



Town of Knightdale

Staff Report

Title: KnightdaleNext v.2 2035
Comprehensive Plan Update

Staff: Donna Goodman, Senior Planner

Date: July 17, 2024

Director Signature: JB

Asst. Town Manager Signature:

Town Manager Signature:

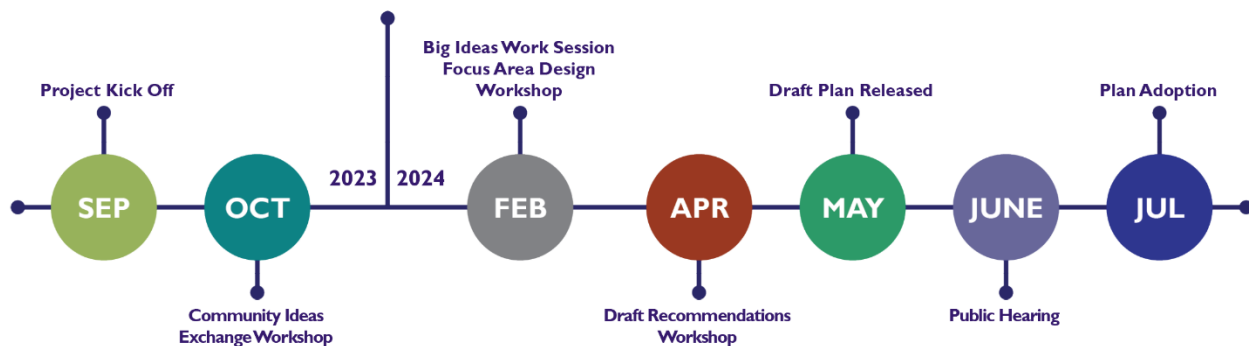
PURPOSE: To consider adoption of the KnightdaleNext v.2 2035 Comprehensive Plan. A summary of the joint public hearing, LURB meeting, and proposed changes are provided starting on page 4 of this staff report.

PLANNING PROCESS OVERVIEW:

The Comprehensive Plan update process kicked off in September 2023 with City Explained Inc. as the consultant. Various public outreach and engagement opportunities took place throughout the 11-month planning process. The first opportunity was a Community Ideas Exchange Workshop held in October 2023 where participants were able to provide input on a variety of topics including development types and intensities, transportation, home choices, recreation and outdoor facilities, and public spaces. In the beginning of 2024, the consultant team lead design workshops for the four new focus areas, engaging property owners, developers, and other key stakeholders. On April 30, the project team hosted a Draft Recommendations Open House to showcase framework maps, concepts, and recommendations in the draft document.

In addition to physical outreach, Town staff maintained an online presence for the update via the engageHQ website. It served as a one-stop-shop for 24-hour access to project information, schedules, engagement opportunities, and draft project documents. Staff also created a virtual twin of the Community Ideas Exchange Workshop, which provided additional opportunities to provide feedback.

The first full draft plan was released for public review in May, following the Draft Recommendations Open House. In advance of the joint public hearing, a revised second draft plan was released. The public comment period concluded at the June 20, 2024 joint public hearing.





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KNIGHTDALENEXT V.2 OVERVIEW:

Since the adoption of the original KnightdaleNext 2035 Comprehensive Plan in 2018, the Town of Knightdale has experienced significant growth. There have been new pressures and realities not contemplated in 2018. These development pressures and considerable growth prompted a desire to update the Comprehensive Plan to allow for the proactive management of the location, timing, and magnitude of future development to protect the character and integrity of Knightdale. As shown in the plan's new name, KnightdaleNext V.2, this is an update to an existing document, not an entirely new plan. The horizon year of 2035 remains the same for the 2024 version.

The plan opens with the Community Vision statement, the same vision adopted in the 2023 Town Council Strategic Plan. This Vision Statement articulates a long-term view of the ideal future for the Town. Aligning the vision across multiple town plans is important and ensures we are all working toward a common goal and purpose.

Ch. 1: Introduction

This chapter opens with the planning study area and sets the stage for an overall focus on intentional, managed growth and the emphasis on growing inward versus outward for the 11 year planning period. The playbook approach concept was carried over from the current plan, which allows for some flexibility as opportunities present themselves, like infrastructure expansions.

Ch. 2: Knightdale-at-a-Glance

This chapter provides a snapshot of Knightdale including geographical context of where we are located in the overall triangle region. Updated statistics related to demographics, housing, and the economy are displayed, including employment projections and commuting and job trends. Consideration of these data points and statistics is essential when considering development proposals and other growth opportunities.

Ch. 3: General Framework

The ten guiding principles presented in the 2018 plan were consolidated and refined based on feedback and new opportunities since original adoption. The principles represent the core philosophy of the community and should endure over time. The new guiding principles are: Planned & Orderly Growth, Inclusive Livable Town, Town-wide Place-Making, Home & Neighborhood Choices, Environmental Stewardship and Sustainability, Multi-Modal Transportation System, Community Facilities and Services, and Economic Vitality.

The second half of this chapter is dedicated to establishing a new three-map series to guide future decisions about conservation and development in Knightdale. The maps, summarized below, are designed to be used together in a series when considering a development proposal.

1. Intentional Growth Areas Map

Establishes clear expectations for residents, elected officials, developers, landowners, and infrastructure providers regarding the level of change and development intensity anticipated



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for the area over the eleven-year planning horizon. The map organizes and classifies parcels into seven high-level categories: preserved open space, rural preserve, growth reserve, rural neighborhoods, secondary growth area, primary growth area, and target growth area.

2. Urban Small Town Framework Map

Presents four center-based categories and four corridor-based categories to further organize the town's planning area and emphasize treatments for specific areas such as mixed-use centers, mixed-use corridors, premium transit investments, trail-oriented development, and rural preservation. This map identifies the expected density and intensity of various areas.

3. Future Place Type Map

Using 13 different place types, preferred development types, locations, patterns, and styles are delineated for the planning jurisdiction assuming complete build-out of the community. The map is accompanied by expanded place type descriptions, which describe elements such as street and block pattern, open space & natural resources, building types & massing, transportation, and sustainability.

Ch. 4: Focus Area Concepts

Illustrations and renderings are presented in this chapter that convey what concepts would look like when the Intentional Growth Areas Map, the Urban Small Town Framework Map, and the Future Place Type Map are brought together. While drawn on specific places across town, the concepts and design elements are transferrable to other sites. The keyed drawings and renderings are meant to provide a way for the community to visualize development possibilities and potential. Each focus area also features a Case Study where other towns and cities demonstrate how a particular type of development or concept has been successful. The revised plan includes four new focus areas: Old Town, Conservation Neighborhood, Innovation Center, and Neighborhood Activity Center.

Ch. 5: Supporting Infrastructure

Various infrastructure and service partners are highlighted in this chapter. Rather than duplicating information and maps, this chapter references other town plans, like the Comprehensive Transportation Plan and the Parks & Recreation Comprehensive Master Plan.

Ch. 6: Next Steps

Recommendations are organized by the eight guiding principles. These policy statements are intended to guide the town's decision-making on resource allocation, development applications, regulation creation, providing services or public facilities, or any other actions affecting the short and long-term futures of Knightdale.

Ch. 7: Plan Implementation

The Plan sets forth 56 action items, organized into an implementation matrix based on short- (0-3 years), mid- (4-8 years), and long-term (9-15 years) priorities. Each action item includes a policy number, guiding principle reference, policy statement, intended work product (if applicable), target time frame for implementation, lead party, cost category, and potential funding source.



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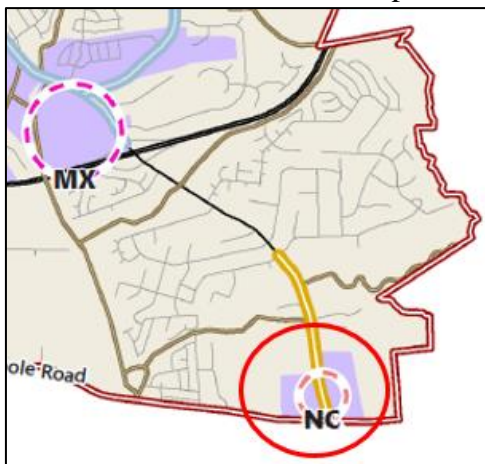
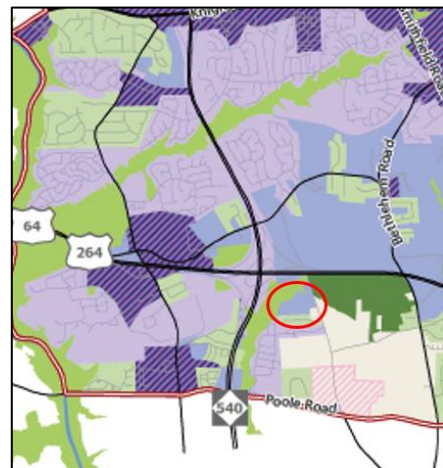
JOINT PUBLIC HEARING SUMMARY:

A joint public hearing with the Town Council and Land Use Review Board was held on June 20, 2024, where thirteen members of the public spoke. The majority of comments received were regarding the Smithfield Road and Poole Road area, specifically related to traffic, road improvements, and the desire for the area to remain rural. One property owner requested a change in designation on the Intentional Growth Areas Map. Council and LURB members inquired about prioritizing infill development and examples of conservation neighborhoods surrounding activity centers. The public hearing was closed and the plan was referred to the Land Use Review Board for review and recommendation.

REVISIONS TO DRAFT PLAN:

After the public hearing, staff continued discussions with the Town Council and Town Administration. The two major proposed changes are summarized below.

- ***Adams property on Clifton Road/ Pine Country Lane*** – Per the property owner’s request, amend the Intentional Growth Areas Map to reflect a *Secondary Growth Area* rather than a Growth Reserve Area.
- ***Activity Center Adjacent to Conservation Neighborhood (shown at Smithfield and Poole Roads)*** – On the Future Place Type Map, reduce the Mixed Use Center to a *Neighborhood Center* and revise the Conservation Neighborhood Adjacent to Activity Center Focus Area drawing accordingly. On the Urban Small Town Framework Map, revise symbology to show a Neighborhood Activity Center. The Intentional Growth Areas Map remains the same.



A Neighborhood Center is intended to provide goods and services to surrounding neighborhoods at a limited scale. Compared to a Mixed Use Center, a Neighborhood Center is less intense with smaller scale buildings.





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LAND USE REVIEW BOARD SUMMARY:

The plan was heard at the Land Use Review Board on Monday, July 8, 2024. Staff answered questions regarding the intensity of a neighborhood center, how activity center locations were chosen, and the development process for properties currently in Wake County's jurisdiction. The Board voted unanimously to recommend adoption of the KnightdaleNext V.2 2035 Comprehensive Plan.

STAFF RECOMMENDED ACTION:

A comprehensive plan sets forth goals, policies, and programs intended to guide present and future physical, social, and economic development. It is intended to guide coordinated, efficient, and orderly development based on an analysis of present and future needs.

Staff's recommendation is that the Town Council considers the plan revisions as previously described, adopts the KnightdaleNext V.2 2035 Comprehensive Plan as the official guidance statement regarding the Town's goals and objectives for future growth, and adopts Ordinance #24-07-17-004.

Project Information & Full Draft Plan:

Project Page:

<https://engage.knightdalenc.gov/comprehensive-plan-update>

Public Hearing Draft Document:

https://www.dropbox.com/scl/fi/g2ygl5ls9xxdma35w0br0/KnightdaleNext-V.2-Comprehensive-Plan_AdoptionDraft_070824.pdf?rlkey=i9pw0kqtom5wqe27nl7f5jrmv&st=q7la5qyg&dl=0