



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #24-07-17-002
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE
WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-2-23 Lyndon Oaks 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 Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as expanding the roadway and greenway network and providing new connections, utilizing compact development patterns, creating a unique community design, and providing expanded home choices for current and future Knightdale residents. Further, it is consistent with the Plan's Growth & Conservation Map's designation as a Mixed-Density Neighborhood Place Type, the Growth Framework Map's designation as a Target Investment Area, the Roadway Network Plan, the Sidepaths & Greenways Plan, and the Mixed-Density Residential Focus Area Study; and

WHEREAS, the request is also reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design which achieves the spirit and intent of the Town's vision for growth;

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 ±171.88 acres consisting of seven tracts of land located at 940 Bethlehem Road and Wake County PINs 1743-95-3683, 1743-97-1085, 1753-07-1583, 1743-97-6575, 1753-15-2116, 1743-98-9384, and 1743-98-6356, from Rural Transition and GR3 to Residential Mixed-Use Planned Unit Development to allow for the construction of up to 500 residential lots and approximately 15,000 square feet of neighborhood serving commercial uses.

SECTION 2. That the additional conditions contained within the application identified as ZMA-2-23 and PUD document, and listed below apply as additional zoning conditions to the parcel of land identified above:

1. Front-loaded single-family lots shall be a minimum of 60-feet wide and shall have a minimum driveway length of 25-feet.
2. Rear-loaded single-family lots, including townhome and duplex lots, shall be a minimum of 20-foot wide and shall have a minimum driveway length of 20-feet
3. All 80-foot-wide lots shall not be mass graded and shall remain undisturbed.
4. Uses within the development shall be distributed as follows: 9.5% of the development shall be townhomes/duplexes, 25.4% shall be single-family lots, and 1.4% shall be dedicated towards commercial uses.

5. The setbacks for all building types are as follows:

Minimum Setbacks				
	Front	Side	Corner	Rear
Single-Family Detached (Rear-Loaded)	10'	3'	10'	10'
Single-Family Detached (Front-Loaded)	10'	5'	10'	20'
Townhomes/Duplexes (Rear-Loaded)	0' (min.); 25' (max)	10'	--	15'
Clubhouse	10'	6'	--	0'
Commercial	10'	6'	--	0'

6. A signalized intersection shall be constructed at the intersection of Old Faison Road and Bethlehem Road, as required by the Transportation Impact Analysis. A mast arm signal design shall be provided. Additional gateway features desired by the Town, including landscaping and/or gateway signage in the right-of-way provided such upgrades fit within the right-of-way required for the signal, do not require additional right-of-way or easements to be acquired, and are approved by NCDOT and Town Staff. The total cost of such gateway features to the Developer shall not exceed \$40,000.
7. Site Access A/Tart Farm Road shall be constructed to meet the Urban Avenue – Wide Sidewalk roadway cross-section standards.
8. The intersection of the Urban Main Street (currently Tart Farm Road) and future Widewaters Parkway shall be constructed as a four-way stop with traffic calming measures such as bump-outs, high-visibility crosswalks, stamped concrete, Rectangular Rapid Flashing Beacons (RRFBs), and pedestrian refuge islands in the Widewaters Parkway median.
9. All local street cross-sections shall be constructed as designed and depicted on the Master Plan.
10. Road 6, as shown on the Master Plan, shall not be required to be built to a collector road standard. In lieu of this, a two-way local street shall be constructed as depicted on the Master Plan.
11. Certain alleys, as shown on the Master Plan, shall be permitted to be designated as 32-foot public rights-of-way to provide utilities to rear-loaded homes that either front public open space rather than a public right-of-way, or do not directly front a public right-of-way. A wider public alley right-of-way may be approved administratively if 32-feet is deemed impractical by the Land Use Administrator on the basis of infrastructure or other identified constraints.
12. In lieu of the required fifty feet of open space frontage on at least one public street, a minimum of 34-feet of frontage on either a public street or alley shall be permitted. Sidewalks, benches, and landscaping shall be provided on the front of the units facing these areas, providing a direct connection to the open space.
13. Private Greenways shall be credited as active open space, provided that the privately maintained greenways are indistinguishable from the publicly maintained greenways in terms of design, easement area, and included amenities.
14. Prior to approval of construction drawings for the first phase of the development, the Developer shall offer a minimum of 100 square feet of site area as a non-exclusive, permanent easement area to be dedicated to the Town for construction, maintenance, and repair of footings for a future pedestrian bridge over I-87.
15. At least one of the stormwater control measures located in and around the main amenity center shall include alternative SCM infrastructure, such as cisterns, bioswales, or planted wetlands, along with educational signage.

16. The following uses shall be permitted by-right in the 15,000 square foot commercial outparcel building. All other uses listed in UDO Section 3.1.C shall be prohibited. The development of this outparcel shall be subject to all UDO standards unless specified in the PUD Book.
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| a. Child/Adult Day Care Center
(6 or more people) | f. Accessory Uses Permitted in the
RMX zoning district as listed in
UDO Section 3.1.C.9 |
| b. Personal Services | g. Bar/Tavern/Microbrewery |
| c. Professional Services | h. Studio (arts, dance, martial arts,
music) |
| d. Medical Services | |
| e. Neighborhood Retail/Restaurant
(2,000 square feet or less) | |
17. The proposed use standards will restrict certain uses otherwise permitted in the RMX zoning district. These standards are intended to encourage more neighborhood oriented and small businesses to better serve residents. The following conditions apply to the commercial outparcel:
- a. Businesses with operating hours of 24 hours per day are not permitted.
 - b. Vape, Tobacco, and CBD Stores, or businesses that sell these products are not permitted.
 - c. Developer shall stub potable water, sanitary sewer, and storm drainage to commercial outparcel prior to plat recordation.
 - d. Developer shall construct curb, gutter, and sidewalk improvements along commercial outparcel prior to plat recordation.
 - e. The commercial outparcel shall not be owned by the Homeowners Association.
 - f. Developer is responsible for maintaining the commercial outparcel in a manner consistent with Lyndon Oaks Homeowners Association properties, until the commercial property is developed and/or sold by developer.
 - g. A 10-foot landscape buffer shall be planted adjacent to residential lots prior to plat recordation.
 - h. Parking lots shall contain vegetative screening in accordance with Knightdale's UDO.
 - i. Buildings shall be permitted up to two (2) stories.
 - j. Buildings shall meet the design standards for mixed-use buildings in UDO Section 6.8.
 - k. All infrastructure on the residential portion of the project shall be sized appropriately to accommodate a two-story commercial building.
 - l. Development of the proposed retail outparcel shall be completed within the term of the Development Agreement between the Developer and the Town of Knightdale.
 - m. Food trucks shall be permitted if a Food Truck Permit has been issued by the Town of Knightdale.
 - n. Temporary uses, such as seasonal sales, or other temporary uses and special events like farmers' markets, produce stands, or special social events, shall be permitted for up to forty-five (45) days with a zoning compliance permit approved by the Land Use Administrator.
18. Architectural Standards are provided for all buildings as indicated in the PUD document.
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 RMX-PUD zoning district, Master Plan comments, the Unified Development Ordinance, and comments from the December 14, 2023 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 July, 2024

Jessica Day, Mayor

ATTEST and SEAL:

Heather Smith, Town Clerk