



## TOWN OF KNIGHTDALE

950 Steeple Square Court  
Knightdale, NC 27545  
KnightdaleNC.gov

**ORDINANCE #22-08-17-006**  
**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE**  
**OF THE TOWN OF KNIGHTDALE**  
**WHICH INCLUDES THE ZONING DISTRICT MAP**

**ZMA-16-21 Knightdale Gateway Planned Unit Development**

**WHEREAS**, the Town of Knightdale has received a petition to amend the zoning of the property from Rural Transition (RT) and General Residential 3 to Manufacturing & Industrial Planned Unit Development (MI-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 creating a design unique to Knightdale and providing new nonresidential space to further strengthen the Town's commercial tax base. Further, it is consistent with the General Growth Framework Map as a Target Investment Area and Street Network Map. The proposal is inconsistent with the Growth & Conservation Map's designation as a "Mixed Density Neighborhood" or "Retail" Place Type, however reasonable when applying the Comprehensive Plan's Playbook Approach.; 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 54.14± acres located in the Town of Knightdale's Extra Territorial Jurisdiction 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 RT, and GR3 to MI-PUD as indicated.

**SECTION 2.** That the additional conditions contained within the application identified as ZMA-16-21 and PUD document (Exhibit A), and listed below apply as additional zoning conditions to the parcel of land identified as 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:

1. The following uses shall be permitted on-site, and all other uses otherwise permitted in the MI zoning district shall be prohibited.
  - a. Manufacturing, Light
  - b. Research and Development
  - c. Storage – Warehouse, indoor storage
  - d. Wholesaling and Distribution

- e. Brewer/Winery/Distillery
  - f. Laboratory – medical, analytical, research & development
2. In order to allow additional creative flexibility in the design of the Monument Sign, the Monument Sign shall be exempt from the dimensional standards of UDO Section 8.6.C.5. The maximum height of the Monument Sign shall be limited to 10-feet and have a maximum area of no greater than 100 square feet.
3. Architectural Standards:
- a. In order to divide and create vertical orientation on building facades and add visual interest, expanses of blank wall shall not exceed seventy (70) feet in width without being interrupted with an architectural feature such as, but not limited to:
    - i. columns,
    - ii. recesses in or projections from the building façade,
    - iii. piers,
    - iv. rooflines,
    - v. brick patterns, or
    - vi. reveals in concrete tilt construction with contrasting paint colors.
  - b. Each building façade shall have architectural features that are repeated through the pattern of walls and openings. Each building façade shall have an identifiable base, body, and cap with horizontal elements separating these components. The body of the building shall constitute a minimum of 50% of the total building height.
  - c. Buildings shall be architecturally compatible by way of colors and use of materials.
    - i. Each building exterior shall have a minimum of two different colors.
    - ii. Each building exterior shall have a minimum of two different materials.
    - iii. The primary façade of each building shall include one of the following materials:
      - 1. Concrete tilt or precast concrete wall panels, with a base wall paint color in conjunction with varying complimentary accent paint colors,
      - 2. Brick masonry,
      - 3. Stone or Ceramic Tile accents, or
      - 4. Aluminum storefronts with anodized or pre-finished colors.
    - iv. The following exterior building materials shall be prohibited:
      - 1. Vinyl siding,
      - 2. Painted, smooth faced concrete block (decorative blocks are acceptable).
  - d. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade.
  - e. Soffit and fascia materials shall be EIFS, architectural metal panels (ACM), or tongue and groove wood.
  - f. Windows and storefront glazing shall have mullions that provide rhythm and visual interest.
  - g. Each building's primary entrance shall emphasize street level, pedestrian focused visual interest through the use of features such as, but not limited to:
    - i. columns,
    - ii. piers,
    - iii. windows,
    - iv. recessed entries,
    - v. sheltering elements,
    - vi. rooflines,
    - vii. trim,

- viii. color change,
    - ix. material change, or
    - x. masonry patterns.
  - h. Each building's secondary entrances shall emphasize street level, pedestrian focused visual interest through the use of features such as, but not limited to:
    - i. recessed entries,
    - ii. sheltering elements, or
    - iii. adjacent storefront windows.
  - i. Building facades facing public streets shall incorporate enhanced architectural features to create visual interest
  - j. The façade of building corners shall maintain a relation to each other, but are not required to be identical.
  - k. Each building shall have a minimum of two parapet heights.
  - l. Simple parapet roof edges with coping shall be used.
  - m. Roof features may include architectural standing seam metal or canopies using architectural prefinished metal panels (Aluminum Composite Material).
4. To assist in achieving the creation of a new River District, the applicant shall provide hardscaping such as stacked stone and incorporate "Knightdale's River District" into signage for the development along Farmwell Road, Westover Drive, and internal to the site.
  5. Investigate the feasibility of dedicating a greenway easement for future construction of a greenway in a mutually agreed upon location on the northern portion of the site, or to replace the planned sidewalk on the east side of the new public road extension with a 10' multi-use path designed to greenway trail standard.
  6. Investigate the feasibility of installing a mast arm traffic signal at Knightdale Blvd and Westover Drive.
  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