



Town of Knightdale

Staff Report

Title: ZMA-14-21: Wake Veterinary Hospital Expansion Conditional District Rezoning

Staff: Kevin Lewis, Senior Planner

Date: August 8, 2022

Director Signature: JB

Asst. Town Manager Signature: DT

Town Manager Signature: WRS

I. REQUEST:

Site Collaborative, Inc, on behalf of Rowdy Ridgebacks Holding LLC, has submitted an application requesting a Zoning Map Amendment to rezone the 1.71-acre parcel at 1007 Tandal Place, identified by Wake County PIN 1744-53-2798, from Residential Mixed-Use (RMX) to Neighborhood Mixed-Use Conditional District (NMZ-CD) to allow for the expansion of the existing veterinary hospital.

II. PROJECT PROFILE:

PROPERTY LOCATION:	1007 Tandal Place
WAKE COUNTY PIN:	1744-53-2798
CURRENT ZONING DISTRICT	Residential Mixed-Use
PROPOSED ZONING DISTRICT:	Neighborhood Mixed-Use Conditional District
NAME OF PROJECT:	Wake Veterinary Hospital Expansion
APPLICANT:	Site Collaborative, Inc
PROPERTY OWNER:	Rowdy Ridgebacks Holding LLC
PROPERTY SIZE:	1.71-acres
CURRENT LAND USE:	Animal Services, Nonboarding (UDO Section 3.1.C.3.a)

III. BACKGROUND INFORMATION:

The Conditional District (ZMA-CD) rezoning process provides a procedure for the rezoning of property based upon the recognition that certain types of zoning districts would be inappropriate at locations in the absence of special conditions. Conditional Districts provide for orderly and flexible development under the spirit and intent of the general policies of the General District without the constraints of the principal structure dimensional standards. A Conditional District allows particular uses to be established only in accordance with specific standards and conditions pertaining to each individual development project. All site-specific standards and conditions must be consistent with the spirit and intent of this Unified Development Ordinance as well as consistent with the goals and objectives of the KnightdaleNext 2035 Comprehensive Plan and adopted area plans.

There are two types of Conditional Districts, required and voluntary. In this case, the use (“Animal Services, Nonboarding”) is not a required Conditional District. The use was established prior to adoption of the current UDO, and the use is not permitted in the RMX zoning district. It is, however, permitted by-right in the NMZ zoning district.



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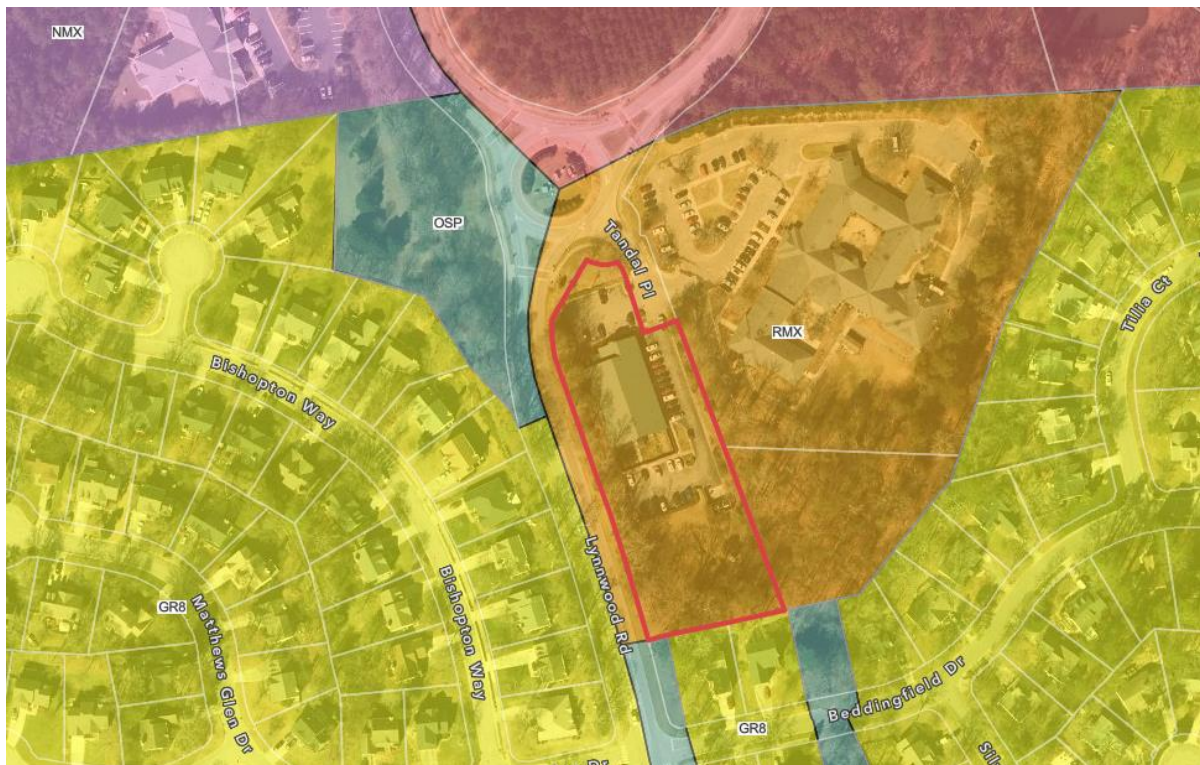
The applicant has elected to voluntarily rezone this parcel to NMX-CD, with the Master Plan acting as a condition of the rezoning.

According to UDO Section 12.2.G.3.f, all standards and requirements of the corresponding General District shall be met. Additionally, Town Council may attach reasonable and appropriate conditions including but not limited to the location, nature, hours of operation and extent of the proposed use with consent of the applicant. The applicant will have a reasonable opportunity to consider and agree to any additional requirements proposed by either the LURB or the Town Council prior to final action.

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

The proposed rezoning includes one (1) parcel, located on the southeast corner of Lynnwood Road and Tandal Place. The parcel is already located within the Town limits and does not require annexation.

DIRECTION	LAND USE	ZONING
North	Vacant	HB
South	Planters Walk	GR8/OSP
East	Wellington Rehabilitation & Healthcare	RMX
West	Planters Walk	GR8/OSP





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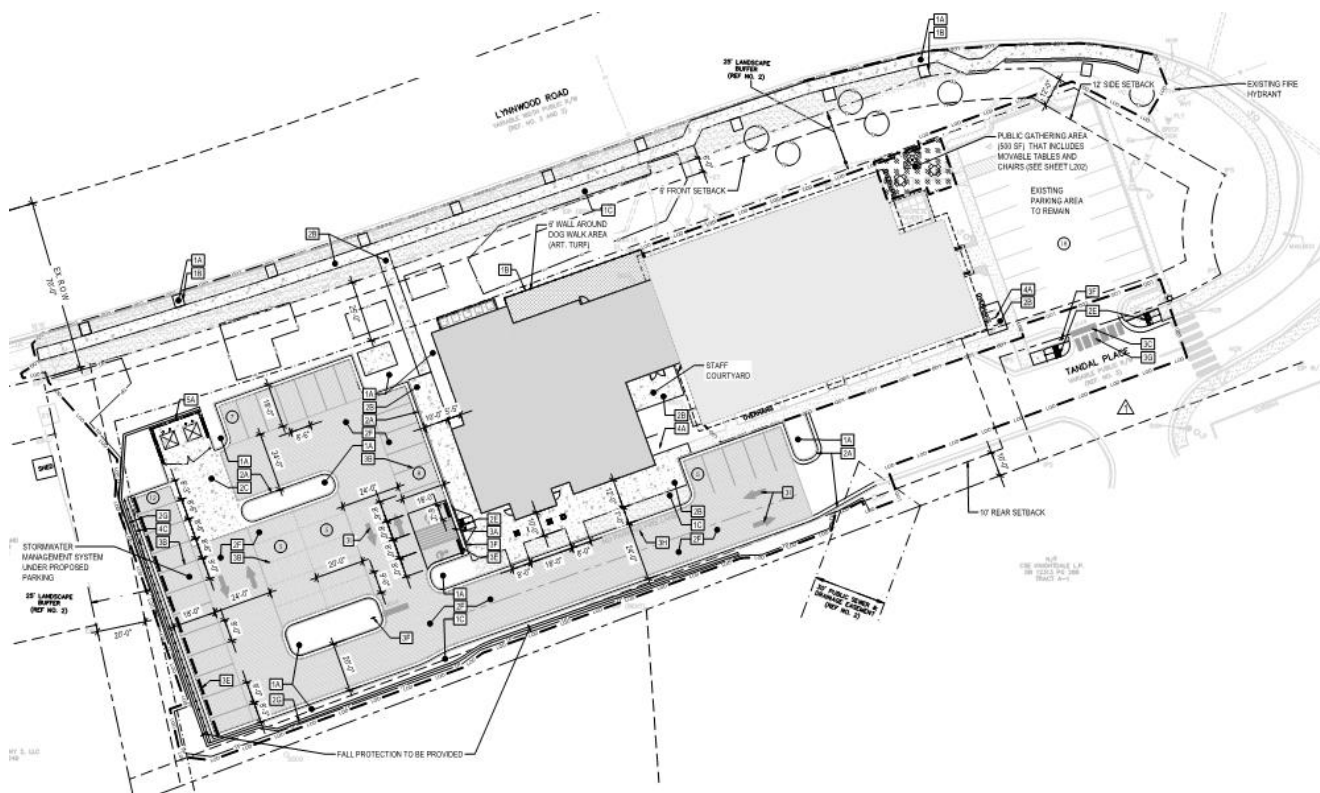


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V. PROPOSED MASTER PLAN:

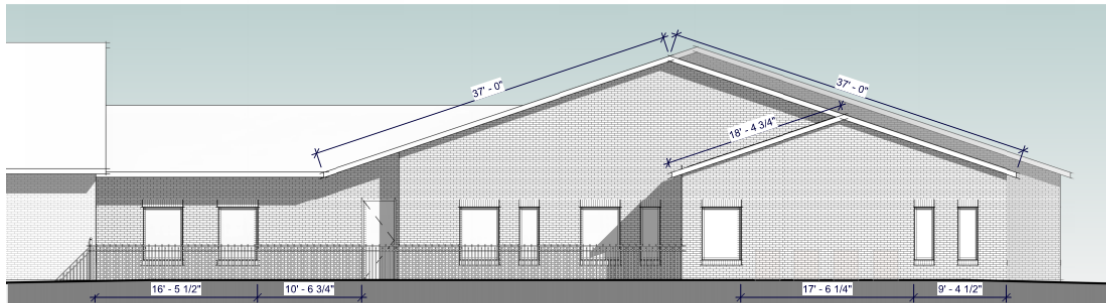
In accordance with UDO Section 12.2.G.3.f, a Master Plan is required as part of the Conditional District rezoning and acts as a site-specific development plan. A copy of the site plan is provided below. Proposed site changes include the addition of 6,200 square feet of new office space, 23 new parking spaces, the installation of an underground SCM, and addition of sidewalk along Lynnwood Road.





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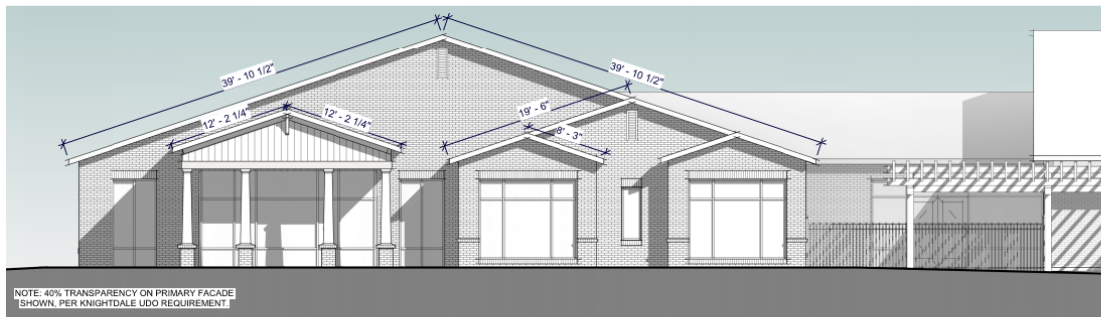
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NORTH ELEVATION

2

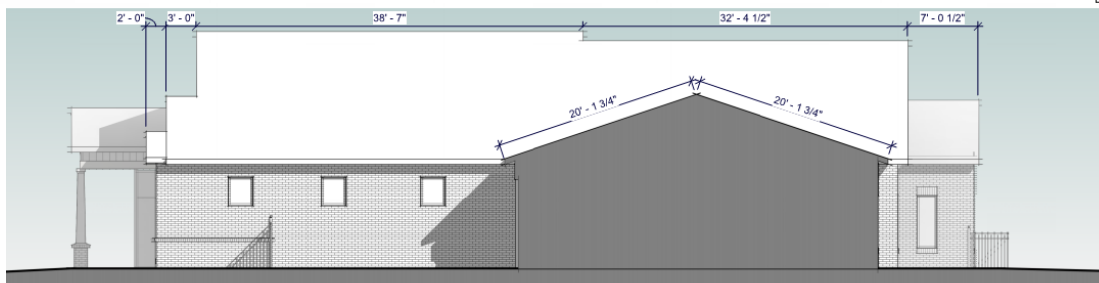
1/8" = 1'-0"



SOUTH ELEVATION

1

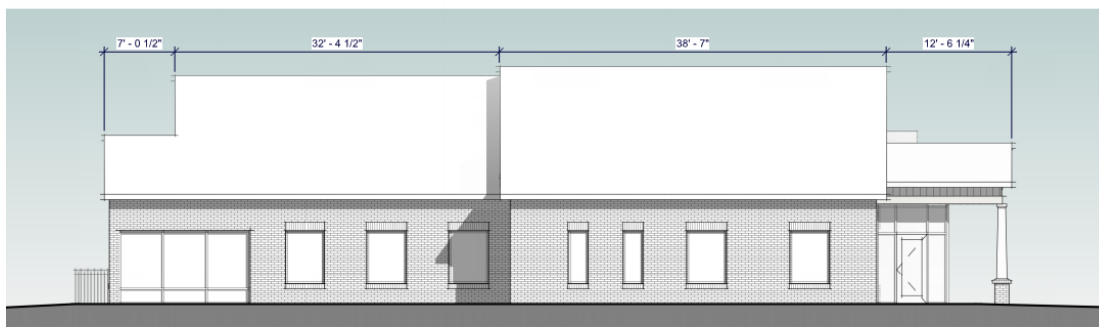
1/8" = 1'-0"



EAST ELEVATION

2

1/8" = 1'-0"



WEST ELEVATION

1

1/8" = 1'-0"



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VI. LEGISLATIVE CASE PROCEDURES:

A Conditional District rezoning is a legislative process that requires Town Council to hold a public hearing and receive a recommendation from the Land Use Review Board prior to acting on the application. Additionally, certain application procedures are required, such as 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: July 13, 2021
- Neighborhood Meeting: February 15, 2022

The neighborhood meeting was held virtually via Zoom. Approximately ten nearby residents attended the meeting; topics of discussion included fencing materials, buffering, and site design. A copy of the mailed notice, list of recipients, and summary of the meeting are attached as part of the application packet.

As noted below, the Town of Knightdale staff also 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

Following the formal submittal and review of the proposed master plan, the applicant met with the Development Review Committee (DRC) on May 12, 2022, to discuss the technical comments and details associated with the proposed redevelopment plan. There were some minor issues associated with the proposed plan, including the placement of sidewalk, stormwater management, and landscaping.

The DRC voted unanimously to **continue** the proposal pending the applicant addressing the review comments and Town Council approving the Conditional District Rezoning request.

VII. SPECIFIC CONDITIONAL DISTRICT REZONING REQUEST:

In accordance with UDO Section 12.2.G.3.f, all standards and requirements of the corresponding General District must be met. Staff has reviewed the major site elements and found the majority to be in compliance with all requirements of the Neighborhood Mixed Use zoning district and UDO.

Master Plan Analysis

- A. **Zoning:** The subject property is currently zoned RMX and in accordance with UDO Section 3.1.C.3.a, Animal Services, Nonboarding is not a permitted use. Therefore, the applicant is requesting to rezone the property to NMX-CD.

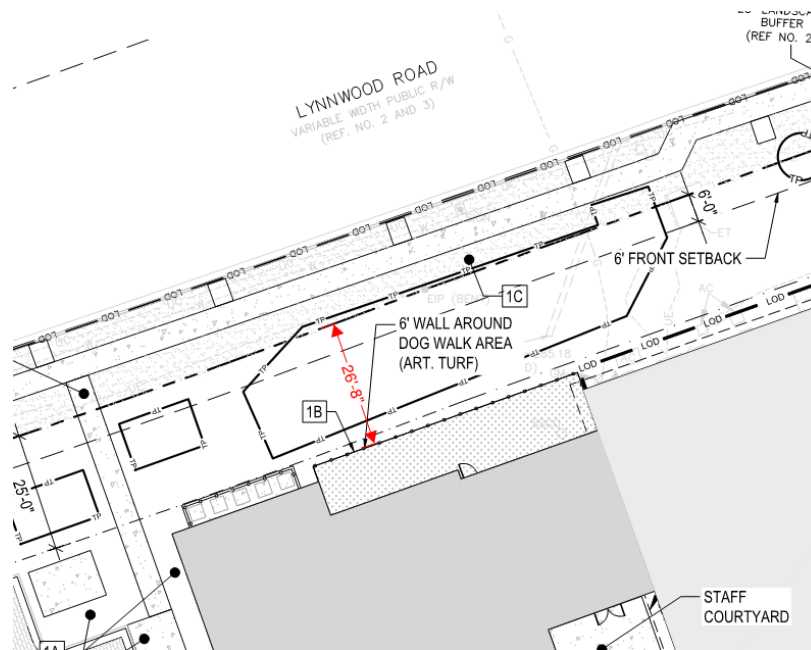


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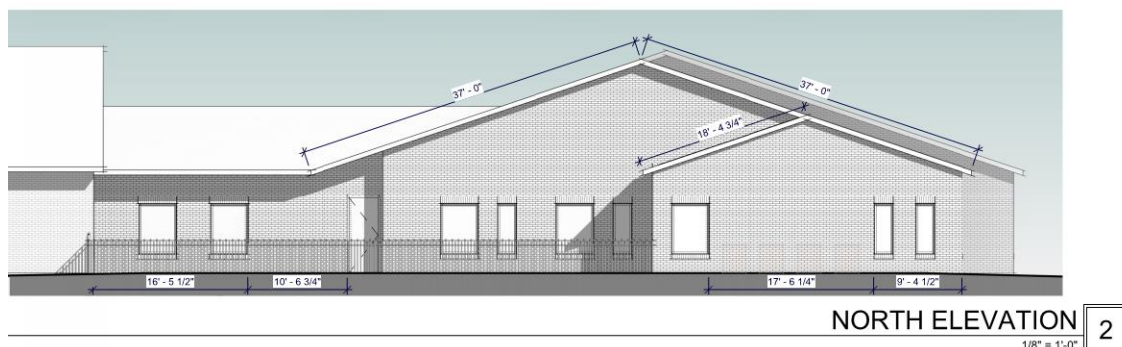
B. **Additional Use Standards:** Some uses require additional, specific standards based on the nature of operations and potential impacts to surrounding properties. The following standards are applied to the Animal Service, Nonboarding use, and the proposed Master Plan is compliant with all of them.

1. Except where a requirement of Section 7.4 (I) is more restrictive, an opaque wall or fence, six (6) feet in height and no closer than ten (10) feet to a property line shall otherwise be required for the outdoor exercise area.



2. Hours of operation for the outdoor exercise area shall be permitted only from 7:00 am until 9:00 pm.
3. No more than thirty (30) percent of the gross floor area of the principal structure is permitted for use of boarding animals.

C. **Building Type Standards:** The addition to this building is subject to the standards laid out in Chapter 6 of the UDO, and specifically the Commercial Building Type Standards from Section 6.9. The elevations below show the proposed additions, which are consistent with building articulation and glazing requirements.

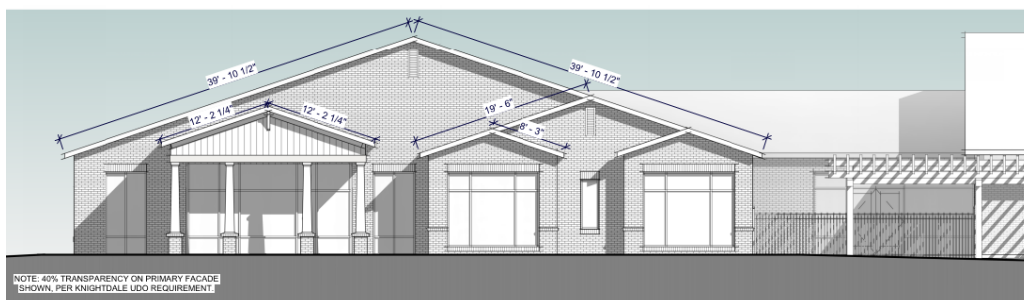


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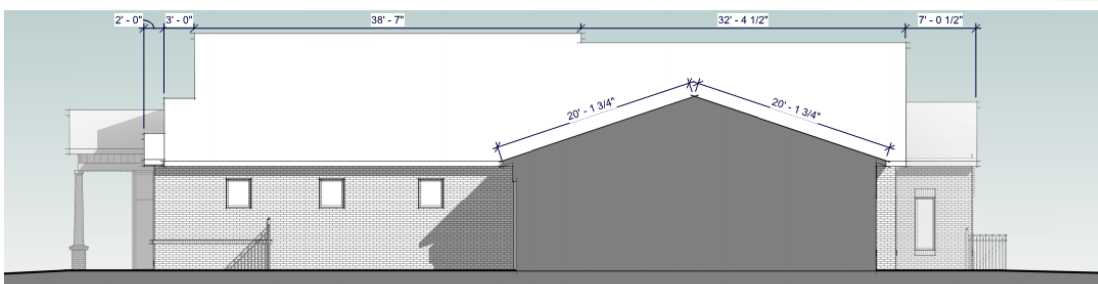
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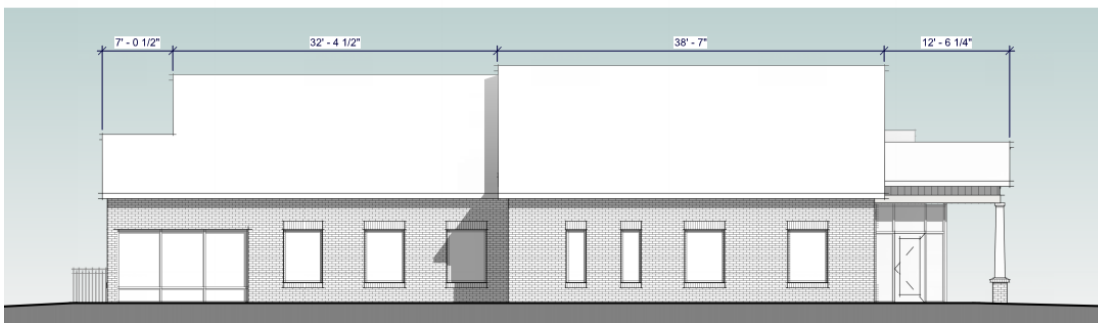
SOUTH ELEVATION 1

1/8" = 1'-0"



EAST ELEVATION 2

1/8" = 1'-0"



WEST ELEVATION 1

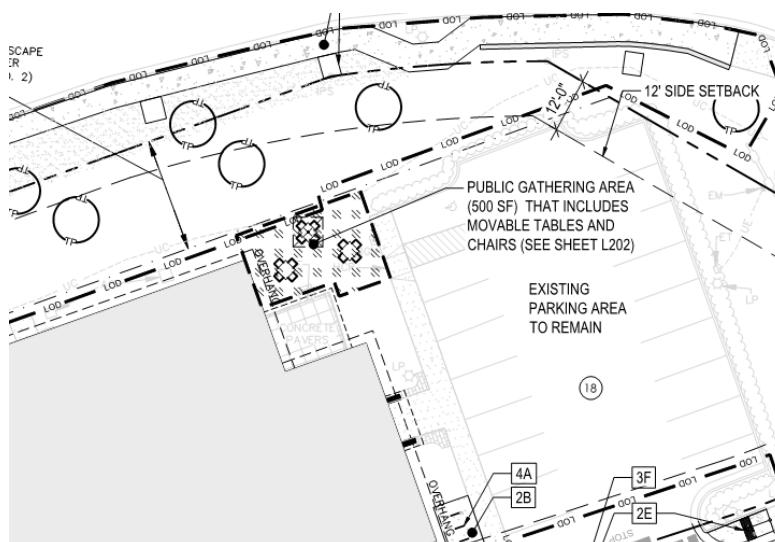
1/8" = 1'-0"

Newly added to the Building Type Standards is a requirement that all nonresident 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. The site currently features some benches along an existing sidewalk and an underutilized patio area. The Master Plan shows an expansion of that area and the addition of tables and seating.



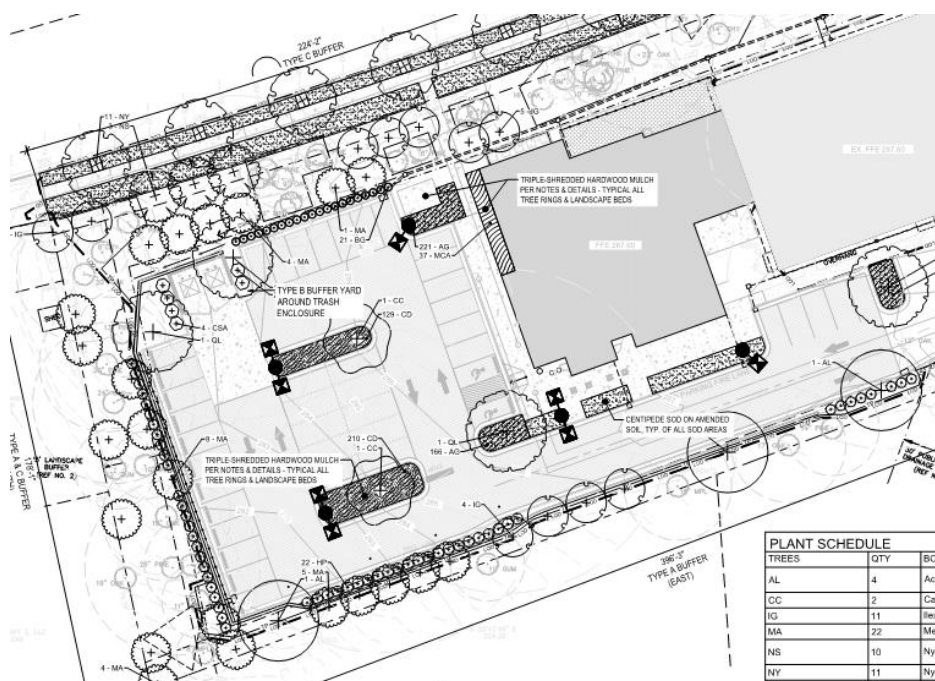
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D. **Parking:** As previously mentioned, the expansion of the building will also add 23 new parking spaces to the site, bringing the total number of parking spaces to 60. This is well below the maximum 87 spaces allowed but will still adequately serve employees and patrons.

New parking is situated in the side and rear yards of the building, as required by UDO Section 7.1, and adequately landscaped and screened.



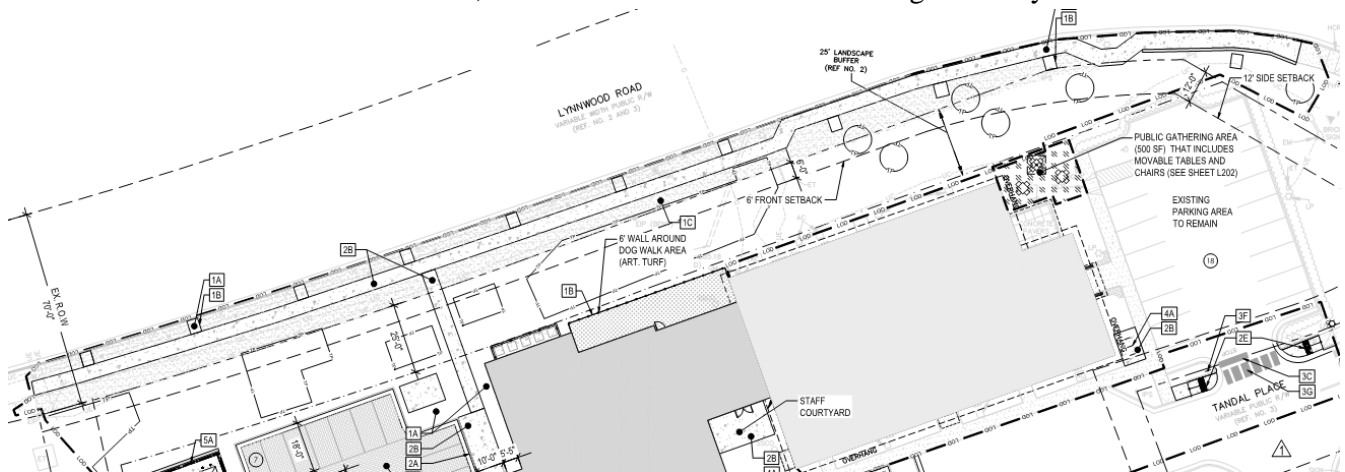


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- E. **Pedestrian Connectivity:** The south side of Lynnwood Road does not currently have sidewalk. Due to the extent of improvements proposed, the applicant is required to complete the full roadway cross section. A new, six-foot wide sidewalk is shown within the public right-of-way on Lynnwood Road and will provide multiple points of pedestrian access to the site. A number of existing, large canopy trees will be retained on-site as well to serve as street trees, as the sidewalk shifts within the right-of-way.





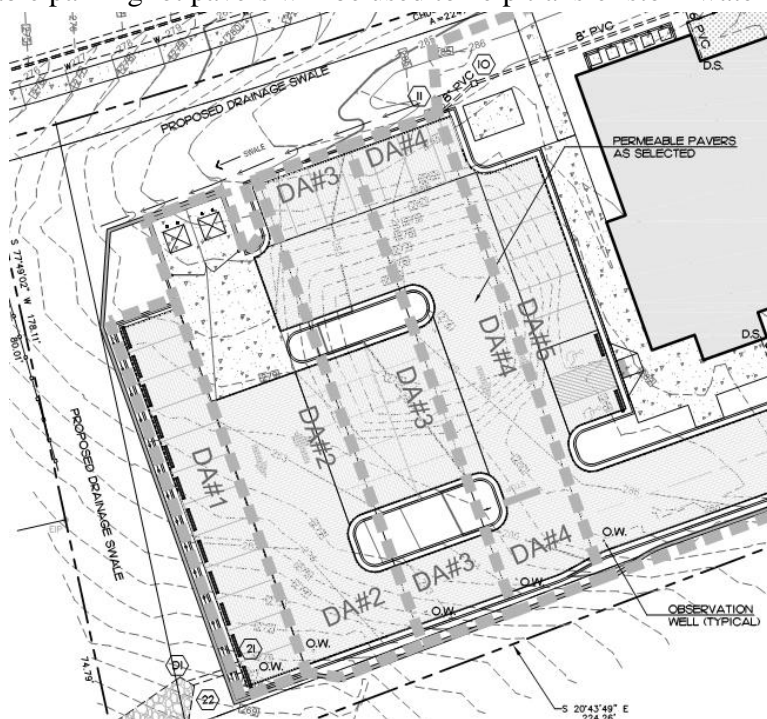
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Landscaping & screening for the parking lot, dumpster enclosures, and other portions of the site are consistent with all UDO requirements.

- G. **Stormwater Management:** The current SCM is a dry pond located where the proposed expansion of the parking lot is shown. The applicant proposes the installation of an underground cistern to be installed in the same vicinity. Permeable parking lot pavers will be used to help transfer stormwater into the cistern.





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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 existing conditions of the surrounding area. The map designates this area within the Corporate Limits and is a Target Investment Area. This proposal helps to move this intersection closer to that goal through the redevelopment and reinvestment into Knightdale's business community.

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





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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 “Retail” place type, and the proposal is consistent with that label.

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 “Retail” place type is defined as follows:

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 “Retail” Place Type falls into the Districts category, which serves as a transition from more conventional residential and uses to higher densities and intensities.





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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.



INFILL DEVELOPMENT AND REDEVELOPMENT

Promote infill development and redevelopment activities for vacant and under-utilized areas of Knightdale. In doing so, prioritize the transformation of older properties throughout Town that might not be economically-viable in the future (such as declining retail shopping centers).



COMPACT DEVELOPMENT PATTERNS

Guide future growth into more compact and efficient development patterns that will help manage the timing, location, and magnitude (length and size) of expensive infrastructure investments. Prioritize infill development and redevelopment in identified activity centers over continued green field development patterns, and use public infrastructure investments in the activity centers to encourage and leverage future private investments. Acknowledge that increased densities and intensities, and a mix of residential and nonresidential uses, will be needed in the activity centers to accommodate anticipated Town growth. Activity centers added to the Growth and Conservation Map in the future should reflect orderly and incremental growth patterns away from existing and identified activity centers in the 2035 KnightdaleNext Comprehensive Plan.



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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IX. 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. Town Council shared comments regarding SCM maintenance and operations, as well as building design. No changes were made to the plan following the public hearing.

X. LAND USE REVIEW BOARD SUMMARY:

The proposal was presented to the Land Use Review Board at their August 8, 2022, meeting. An overview of the proposal was shared, along with the proposal's consistency with the Comprehensive Plan. A motion was made to recommend approval of the proposed development and forwarded the following recommended advisory statement to Town Council. The motion was seconded and unanimously approved by a vote of 4-0.

"The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as the redevelopment of existing sites over greenfield parcels, prioritizing compact development patterns to increase density and usable land, and promoting Knightdale's economic vitality. Further, it is consistent with the General Growth Framework Map as a Target Investment Area and with the Growth & Conservation Map's designation as a "Retail" Place Type. 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."

X. STAFF RECOMMENDATION:

It is staff's recommendation that Town Council approves the request to rezone the 1.71-acre parcel at 1007 Tandal Place, identified by Wake County PIN 1744-53-2798, from Residential Mixed-Use (RMX) to Neighborhood Mixed-Use Conditional District (NMX-CD) to allow for the expansion of the existing veterinary hospital; adopts the LURB recommended advisory statement regarding Comprehensive Plan consistency; and adopts Ordinance #22-08-17-004.

"The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as the redevelopment of existing sites over greenfield parcels, prioritizing compact development patterns to increase density and usable land, and promoting Knightdale's economic vitality. Further, it is consistent with the General Growth Framework Map as a Target Investment Area and with the Growth & Conservation Map's designation as a "Retail" Place Type. 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."