



Town of Knightdale

Staff Report Cover Sheet

Title: ZMA-16-21 – Knightdale Gateway Planned Unit Development

Staff: Kevin Lewis, Senior Planner

Date: August 17, 2022

PURPOSE

- The purpose of this staff report is to provide an overview of a Zoning Map Amendment for the proposed Knightdale Gateway Planned Unit Development. 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.

STRATEGIC PLAN PRIORITY AREA(S)

- Connected & Inclusive
- Sustainable

GENERAL STATUTE REFERENCE(S), *if applicable*

- N.C.G.S. 160D-605

TYPE OF PUBLIC HEARING, *if applicable*

- Legislative

FUNDING SOURCE(S), *if applicable*

- N/A

ATTACHMENT(S)

- Staff Report
- Master Plan
- PUD Document with Elevations
- Transportation Impact Analysis

STAFF RECOMMENDATION

- Approve ZMA-16-21 and adopt the recommended advisory statement describing plan consistency and reasonableness of action
- Adopt ORD #22-08-17-006

Knightdale Strategic Priorities



Safe



Connected & Inclusive



Sustainable



Active & Healthy



Organizational Excellence