts with anodized or pre-finished colors.
 - d. The following exterior building materials shall be prohibited:
 - i. Vinyl siding,
 - ii. Painted, smooth faced concrete block (decorative blocks are acceptable).
4. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade.
5. Soffit and fascia materials shall be EIFS, architectural metal panels (ACM), or tongue and groove wood.
6. Windows and storefront glazing shall have mullions that provide rhythm and visual interest.
7. Each building's primary entrance shall emphasize street level, pedestrian focused visual interest through the use of features such as, but not limited to:
 - a. columns,
 - b. piers,
 - c. windows,
 - d. recessed entries,
 - e. sheltering elements,
 - f. rooflines,
 - g. trim,
 - h. color change,
 - i. material change, or
 - j. masonry patterns.
8. Each building's secondary entrances shall emphasize street level, pedestrian focused visual interest through the use of features such as, but not limited to:
 - a. recessed entries,
 - b. sheltering elements, or
 - c. adjacent storefront windows.



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9. Building facades facing public streets shall incorporate enhanced architectural features to create visual interest
10. The façade of building corners shall maintain a relation to each other, but are not required to be identical.
11. Each building shall have a minimum of two parapet heights.
12. Simple parapet roof edges with coping shall be used.
13. Roof features may include architectural standing seam metal or canopies using architectural prefinished metal panels (Aluminum Composite Material).

Zoning Conditions: The rezoning process provides applicant the opportunity to propose specific conditions to further define the scope of the development. The applicant proposes the following zoning conditions to apply to this site:

1. **Permitted Uses:**
 - a. Manufacturing, Light
 - b. Research and Development
 - c. Storage – Warehouse, indoor storage
 - d. Wholesaling and Distribution
 - e. Brewer/Winery/Distillery
 - f. Laboratory – medical, analytical, research & development

All other uses which are otherwise permitted in the Manufacturing & Industrial zoning district shall be prohibited. All future tenants must apply for a Zoning Compliance Permit, which Staff will confirm the use is compliant with these conditions.

2. **Sign Standards:** In an effort to create a gateway into the development, as well as the Town of Knightdale, the applicant has proposed modifications to sign standards.
 - a. In order to allow additional creative flexibility in the design of the Monument Sign, the Monument Sign shall be exempt from the dimensional standards of UDO Section 8.6.C.5. The maximum height of the Monument Sign shall be limited to 10-feet and have a maximum area of no greater than 100 square feet.

Current UDO standards would permit a monument sign which cannot exceed seven feet in height and 70 square feet. All other sign regulations would remain intact, including wall sign and directional signage requirements.

VII. TRANSPORTATION ANALYSIS

Per UDO Section 11.3.E, a Transportation Impact Analysis was conducted prior to submittal of the Master Plan. As the plan was refined, the TIA was updated to ensure it accurately analyzed the number of proposed trips being generated by the site. As shown in the table below, the number of peak hour trips generated by this site far exceed the required 150 trips prescribed by the UDO requiring a TIA. The TIA also includes an assumption of future retail



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on site, as this was included in early iterations of the plan. The TIA retained this use in order to provide a comprehensive and conservative analysis should future uses be added to the site.

Land Use Code	Land Use	Intensity		Daily		AM Peak Hour		PM Peak Hour	
				In	Out	In	Out	In	Out
150	Warehousing	450,000	s.f.	375	375	60	18	22	58
710	General Office Building	60,000	s.f.	372	372	95	13	19	90
822	Strip Retail Plaza (<40k SF)	25,000	s.f.	681	681	35	24	83	82
<i>Internal Capture Reduction</i>				97	97	8	8	9	9
<i>Pass-By Reduction</i>				253	253	0	0	31	31
Total Net New Trips		535,000	s.f.	1,078	1,078	182	47	84	190

The following intersections were identified during the scoping phase of this project as being impacted by this development. Kimley-Horn, on behalf of the development team, conducted traffic counts at these intersections during peak hours.

- Knightdale Boulevard at Old Milburnie Road
- Knightdale Boulevard at Farmwell Road / Westover Drive
- Knightdale Boulevard at Hodge Road
- Knightdale Boulevard at I-540 Ramps
- Old Milburnie Road at Farmwell Road



The TIA included background growth attributed to recently approved projects including River's Edge and Allen Park, improvements associated with both projects, as well as other planned improvements in the corridor. The following off-site improvements are recommended by the TIA and supported by Staff, to be completed by the developer as part of the overall construction of this project:

- 1. Knightdale Boulevard at Farmwell Road/Westover Drive:**
 - a. Install a traffic signal.
 - b. Restripe the southbound approach to provide an exclusive left-turn lane and a shared through/right-turn lane.

Staff recommends that the future traffic signal, when installed by the developer, be a mast arm consistent with other signals along Knightdale Blvd.



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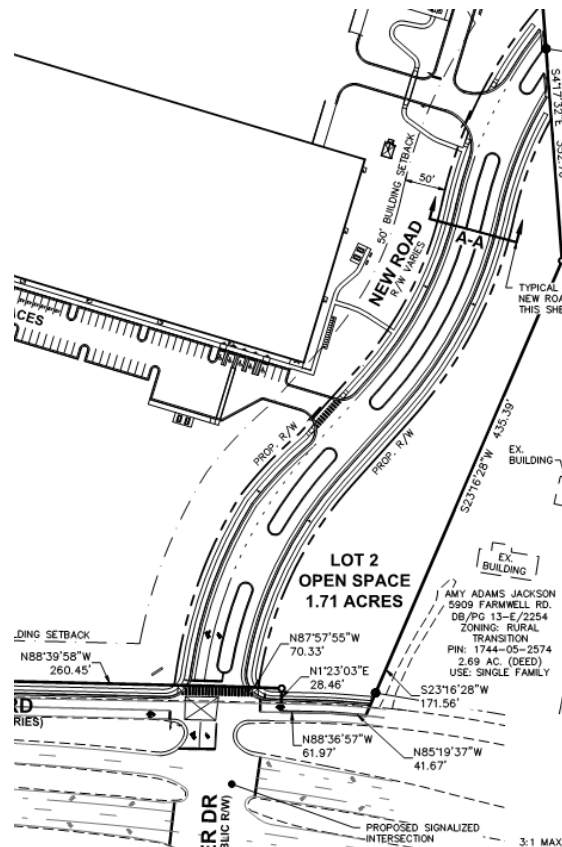
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2. Farmwell Road at Site Access:

- Construct the proposed site access as the north leg of the intersection of Farmwell Road at Knightdale Boulevard. The north leg shall contain one ingress lane and two egress lanes striped as an exclusive left-turn lane and a shared through/right-turn lane. The shared through/right-turn lane should provide a minimum of 225 feet of storage.
- Configure the intersection to be stop-controlled on the eastbound and westbound approaches, with a stop bar, as well as a signage, on the southbound approach instructing southbound traffic to not block the intersection. The northbound approach from Knightdale Boulevard will be free flow.

NCDOT is currently reviewing these recommendations, and updates will be provided when they become available. Staff recommends additional signage along Farmwell Road to restrict truck and tractor-trailer traffic from accessing the road

On-site, the applicant provides a new public road as required by the Street Network Map, which will ultimately connect to Legacy Oaks Drive. The Functional Classification Plan indicates this as a future 64-foot wide Main Street collector road; however the applicant proposes a 90-foot wide Urban Avenue. This median divided road has the potential to help create the campus feel envisioned at this location with the correct landscaping, hardscaping, and signage elements.





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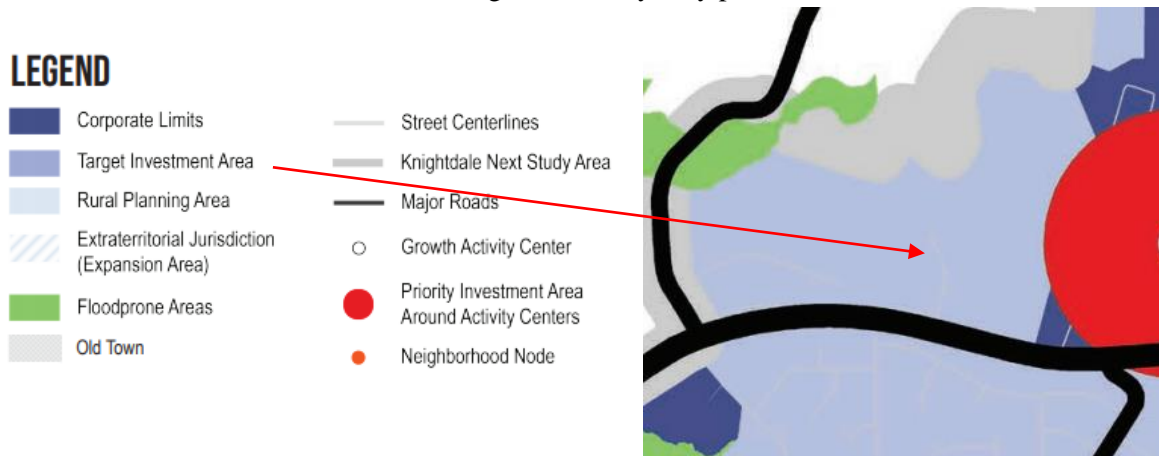
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The Comprehensive Transportation Plan includes a recommended greenway trail along the northern side of this site, between the northern parking lot and Milburnie Lake. As the CTP is still being reviewed, we continue working with the applicant on this request.

VIII. COMPREHENSIVE PLAN:

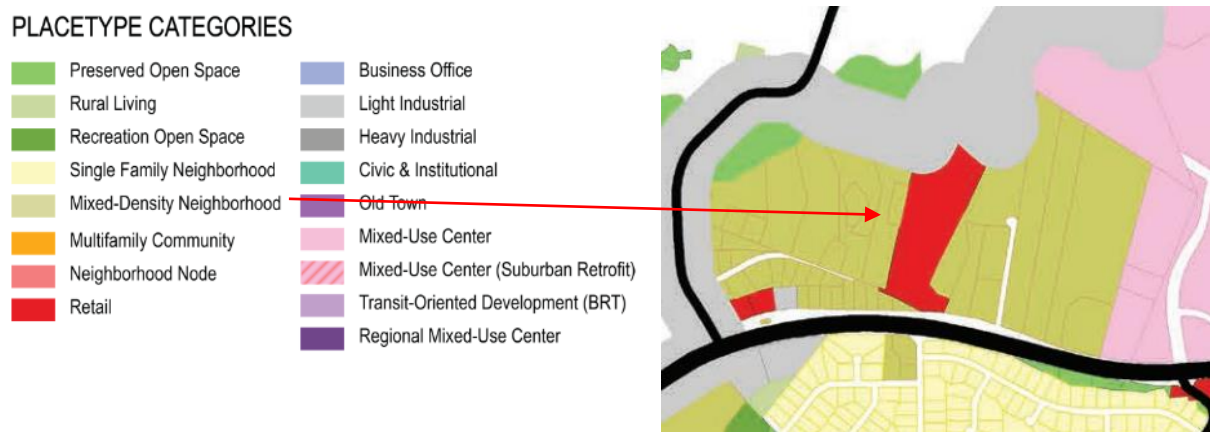
A. General Growth Framework Map

The Comprehensive Plan features the General 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 area as a Target Investment Area, which is defined as areas which have existing or relatively easy potential access to both sewer and water.



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 area is designated as “Mixed-Density Neighborhood” and “Retail” as a place types.





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The “Mixed-Density Neighborhood” place type is defined as:

Mixed-density neighborhoods are formed as subdivisions or communities with a mix of housing types and densities. Homes are oriented to the interior of the site and are typically buffered from surrounding development by transitional uses, preserved open space, or landscaped areas. Lots along the perimeter of a new neighborhood should be sensitive to the density observed along the perimeter of an adjacent neighborhood in terms of size and scale (by providing a transition). Small blocks and a modified grid of streets support a cohesive, well-connected community. All new mixed-density neighborhoods incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff.

The “Retail” place type is defined as:

Retail districts serve the daily shopping needs of the region, the community, and surrounding residential neighborhoods. They typically locate near high-volume roads and key intersections. Surface parking lots and internal streets are common in retail districts. Retail districts also include a common green and other public spaces throughout the development to encourage community gathering, outdoor dining, people-watching, etc. Cross-access between retail destinations is provided via service roads with provisions for pedestrian access between buildings that support a park-once mentality (or walk-to, bike-to environment from surrounding residential neighborhoods).

The place type transect, seen below, builds off of the Growth & Conservation Map and helps to illustrate how developments should blend together as Knightdale grows. The Mixed-Density Neighborhood place type falls into the Neighborhoods category, while the Retail place type is located in the District category.



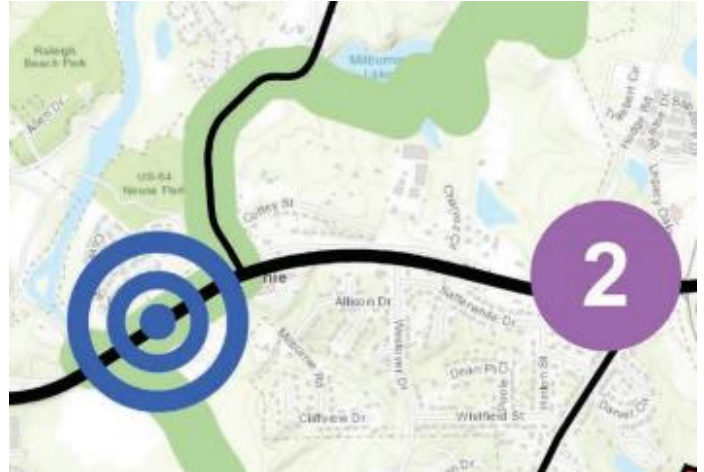


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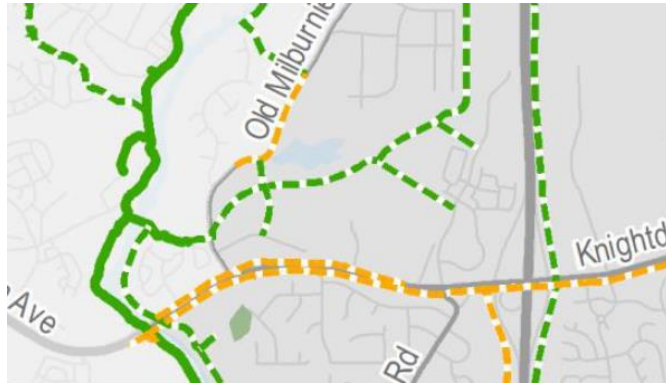
C. Gateway Entrances Map

Gateways help those traveling into Knightdale easily identify their entrance into Town. There are a number of different Gateway types, and this site is located between a Community-Focused Gateway to the west and a Neuse River District-Focused Gateway to the east. As previously mentioned, the applicant is providing some elements to achieve a gateway feel, however additional items should be considered.



D. Trails and Greenways Map

The Trails & Greenway Map provides the general alignment of greenways in Knightdale. These trails should connect to the existing Town infrastructure or provide new recreational opportunities for residents. As previously mentioned, the CTP recommends a future greenway in this area, and we will continue working with the applicant to determine the best location for that on-site.



E. Street Network Map

Development activities should assist with the construction of a comprehensive transportation network. This proposal provides a collector which will ultimately connect to Legacy Oaks Drive and Old Milburine Road.





The Comprehensive Plan developed conceptual plans with the intent to guide development proposals in certain areas of Knightdale and build off the place type categories defined by the Growth & Conservation Map. Illustrations provided in the Focus Area Studies sections are intended to convey the type of planning principles Knightdale encourages in these locations. This proposal is located in the River District, which is evolving as development proposals are reviewed.



A detailed map of Knightdale, North Carolina, highlighting its parks and recreational facilities. The map features several large, color-coded areas: a blue-shaded area labeled "PROPOSED HOOVER ROAD RECREATION CENTER AND PARK" in the southwest; a red-shaded area labeled "PROPOSED PANTHER CREEK PROPERTY W/ BAYVIEW" in the south; and a green-shaded area labeled "LAKE MYRA PARK (FUTURE)" in the southeast. Numerous other parks are marked with green icons and labels, including Wake Stone Park, Knightdale Environmental Center, Knightdale Recreation Center, Knightdale Station Park, and Lake Myra Park. The map also shows major roads like I-95, SR 108, and SR 168, as well as schools such as Robertson Mill Pond Preschool and Knightdale High School. A legend in the bottom right corner identifies symbols for parks, schools, and future developments.



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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.

Of the 10 guiding principles detailed in the Comprehensive Plan, the following applies to this development proposal.

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.

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.



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PLAYBOOK APPROACH

The Comprehensive Plan, adopted in 2018, takes a “Playbook Approach” as development proposals are submitted to the Town. In particular, the Growth & Conservation Map should be evaluated as development and market conditions change. Changes to the Growth & Conservation Map can be approved if the overall proposal aligns with the community vision, guiding principles, and the Growth Framework Map designations detailed in the Comprehensive Plan.

THE PLAYBOOK

Because the Town should be able to take advantage of opportunities when they present themselves, KnightdaleNext uses a ‘playbook approach’ to guiding future growth and development in the community.

Some parts of the document—things like the community vision, guiding principles, and *Growth Framework Map*—should remain constant and keep Knightdale on a focused path for success.

Other parts of the document—things like the general recommendations, focus area study recommendations, the *Growth and Conservation Map*, and other supporting infrastructure maps—may need to evolve over time as conditions change that were not contemplated at the time this document was adopted.

Any changes considered under the playbook mindset for the document should be evaluated against the community vision, guiding principles, and *Growth Framework Map* to determine if they are in the best long-term interests of the Town and its residents, businesses, and property owners.

Patience may be needed for some aspects of the plan to evolve, as it sets a long-term vision to guide growth over an extended period of time. Town officials should avoid ‘short-sighted’ decisions to modify the Plan as a playbook unless reasons to change it are supported by staff.

X. JOINT PUBLIC HEARING SUMMARY:

A joint public hearing with the Land Use Review Board and Town Council was held at the July 21, 2022, 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. Permitted Uses

- a. **Public Hearing Concern:** Council asked for clarification on the proposed uses as well as Staff recommendations.
- b. **Applicant Response:** Additional uses were added, consistent with Staff recommendations.
- c. **Staff Analysis:** These additional uses should allow for more flexibility and help attract a broader range of future tenants, should there be a need.



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2. Buffers & Off-Site Views

- a. **Public Hearing Concern:** How will the topography of the site and building impact the view from Knightdale Blvd and adjacent parcels? Parking accounts for a large amount of the site along Farmwell Road.
- b. **Applicant Response:** Renderings of the view from Knightdale Blvd and on-site were submitted, along with photographs of views from adjacent parcels. The number of parking spaces were reduced, from over 600 to 448 spaces. Additionally, Building #1 was redesigned to provide more articulation and innovative design while still accommodating targeted uses.
- c. **Staff Analysis:** There is a significant amount of buffering being maintained on-site, exceeding the minimum required. The redesigned building and reduction of parking help to offset the impacts as viewed by passersby and adjacent residential lots.

3. Transportation Impacts

- a. **Public Hearing Concern:** Staff recommends the installation of a mast arm traffic signal at Knightdale Blvd and Westover Drive.
- b. **Applicant Response:** The applicant's transportation engineer along with NCDOT will study the feasibility of a mast arm.
- c. **Staff Analysis:** Staff continues to recommend a mast arm traffic signal at this intersection.

4. Greenways

- a. **Public Hearing Concern:** The draft CTP recommends a greenway between the Legacy Oaks development and the Neuse River to provide greater connectivity for other modes of transportation.
- b. **Applicant Response:** The applicant is willing to collaborate on a future greenway dedication provided no impacts are felt by the site design.
- c. **Staff Analysis:** The draft CTP has been reviewed by Town Staff and CTP Advisory Committee members, and while the final alignment of greenway trails has not been approved, this proposed trail is very likely.

5. River District

- a. **Public Hearing Concern:** Town Staff will begin the development of a River District Small Area Plan later this year, however this site can help set the table for the overall district through architecture, landscaping, hardscaping, and connectivity.
- b. **Applicant Response:** The applicant is hesitant to agree to any zoning conditions due to the unknown nature of the proposed plan. Additional public gathering spaces are proposed to host food trucks, a pollinator garden, a proposed 10-foot wide multi-use path along Westover Drive.
- c. **Staff Analysis:** Hardscaping and landscaping along the extension of Westover Drive will help to buffer the buildings from off-site view, create a gateway into the site, and define the River District.



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XI. STAFF RECOMMENDATION:

Review the request, forward the following advisory statement and staff recommended conditions to Town Council, and recommend approval of ZMA-16-21.

“The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as creating a design unique to Knightdale and providing new nonresidential space to further strengthen the Town’s commercial tax base. Further, it is consistent with the General Growth Framework Map as a Target Investment Area and Street Network Map. The proposal is inconsistent with the Growth & Conservation Map’s designation as a “Mixed Density Neighborhood” or “Retail” Place Type, however reasonable when applying the Comprehensive Plan’s Playbook Approach. 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.”

Staff Recommended Conditions:

1. To assist in achieving the creation of a new River District, the applicant shall provide hardscaping such as stacked stone and incorporate “Knightdale’s River District” into signage for the development along Farmwell Road, Westover Drive, and internal to the site.
2. Incorporate a greenway, consistent with the draft CTP greenway map, along the northern side of the site.
3. Investigate the feasibility of installing a mast arm traffic signal at Knightdale Blvd and Westover Drive.