



## TOWN OF KNIGHTDALE

950 Steeple Square Court  
Knightdale, NC 27545  
KnightdaleNC.gov

**ORDINANCE #22-08-17-005**  
**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE**  
**OF THE TOWN OF KNIGHTDALE**  
**WHICH INCLUDES THE ZONING DISTRICT MAP**

**ZMA-5-21 Creekview Crossing Planned Unit Development**

**WHEREAS**, the Town of Knightdale has received a petition to amend the zoning of the property from Rural Transition (RT), Open Space Preserve, and General Residential 8 to General Residential 3 Planned Unit Development (GR3-PUD); and

**WHEREAS**, the Town Council finds the proposed Zoning Map is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as providing expanded home choices for current and future residents, protecting the natural environment while creating new points of access to recreational opportunities, and connecting existing neighborhoods through new transportation infrastructure. Further, it is consistent with the General Growth Framework Map as a Target Investment Area and the Growth & Conservation Map's designation as a "Mixed Density Neighborhood". The proposal is consistent with the Trails & Greenways Map and Street Network Map, and Mixed Density Neighborhood 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 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 102.06± acres located in the Town of Knightdale's Extra Territorial Jurisdiction on Widewaters Parkway; identified by Wake County PINs 1744-91-0921, 1744-81-1114, 1744-71-1175, 1744-61-9718, 1744-61-9549, 1744-71-7801, 1744-82-9228, 1744-92-0445, and 1744-71-3798; from RT, OSP, GR8 to GR3-PUD as indicated.

**SECTION 2.** That the additional conditions contained within the application identified as ZMA-5-21 and PUD document (Exhibit A), and listed below apply as additional zoning conditions to the parcel of land identified as PINs 1744-91-0921, 1744-81-1114, 1744-71-1175, 1744-61-9718, 1744-61-9549, 1744-71-7801, 1744-82-9228, 1744-92-0445, and 1744-71-3798:

1. Single-family dwelling lots accessed via a driveway that connects to the fronting public right-of-way may be a minimum of 60-feet wide. Additionally, all dwellings will be served by driveways that are a minimum length of 25-feet.

2. Multi-family units shall be permitted on-site as shown on the Master Plan and in the PUD document.
3. Due to the presence of environmental features, and in an effort to minimize impacts to them, a portion of Widewaters Parkway shall be reduced to a 54-foot wide Local Street cross section, as identified on the attached Master Plan.
4. Residential Architectural Standards:
  - a. Townhomes shall be two-story and three-story homes with a minimum width of 20-feet wide and have a minimum heated area of 1,400 square feet. Three-story townhomes will comprise at least 30% of the product mix.
  - b. Neo traditional single family detached homes shall be rear loaded two-story homes built on lots less than 60 feet wide with a minimum heated area of 1,500 square feet.
  - c. Traditional single family detached homes shall be two-story homes built on lots at least 60 feet wide with a minimum heated area of 2,100 square feet.
  - d. All homes will either consist of a single material of brick or stone or will have a combination of two or more of the following materials on the front façade (not including foundations): stone, brick, lap siding, fiber cement siding, shakes, or board and batten siding, with side and rear facades of fiber cement siding. When two materials are used, the materials shall be different but complimentary colors. Vinyl may only be used of soffits, fascia, and corner bounds.
  - e. All single family detached homes will have front porches with a minimum depth of five feet. Townhomes will have recessed front porches with a minimum depth of five feet and/or balconies.
  - f. All traditional single family detached homes will have a rear patio or decks a minimum of 10-feet x 10-feet. All single-family ranch detached homes will have a minimum 6-foot x 10-foot covered patio.
  - g. Main roof pitches (excluding porches) fronting the street will be at least 7:12, with the exception of ranch homes in which 6:12 shall be allowed.
  - h. For every 30-feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. Any siding break on the side of the home, such as a fireplace, side porch, or wall offsets may be used as an alternate to windows.
  - i. There shall be a minimum 12-inch overhang on every gable end for every home.
  - j. Garages on all neo traditional single family detached homes and townhomes shall be alley fed.
  - k. All front-loaded garage doors shall have glass windows and hardware.
  - l. All single family detached homes shall be raised from the finished grade a minimum of 18-inches and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
  - m. All single family attached homes shall be raised from the finished grade a minimum of 12-inches and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
  - n. Any single-family homes with a crawl space shall be wrapped in brick, or stone on all sides and 18-inch exposed foundation.

- o. For front load single family detached homes, no more than 10% can have garage doors that exceed 45% of the overall width of the house, and in no cases can the garage door exceed 48% of the overall width of the house. Split bay doors shall be an option.
  - p. All homes shall have front door glass inserts.
  - q. Garages for lots that are at least 60-feet wide will not protrude more than six-feet from the front porch or stoop and all garage doors shall be carriage style with window inserts and hardware.
  - r. The community shall include homes with more than one elevation type
  - s. At least 50% of the single-family detached homes will have front porches that extend the width of the front elevation of the home exclusive of the garage.
5. Applicant will commit to additional treatment of the crosswalk at the Mingo Creek Greenway and Widewaters Parkway. This may one of the following treatments: stamped concrete, artistic painted crosswalk, or a raised crosswalk. Additional landscaping will be provided in the pedestrian refuge to provide additional pedestrian protection.
6. Applicant will phase the development such that Widewaters Parkway is opened as part of Phase 1.
7. The submitted Planned Unit Development document (Exhibit A) and submitted site plan (Exhibit B) will serve as the site-specific development plan. However, the applicant must submit Construction Drawings to the Town for approval that are in conformance with the approved conditions of the GR3-PUD zoning district, master plan comments, Unified Development Ordinance, and comments from the May 12, 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 17<sup>th</sup> day of August, 2022

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Jessica Day, Mayor

ATTEST and SEAL:

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Heather M. Smith, Town Clerk