



Town of Knightdale

Staff Report

Title: 16 Main Street Edward Jones Branch
Office Conditional District (ZMA-4-24)

Staff: Gideon Smith, Senior Planner

Date: October 14, 2024

Director Signature: JB

Asst. Town Manger Signature:

Town Manager Signature:

I. REQUEST:

Katie Smith, on behalf of Fred D. and Cynthia B. Johnson, has submitted an application requesting a Zoning Map Amendment to rezone approximately ±0.16 acres of land located at 16 Main Street, and further identified by Wake County PIN 1754-42-1863, from General Residential Low-Density (GR3) District to Town Center – Conditional District (TC-CD) to convert the existing single-family dwelling into an Edward Jones Branch Office.

II. PROJECT PROFILE:

PROPERTY LOCATION:	16 Main Street
WAKE COUNTY PIN:	1754-42-1863
CURRENT ZONING DISTRICT:	General Residential Low-Density (GR3) District
PROPOSED ZONING DISTRICT:	Town Center – Conditional District (TC-CD)
NAME OF PROJECT:	16 Main Street – Edward Jones Branch Office: Katie Smith, CFP
APPLICANT:	Katie Smith, CFP
PROPERTY OWNER:	Fred D. and Cynthia B. Johnson
DEVELOPER:	Doug Johnson/TBD
PROPERTY SIZE:	0.159 acres
CURRENT LAND USE:	Single-Family Dwelling (1,345 square feet)
PROPOSED LAND USE:	1,345 square foot Edward Jones Branch Office
PROPOSED PARKING:	4 On-Street (Public) parking spaces; 1 On-Site ADA parking space

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 particular locations in the absence of special conditions. This process affords a degree of certainty in land use decisions not possible when rezoning to a general category allowing many different uses.

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. All standards and requirements of the corresponding General District shall be met, except to the extent that the conditions imposed are more restrictive than those standards. However, when a Conditional District is a requirement of Section 3.1 of the UDO, petitioners may also ask that certain standards identified be decreased. Within an approved Conditional District, no use shall be permitted except pursuant to the conditions imposed on the Conditional District in the approval of the rezoning.

The Master Plan, as a site-specific Conditional Zoning Plan, is itself a condition of the ZMA-CD. In addition to the Master Plan, the applicant shall provide the exact land use classifications proposed for the Conditional District, which has been



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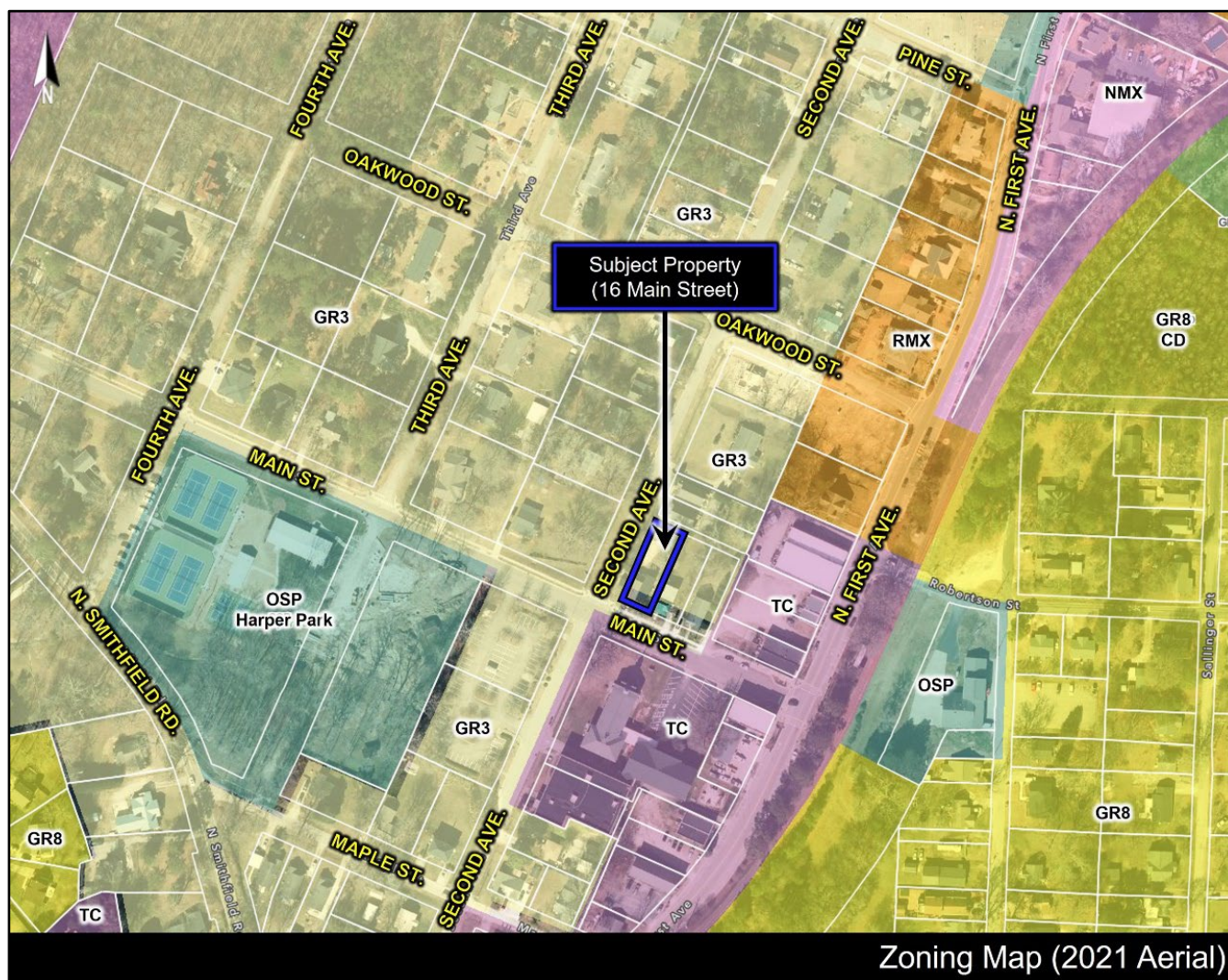
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detailed in Section VIII of this staff report. Such use classifications may be selected from any of the uses, whether permitted by right or special use, allowed in the General District upon which the Conditional District is based. Uses not otherwise permitted within the General District shall not be permitted within the Conditional District.

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

The proposed rezoning features one parcel located at 16 Main Street (NE corner of Main Street and Second Avenue), which is currently located within the Town’s Corporate Limits. Therefore, an annexation petition is not required.

DIRECTION	LAND USE	ZONING
North	Single-Family Residential	GR3
South	Religious Institution	TC
East	Single-Family Residential	GR3
West	Single-Family Residential	GR3





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V. PROPOSED MASTER PLAN:

The applicant has submitted a full Master Plan in accordance with Section 12.3.F of the UDO. The applicant is proposing to convert the existing home on the subject property to an Edward Jones Branch Office (Banks, Credit Unions, Financial Services). If the proposed rezoning is approved, the applicant intends to modify the interior of the existing structure to accommodate the needs of the proposed office. On the exterior, the applicant intends to construct a covered front porch facing Main Street to make the structure more consistent with the surrounding homes, replace the existing vinyl siding with new fiber cement siding on all sides of the building, and resize certain windows for a more uniform appearance and to allow more natural sunlight.

According to the applicant, the proposed office will have two employees, one of which will be the applicant. In addition, clients are seen by appointment only and most of the appointments are conducted virtually.

Since a Conditional District is a requirement of Section 3.1 of the UDO for the proposed use (Banks, Credit Unions, Financial Services), the applicant may also ask that certain standards identified be decreased. The applicant's requested exceptions to the applicable standards are detailed in Section VIII of this staff report.

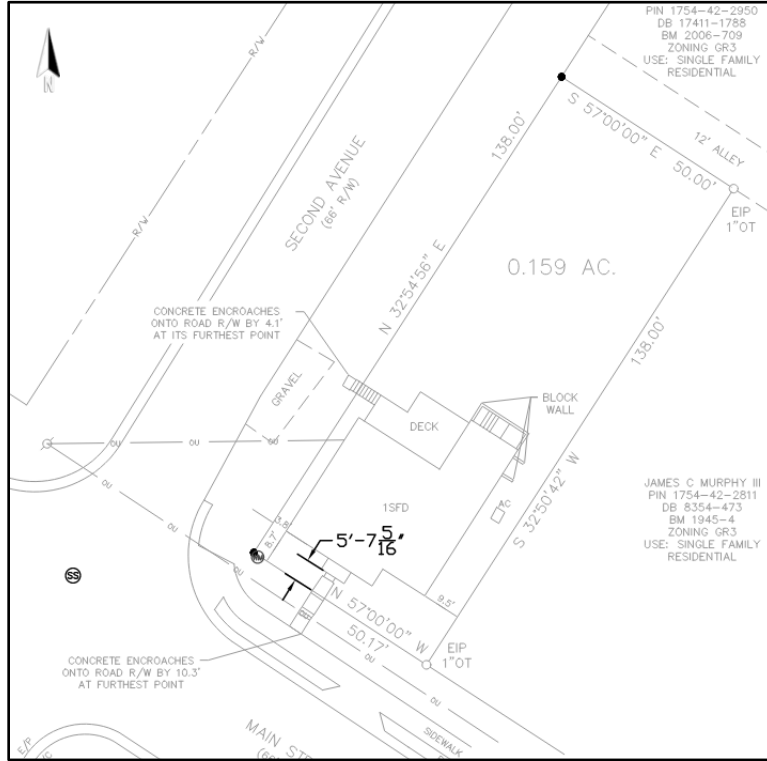
The applicant and Staff met multiple times early in the process as the plan evolved. Further analysis of the site plan is detailed below.



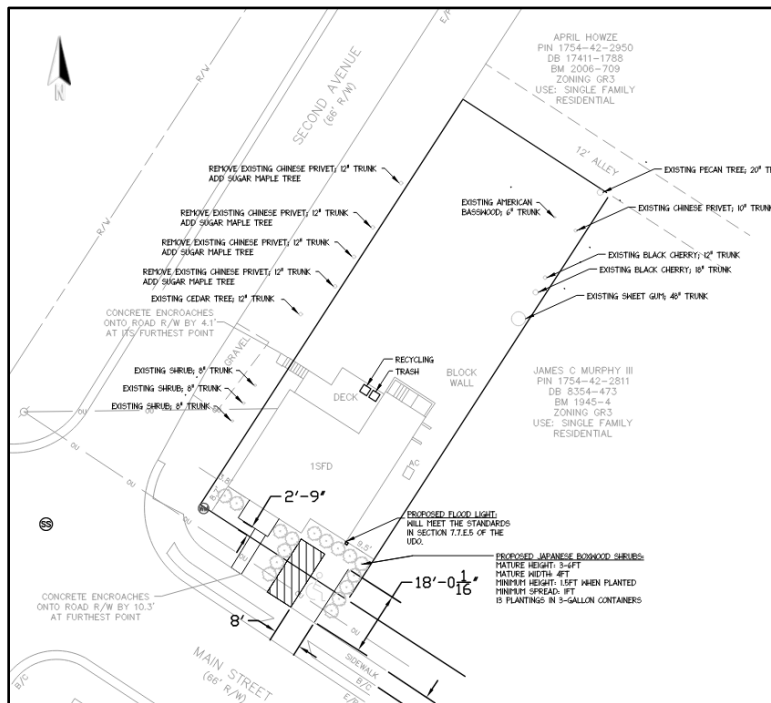
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16 Main Street – Existing Conditions (Single-Family Residential)



16 Main Street – Proposed Master Plan (Edward Jones Branch Office)





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VI. STAFF SITE PLAN ANALYSIS:

Staff has reviewed the plan for UDO consistency and found the Master Plan generally complies with the required provisions. The following items are being highlighted for Council review and further consideration.

Landscaping & Environmental Features

A 30-foot Type C Buffer is required along the northern and eastern property lines to provide spatial separation and to decrease visual contact between the proposed business and existing homes. The applicant is requesting relief from this requirement because the existing home is currently situated approximately 10-feet from the property line, limiting their ability to plant the required buffer. Additional information regarding this request can be found in Section VIII of this staff report. Staff recommend that the applicant and adjacent property owner (14 Main Street) work together to determine how some vegetative materials can be added to the space between the two structures to provide some level of buffer.

Google Street View – Structure Separation



Architectural Standards & Elevations

According to the applicable Use Specific Standards for the proposed use (Banks, Credit Unions, and Financial Services uses shall be located in the Mixed-Use Building Type as detailed in Section 6.8 of the UDO. The existing home was constructed in 1940 per Wake County Real Estate Data. As proposed, the location of the existing home will remain the same with interior and exterior work taking place to accommodate the needs of the proposed office. The applicant is requesting that the House Building Type Standards, as outlined in Section 6.5 of the UDO, are applied to the proposed development in lieu of the Mixed-Use Building Type that is required.

Overall, the proposed design meets the spirit and intent of the UDO for the House Building Type, however, certain components are detailed further in Section VIII of this staff report.



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Proposed Exterior Modifications to the Existing Home

	 <p>BENJAMIN MOORE SIMPLY WHITE</p> <p>SHERWIN-WILLIAMS ALABASTER</p> <p>BENJAMIN MOORE WHITE DOVE</p> <p>SHERWIN-WILLIAMS PURE WHITE</p> <p>SHERWIN-WILLIAMS OYSTER WHITE</p> <p>BENJAMIN MOORE CHANTILLY LACE</p> <p>BENJAMIN MOORE CHINA WHITE</p> <p>SHERWIN-WILLIAMS SHOJI WHITE</p>		
EXISTING VINYL SIDING	PROPOSED EXTERIOR COLOR		
			
PROPOSED FRONT DOOR	PROPOSED WINDOWS	PROPOSED FIBER CEMENT	



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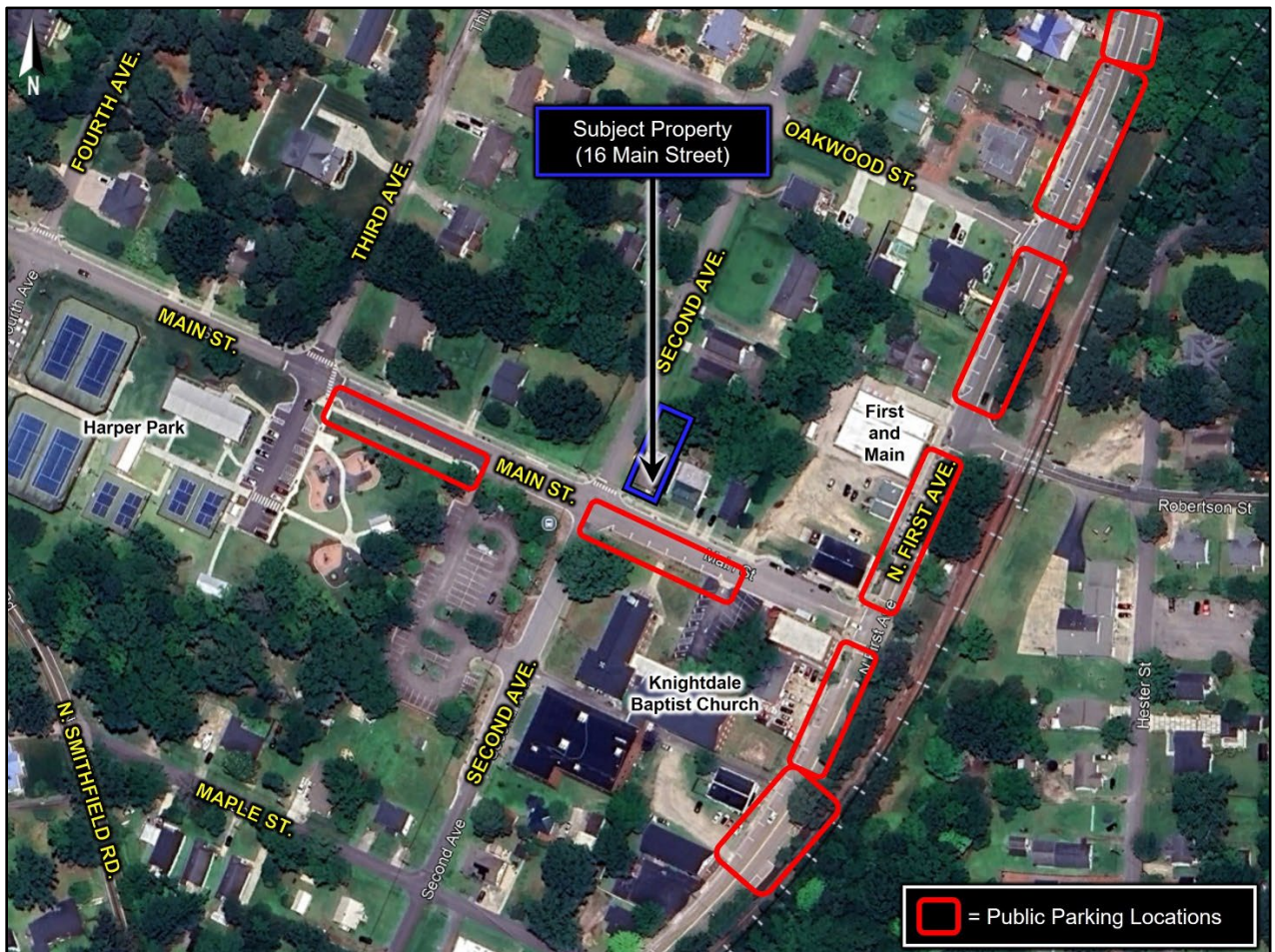
Public Gathering Spaces

The applicant is requesting that the House Building Type Standards, as outlined in Section 6.5 of the UDO, are applied to the proposed development in lieu of the Mixed-Use Building Type that is required. If approved under the House Building Type Standards, the proposed use will not require a Public Gathering Space. Additional information regarding this request can be found in Section VIII of this staff report.

Parking

Based on the size of the existing home (~1,345 square feet), the maximum number of parking spaces for the proposed use is seven parking spaces. The minimum is four. The applicant has the opportunity to make a \$500 per parking space contribution to the Town of Knightdale's parking fund in lieu of constructing the required minimum number of parking spaces on-site since the subject property is located within the Central Business District.

As proposed, the applicant will contribute \$2,000 to the Town's parking fund prior to Construction Drawings approval to meet minimum parking requirements. This will allow the applicant's clients to use four of the existing on-street public parking spaces near the subject property when visiting the subject site for appointments.

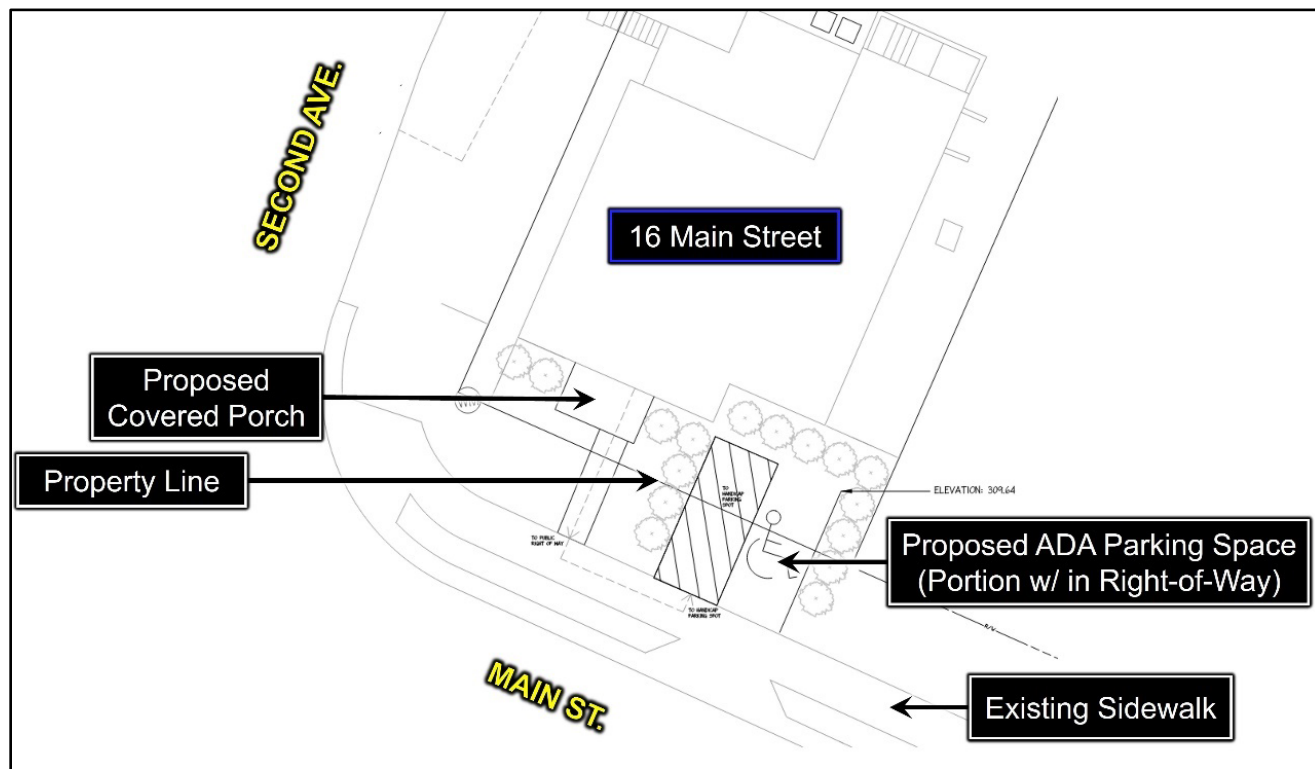




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Since the North Carolina Building Code requires at least one ADA parking space, the applicant is not permitted to make a parking fund contribution for this parking space, and as a result, is required to construct the ADA parking space on the subject property. As proposed, the applicant is requesting approval to construct one ADA parking space at the front of the subject property adjacent to Main Street. Additional information regarding this request can be found in Section VIII of this staff report.



Pedestrian Connectivity

In order for walking to be a viable transportation choice for local trips, circulation routes must be safe, convenient, and highly connected. Pedestrian circulation and connectivity should primarily take place adjacent to planned streets within the right-of-way; however, a considerable amount of pedestrian activity also takes place on-site, where vehicle speeds are lower but the numbers of potential conflict points are higher. The applicant is not proposing any changes to the existing 5-foot-wide sidewalk along Main Street. The existing sidewalk network along Main Street and N. First Avenue will allow clients to safely walk from the public parking locations to the subject property.

VII. LEGISLATIVE CASE PROCEDURES:

Staff met with the development team in May of 2024 to discuss the potential of a project at this location. 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



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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: May 23, 2024
- Neighborhood Meeting (Virtual): July 16, 2024

The virtual neighborhood meeting was held online on July 16, 2024. Three adjacent property owners attended the meeting. In general, they had questions about the request itself, parking, security, buffers, as well as rezoning questions in general. A copy of the mailed notice, the list of recipients, and a summary of the meeting are attached as part of the application packet. Additionally, the Town of Knightdale followed public hearing notice requirements as prescribed in the North Carolina State Statutes.

- First Class Letters Mailed: September 6, 2024
- Sign Posted on Property: September 6, 2024
- Legal Ad Published in Wake Weekly: September 6 & 13, 2024

Following the formal submittal and review of the proposed Master Plan, the applicant met with the Development Review Committee (DRC) on August 8, 2024, to discuss the technical comments and details associated with the proposed plan. Staff discussed with the applicant items involving stormwater drainage impacts in the area, ADA parking space design requirements, and the accessible route to the front entrance of the building. The DRC voted unanimously to **continue** the proposal pending the applicant addressing the review comments and Town Council approving the Rezoning request.

VIII. PROPOSED CONDITIONAL DISTRICT REZONING:

In accordance with Section 12.2.G.3.f of the UDO, all standards and requirements of the corresponding General District shall be met, except to the extent that the conditions imposed are more restrictive than those standards. However, when a Conditional District is a requirement of Section 3.1 of the UDO, petitioners may also ask that certain standards identified be decreased. Within an approved Conditional District, no use shall be permitted except pursuant to the conditions imposed on the Conditional District in the approval of the rezoning.

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.

Staff have reviewed the major site elements and found the majority to be in compliance with all requirements of the TC District and UDO. Major site elements and their compliance statements are listed below. As mentioned previously, in certain instances, the applicant has requested alternative standards, which are also detailed below.

- Zoning:** The subject property is currently zoned GR3. The proposed use (Banks, Credit Unions, and Financial Services) requires a Conditional District rezoning in the Town Center District. This process allows for flexibility to achieve the applicant's goals while meeting the spirit and intent of the UDO and Comprehensive Plan. The applicant is requesting approval of a Conditional District Rezoning from GR3 to TC-CD to allow the existing home on the subject property to be converted into an Edward Jones Branch Office.



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The applicant has requested that only Banks, Credit Unions, and Financial Services uses are permitted on the subject property. All other uses otherwise permitted in the TC Zoning District shall be prohibited.

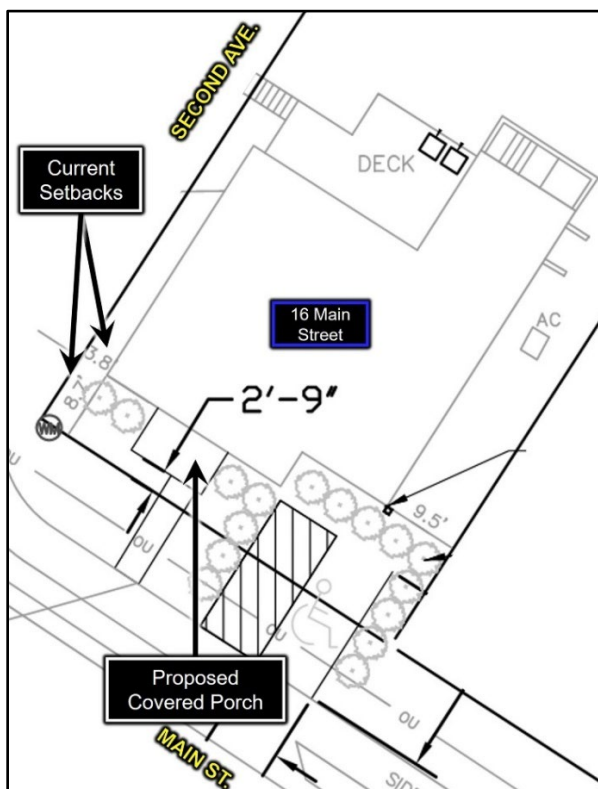
B. **Setbacks:** The minimum setbacks for the House Building Type are as follows:

Minimum Setbacks				
	Front	Side	Corner	Rear
House Building Type	10'	20% of lot width*	10'	25'

*Side setback shall be calculated as an aggregate. Lots less than 60 feet in width shall have a minimum setback of 3 feet. Side yards of corner lots shall be a minimum of 10 feet.

According to the proposed Master Plan, the existing home is approximately 8.7 feet from the front property line and approximately 3.8 feet from the side yard corner. Therefore, the existing structure is classified as a legal nonconforming principal structure. Per the Nonconforming Principal Structures regulations set forth in Section 13.3 of the UDO, the existing nonconforming principal structure is allowed to remain and may be enlarged or altered provided such change does not increase the structure's nonconformity.

The proposed covered porch will increase the structure's nonconformity in terms of the front setback, which would not be permitted unless Town Council provides flexibility through the approval of the requested Conditional District. If approved, the applicant will be permitted to construct the covered porch so that it is situated approximately 2.75-feet from the front property line, as shown on the proposed Master Plan.

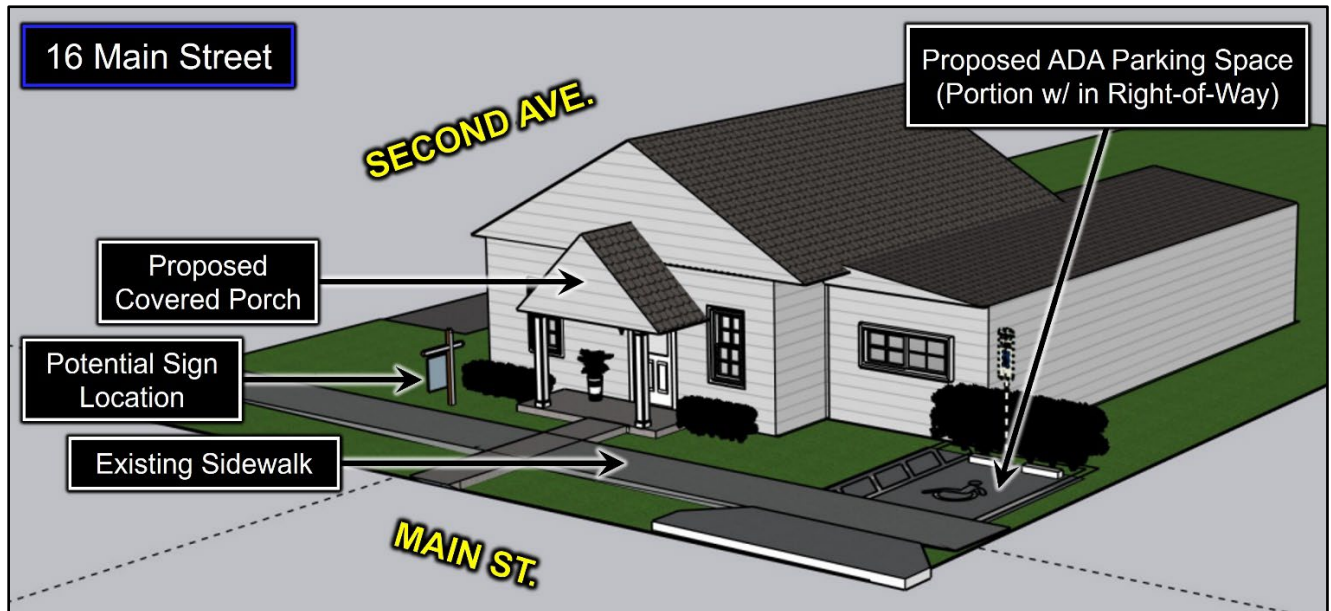




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- C. **Additional Use Standards:** Some uses require additional, specific standards based on the nature of operations and potential impacts to surrounding properties. The following standards are applied to the Banks, Credit Unions, and Financial Services uses.
- Banks, credit unions, and financial services uses shall be located in the Mixed-Use Building Type as detailed in Section 6.8.
As mentioned previously, the applicant is requesting that the House Building Type Standards, as outlined in Section 6.5 of the UDO, are applied to the proposed development in lieu of the Mixed-Use Building Type that is required.
 - In the NMX and TC zoning districts only indoor transactions shall be permitted with no night drop boxes permitted.
If approved, this additional use standard shall apply. The applicant has demonstrated compliance with this standard by including a note on the proposed Master Plan.
- D. **Building Type Standards:** The applicant is requesting that the House Building Type Standards are applied to the proposed development. The applicant proposes to replace the existing vinyl siding with fiber cement siding and to construct a covered porch at the front door of the existing structure. No other exterior modifications are proposed to the structure. The proposed Master Plan generally complies with this regulation.



- E. **Parking:** As mentioned previously, the applicant proposes to contribute \$2,000 to the Town's parking fund prior to Construction Drawing approval to meet minimum parking requirements. The applicant's clients can use four of the existing on-street public parking spaces near the subject property when visiting the subject site for appointments.

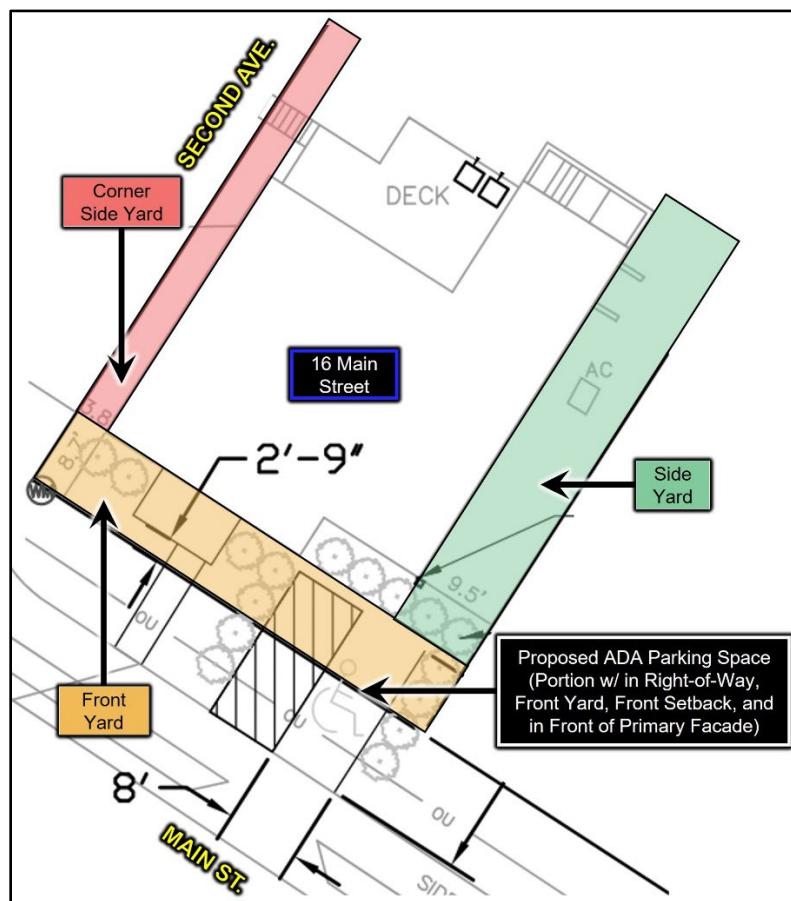
Since the North Carolina Building Code requires at least one ADA parking space, the applicant will not be permitted to make a parking fund contribution for this parking space, and as a result, is required to construct the ADA parking space on the subject property.



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According to Sections 7.1.K.1, 7.1.K.4, and 7.1.M.1 of the UDO, parking spaces cannot be located within any required setback, in the front yard, or in front of the building façade, and cannot encroach upon or extend onto public rights-of-way or sidewalks. As proposed, the applicant is requesting flexibility to construct one ADA parking space at the front of the subject property adjacent to Main Street, as shown on the Master Plan.



Section 7.1.K.2.c of the UDO requires all parking lots to be curbed using standard curb and gutter with a minimum width of 1.5 feet. As proposed, the applicant is requesting flexibility to construct one ADA parking space without the required curb and gutter.

- F. **Landscaping:** When a Town Center Zoning District is proposed adjacent to a GR3 zoned parcel, a 30-foot Type C Buffer is required. As previously mentioned, this buffer is required along the northern and eastern property lines to provide spatial separation and to decrease visual contact between the proposed business and existing homes. The applicant is requesting relief from this requirement because the existing home is currently situated approximately 10-feet from the property line, limiting their ability to plant the required buffer. In addition, the applicant indicated that the other houses on the block and in the neighborhood do not have 30-foot buffers and contend that the required buffer would decrease the visual aesthetics of the homes.



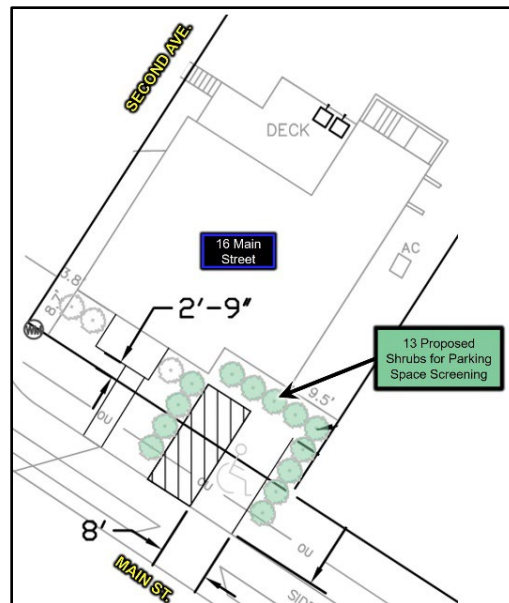
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Staff recommend that the applicant and adjacent property owner (14 Main Street) work together to determine how some vegetative materials can be added to the space between the two structures to provide some level of buffer.

When parking spaces front street rights-of-way, the UDO requires the parking space to be screened with a Type A Buffer (three canopy trees, two understory trees, and twenty shrubs per 100 linear feet). The applicant is requesting to remove the canopy and understory tree requirements based on discussions with the adjacent property owner (14 Main Street) during the Neighborhood Meeting (see Neighborhood Meeting Summary attachment).

As proposed, the applicant intends to plant the required shrubs surrounding the proposed ADA parking space (at least 10 shrubs) to provide lower-level screening of vehicular headlights. If flexibility is not granted, the applicant will be required to plant a minimum of two canopy trees, one understory tree, and 10 shrubs around the proposed ADA parking space.



- G. **Roadway Improvements & Street Trees:** Second Avenue is identified as a Local Street by the Comprehensive Transportation Plan (CTP) and Appendix A of the UDO. New development with frontages on existing publicly maintained streets shall be required to upgrade all of their frontages to meet the standards of Chapter 10 of the UDO, including but not limited to, curb and gutter, sidewalks, on-street parking, street trees, street lights, etc. The applicant is requesting flexibility to remove these requirements because the proposed office fronts Main Street with clients utilizing the existing on-street parking in the vicinity or the ADA parking space in front of the structure. The applicant also indicated that this is being requested because Second Avenue is primarily residential and there is limited space to add these improvements.

Main Street is identified as an Existing Urban Main Street by the CTP and Appendix A of the UDO. Main Street has been constructed to its ultimate cross-section in front of the subject property. However, street trees have not been installed. The applicant is requesting flexibility to remove this requirement because the grass strip between the road and sidewalk is narrow.

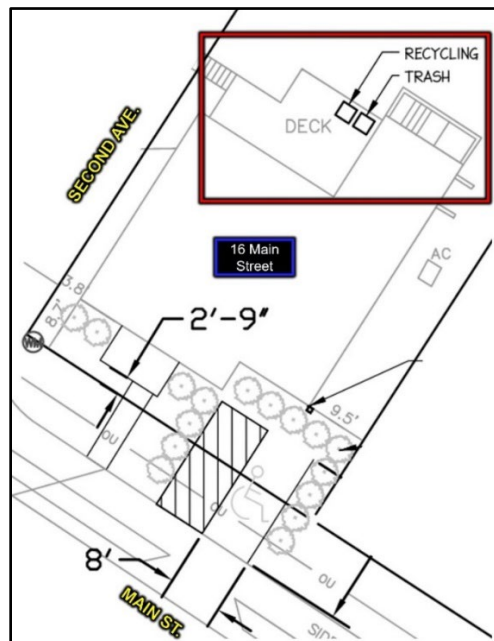


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- H. **Trash and Recycling Receptacles:** Section 7.5.E restricts all trash/recycling bins (containment devices) to the side or rear yards and must be screened from off-site view. In addition, all containment areas shall be enclosed to contain windblown litter, the enclosure (with gates) shall be opaque and finished with masonry materials consistent with the principal structure, all containment areas shall be screened by elements of a Type B Buffer, and the bins must be placed on a concrete pad.

The applicant is requesting flexibility to these requirements. As proposed, the applicant requests that the trash/recycling bins are stored under the existing deck, out of view from both Main Street and Second Avenue.



- I. **Public Utilities/Water Allocation Policy:** The subject property has existing and active public water and sewer services. Therefore, the proposed development is not required to comply with the Water Allocation Policy. However, since the proposed development is considered a “Change of Use” per the Water Allocation Policy, the proposed development is automatically awarded the required 50 Base Points, indicating that compliance with the Water Allocation Policy has been met.
- J. **Stormwater Management:** Based upon the scope of work associated with the proposed development, stormwater management is not required.
- K. **Lighting:** The applicant is not proposing any deviations from the lighting standards outlined in Section 7.7 of the UDO.
- L. **Signage:** All site signage will be reviewed under a separate zoning review; however, based upon the dimension of the subject property and the location of the existing structure, available space for the installation of a monument sign or permanent suspended shingle post sign is limited based upon the minimum setbacks applicable to these types of signs.

The applicant is contemplating installing a Permanent Suspended Shingle Post Sign near the front door of the proposed office to advertise its location. According to Chapter 8 of the UDO, these types of signs must be at least



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five feet from all property lines, street rights-of-way, and utility easements. The applicant is requesting flexibility to encroach into this minimum five-foot setback if necessary to install this signage.

VIII. COMPREHENSIVE PLAN:

Since the adoption of the original KnightdaleNext 2035 Comprehensive Plan in 2018, the Town of Knightdale has experienced significant growth and 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, is an update to an existing document, not an entirely new plan, with the same horizon year of 2035 as the 2018 version.

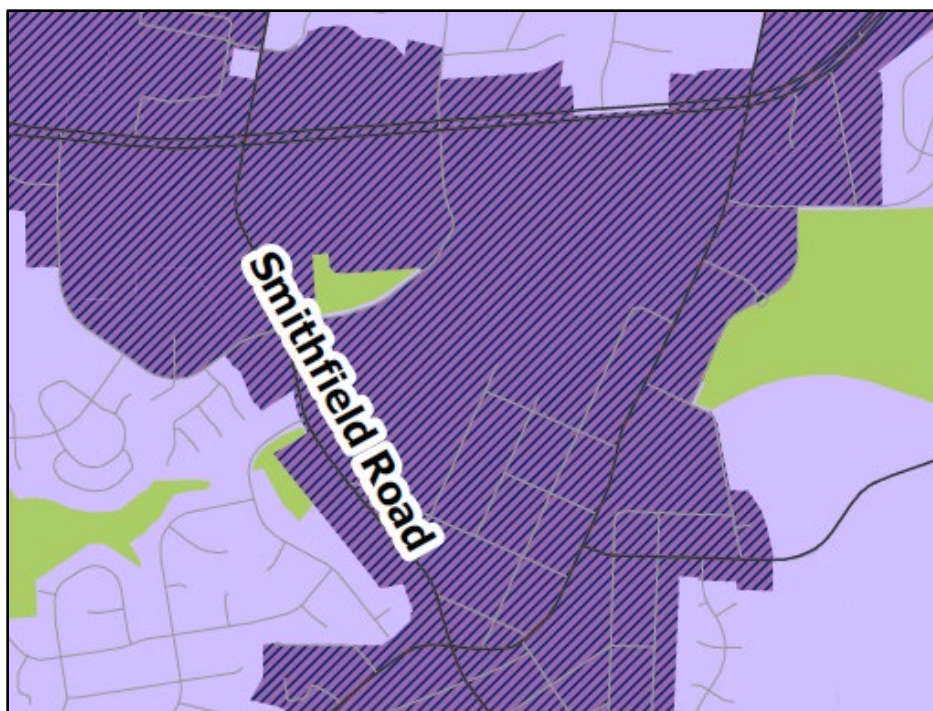
KnightdaleNext V.2 includes better guidance for where development activity should occur and to what scale, with detailed information to help inform the style of development Town Council expects when striving to create an “inclusive and connected urban small town with unique gathering places that foster a sense of community” as noted in the Council’s Strategic Plan. A mantra for KnightdaleNext V.2 is to grow intentionally between now and the planning horizon (2035). This includes an emphasis on growing inward, versus outward, in the near future to be good stewards of land and cognizant of the time and money realities associated with extending infrastructure.

The General Framework, presented in Chapter 3, includes three maps that should guide future decisions about conservation and development in the community. All three maps should be used in a series when contemplating the future of a parcel or area.

A. Intentional Growth Area Map

The KnightdaleNext V.2 Comprehensive Plan features the Intentional Growth Area Map, a high-level tool to guide growth decisions and offer a means to efficiently organize and illustrate a hierarchy of growth and conversation priorities for town leaders.

The subject property is located within a Target Growth Area. Target growth areas include land inside different activity centers depicted on the Future Place Type Map, and extending outward from the mixed-use areas along one or more corridors in some cases, that could help accommodate





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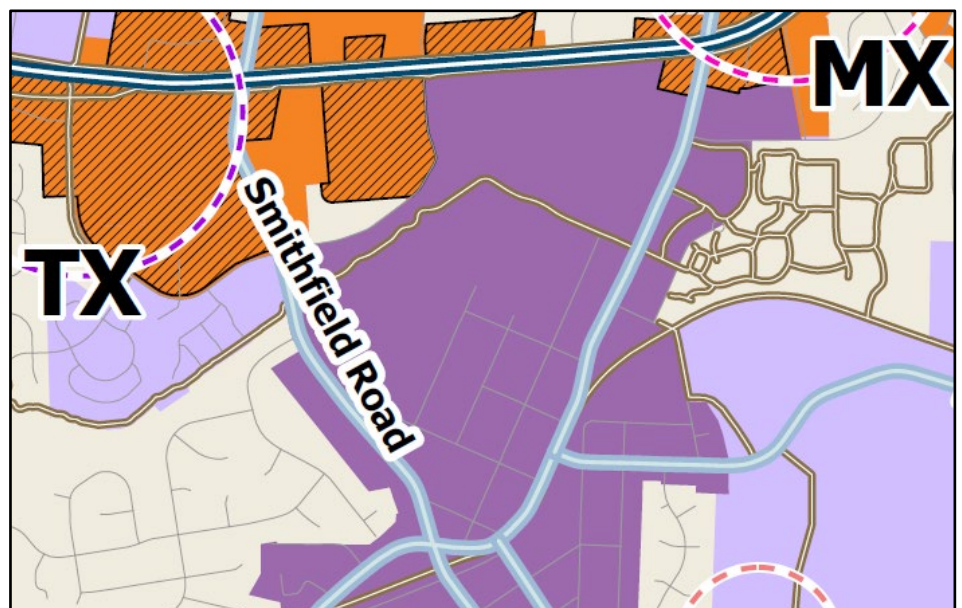
growth projected for an eleven-year planning horizon, 2024 to 2035, assuming annual growth rates similar to the last decade (i.e., 4.21% per year). They include old town and downtown, innovation center, neighborhood center, and mixed-use center place type categories. Together, they provide an opportunity to re-imagine Knightdale's future, and introduce new, energized activity areas that provide key locations for new employment centers, retail centers, entertainment areas, and upper story or adjacent residential units in appropriate locations. In the context of redevelopment, these areas require more deliberate planning and phasing to keep them viable over longer periods of change. However, once complete, redeveloped areas have the potential to serve as new and reinvigorated activity centers or mixed-use corridors for the whole of Knightdale.

These areas should be a high-priority for new or improved infrastructure constructed by private developers, which will provide new capacity in existing service areas to keep pace with infill development and redevelopment envisioned for the different activity centers or mixed-use corridors depicted on the Urban Small Town Framework Map or Future Place Type Map. Continued investments in these areas should maximize return-on-investment potential for the town and offer several public-private partnerships to improve the public realm — the space between buildings — or add community facilities during the development entitlement process.

Infrastructure investments in these areas should keep pace with changing economics, evolving technologies, and aging-infrastructure. Advancing infrastructure investments in these areas should be considered to incentivize investments by developers or private property owners. Specific projects should be considered that might transform these areas into more walkable and vibrant places, and consider opportunities to link neighborhoods to the different development activity centers.

B. Urban Small Town Framework Map

The Urban Small Town Framework Map presents five center-based categories and four corridor-based categories to further organize the town's planning area and emphasize treatments for specific areas. Town officials should advocate for increased or decreased development intensities in areas depicted on the map to support the town's broad goals and initiatives presented in the comprehensive plan (e.g., increased development intensities to support transit ridership or decreased development intensities to reinforce rural landscapes). Officials should also coordinate decisions for specific lots or parcels in an identified center or corridor to instill (reinforce) a unique development brand or sense of place.





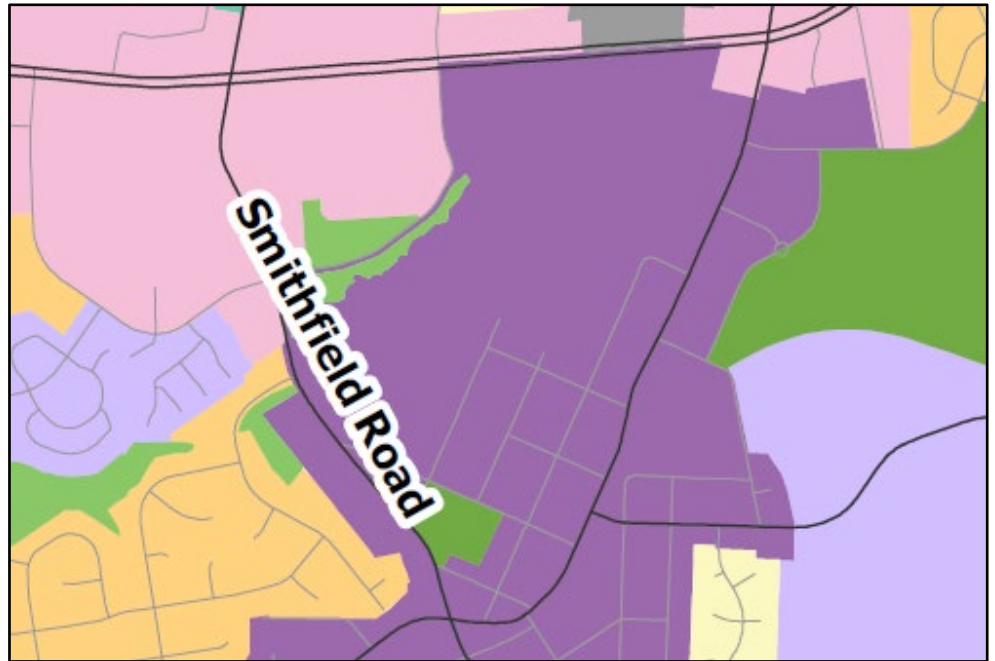
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The subject property is located within the Old Town and Downtown Target Area. More specific direction for decision making in these areas is presented on the Future Place Type Map and its corresponding place type category descriptions.

C. Future Place Type Map

The Future Place Type Map delineates preferred development types, locations, patterns, and styles for the planning jurisdiction assuming complete build-out of the community. The depiction of all thirteen categories on the map sets high-level expectations for the types, locations, patterns, and styles of development preferred in the community. Developers and property owners should consult the map to confirm desirable



(supportable) development outcomes before making major investment decisions. Town residents should consult the map to understand what is generally intended for vacant or declining properties in the community if or when a developer or property owner decides to make an investment.

The subject property is located within the Old Town Future Place Type, which is defined as:

The Old Town Area is much larger than the downtown in terms of size, and supports existing homes, businesses, parks, and open space that together celebrate community and the humble beginnings of Knightdale. Preserving the character of existing homes in the area is a high-priority, though some existing lots may be subdivided or redeveloped to introduce new home choices. The type, size, orientation, and character of new homes built in existing neighborhoods should be compatible with adjacent properties and supporting infrastructure. Officials should also be careful of unintended consequences associated with the wide-spread subdivision of large lots or infill development activities in the area: increased stormwater flooding because of changed drainage patterns, changes in overall neighborhood dynamics, or rising home values (and rising tax bills) that drive existing residents out of the area. Policies or considerations in the comprehensive plan should manage the timing and location of lot subdivision or tear-downs in specific areas if conditions being monitored are not exceeding expectations.

Small businesses or restaurants, oriented toward First Avenue, should complement the size and scale of nearby homes. Buildings throughout the area may stand one (1) to three (3) stories tall. Historic preservation and neighborhood compatibility should be priorities during infill development or



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redevelopment efforts. Parking may be satisfied using on-street parking, public parking lots, or shared rear-lot parking strategies.

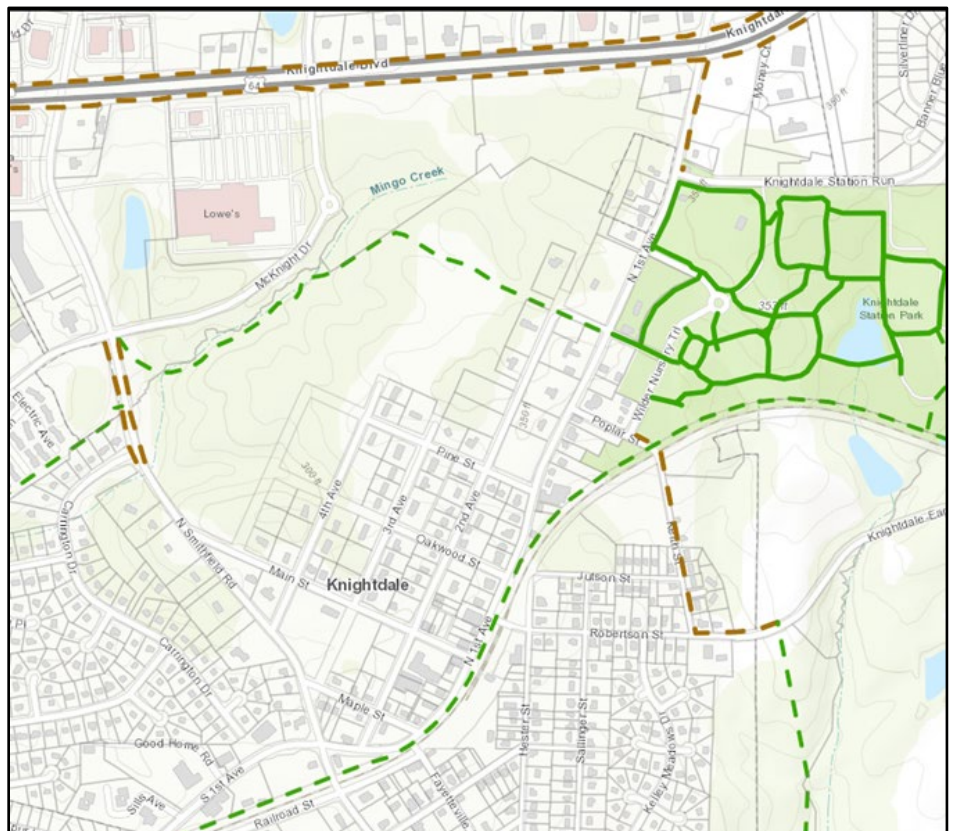
The Place Type Transect, seen below, builds off of the Future Place Type Map and helps to illustrate how developments should blend together as Knightdale grows. The Old Town Place Type falls into the Activity Centers category.



D. Trails and Greenways Map

The Trails & Greenway Map provides the general alignment of greenways in Knightdale. These trails should connect to the existing Town infrastructure or provide new recreational opportunities for residents.

The Map does not indicate that any greenways or trails should be constructed adjacent to the proposed development.





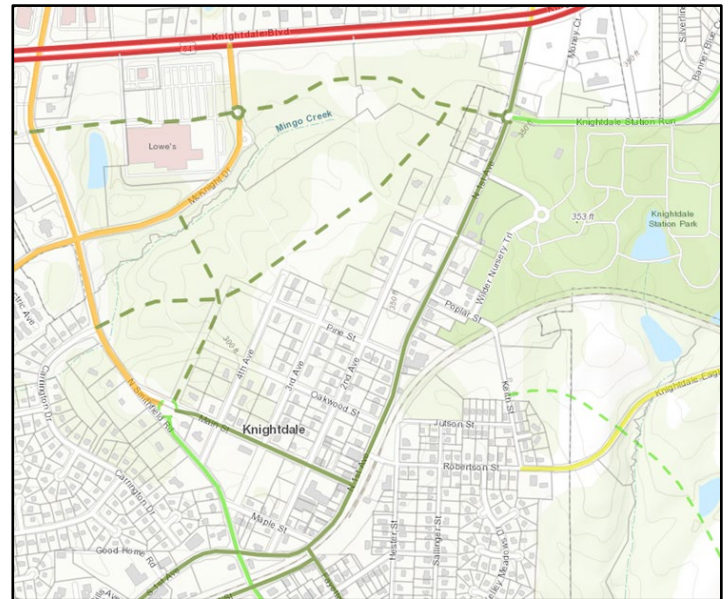
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E. Street Network Map

Development activities should assist with the construction of a comprehensive transportation network. The proposed development will utilize Main Street, which is classified as an Existing Urban Main Street. The subject property is also adjacent to Second Avenue, a Local Street. The applicant has requested flexibility to not install the required roadway improvements, such as curb and gutter, on-street parking, sidewalk, street trees, street lights, etc., associated with the Local Street cross-section.

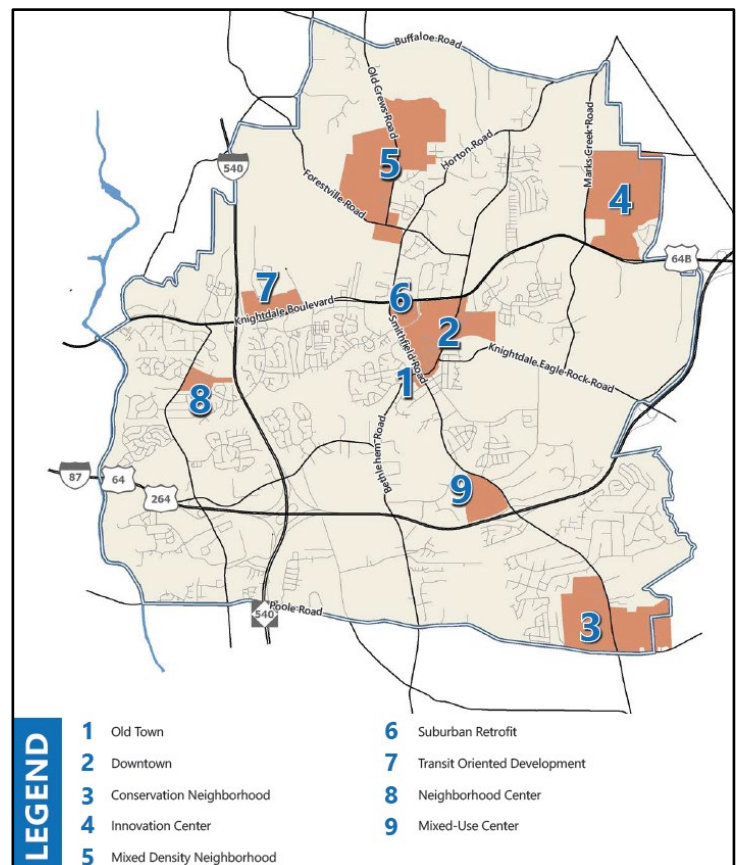
The Street Network Map does not call for any additional roads to be constructed.



F. Focus Area Studies

The KnightdaleNext V.2 Comprehensive Plan developed conceptual drawings and images for illustrative purposes only. They do not constitute intended outcomes or provisional approvals for the properties represented in the Plan. Actual development of the areas may vary significantly from the drawings included in the document based on property owner interests, market realities, lending conditions, available infrastructure, environmental features, or other factors. Though they conceptually illustrate development potential in defined geographies, they also demonstrate the application of character-driven design principles and development-related policies that could be applied in other areas of Knightdale with similar conditions.

Illustrations provided in the Focus Area Studies sections are intended to convey the intent of the policies when the Intentional Growth Areas Map, the Urban Small Town Framework Map, and the Future Place Type Map and descriptions are brought together. Their primary purpose is to





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help the community visualize possibilities and create a platform for dialogue about the details reflected in the images and how best to implement similar ideas in the Town's Unified Development Ordinance or other implementing documents.

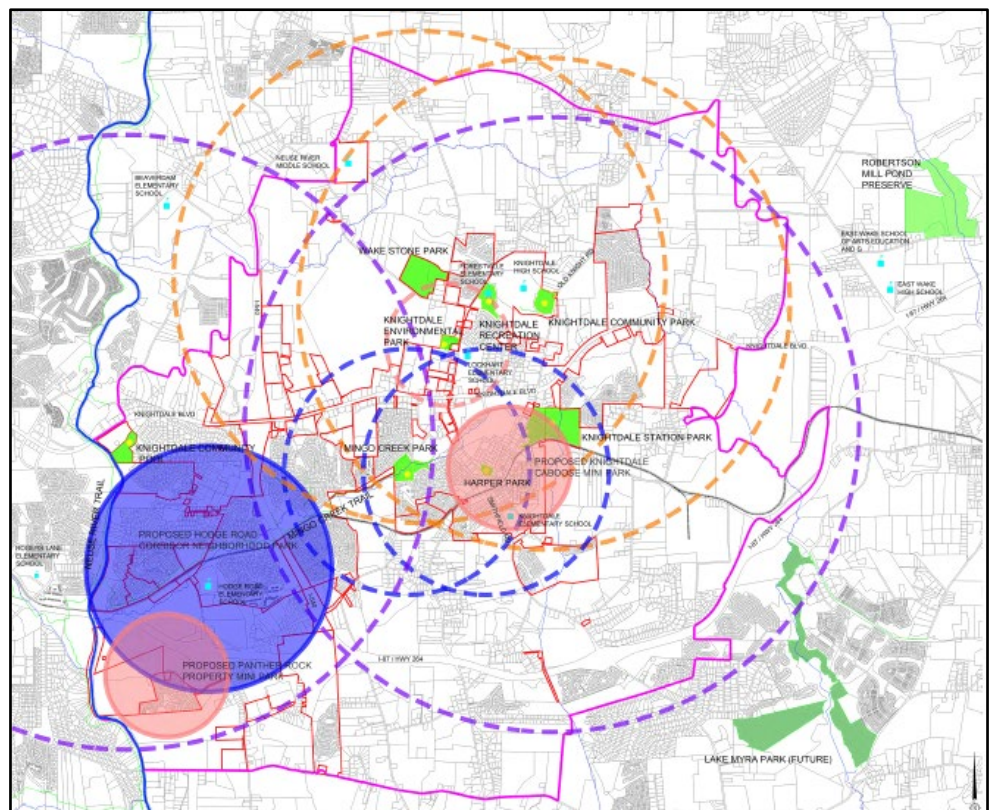
The proposed development is located within the Downtown Focus Area. The key to maintaining the character of this Town Center while accommodating new development is the sensitive integration of new buildings and the creation of connections to surrounding development. Some of the concepts for this Focus Area include:

- New development is sensitive to surrounding homes, businesses, and public spaces
- Existing homes, businesses, park and open spaces define the character of the area. The attributes of each inform decisions about future infill development
- Development scale, building orientation, and the location and configuration of open space and parking can mitigate the potential impacts of change, allowing infill to complement and even enhance the existing assets.
- Road and greenway connections extend into flanking areas, improving accessibility to the heart of the community and increasing residents' sense of connection to the place.
- New development adjacent to Knightdale Station Park should be designed in a way that is oriented to the park and/or views of the park.
- Existing residential building may be converted to small-scale commercial buildings along First Avenue.

CONSISTENCY WITH THE COMPREHENSIVE PARKS AND RECREATION MASTER PLAN:

The Knightdale Town Council adopted the Town's first ever Comprehensive Parks and Recreation Master Plan in April 2022. This plan includes recommendations for future park facilities based on community needs and existing conditions.

The plan indicates that this proposal is within the two-and-a-half-mile service area of Knightdale Station Park, the two-mile service area for the Knightdale Community Park and Wake Stone Park, and the one-mile service area for Mingo Creek Park and Harper Park.





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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 V.2 Comprehensive Plan contains eight 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.

The Guiding Principles are rooted in those presented in the 2018 KnightdaleNext Comprehensive Plan. They were consolidated or refined based on 1) new opportunities for the town not considered during the previous comprehensive plan update, 2) the need for more precise preference statements to influence intended outcomes, or 3) comments received from residents during the planning process to update the comprehensive plan.

Of the eight guiding principles detailed in the Comprehensive Plan, the following apply to this development proposal:



Inclusive, Livable Town

Promote a welcoming, inclusive, and diverse town for residents, business owners, and visitors that recognizes not everyone starts from the same place and that intentional and unintentional barriers exist in peoples' daily lives. Plan for, and regulate, different aspects of growth and development with the interests and needs of all town residents in mind, and recognize the entire community benefits when it helps those most vulnerable to challenges. Wealth is shared more equitably, economies are more sustainable, homes are more attainable, tax base expands, skilled workforce expands, and more local businesses are added to the community. The town should address future land use decisions, investment opportunities, or the rising costs-of-living in Knightdale as potential barriers to being a more inclusive and livable town.



Planned and Orderly Growth

Encourage a mix of land uses and development intensities in accordance with Chapter 3 (General Growth Framework) that promotes economic development, sense of place, social interaction, community-building, and the efficient use of town facilities and services.

Emphasize the development of unique activity centers throughout the community that vary in scale, use, size, and intensity. Also, proactively plan for the neighborhoods, corridors, and public spaces between activity centers that make the entire community more vibrant and connected. Prioritize infill development of under-utilized properties, and redevelopment of declining properties, in Knightdale (as opposed to expanding greenfield development patterns) to be more compact as a town and more efficient with town resources. Acknowledge increased densities and intensities, and a mixed of residential and non-residential uses, are needed in the town's activity centers to accommodate compact development patterns.



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Economic Vitality

Create a competitive advantage for economic development in Knightdale based on place-making, which promotes, in part, high-quality and desirable places to live, work, and visit as a means to attract top-level businesses and their employees. Investments that make the town a more dynamic place also create a stronger local economy that appeals to a wide range of skilled and educated workers. Future investments to support place-making as economic development should realize fiscal benefits for town residents by seeking to improve the tax base, promote economic development and investment, support the needs of local shops and businesses, and increase access to diversified employment opportunities in the town's planning jurisdiction.

IX. JOINT PUBLIC HEARING SUMMARY:

A joint public hearing with the Land Use Review Board and Town Council was held at the September 19, 2024 Town Council meeting. No members of the public attended this meeting, however, Council and LURB members had general discussions with Staff and the applicant regarding the requested UDO flexibility, hours of operation and the business model itself, buffer and landscaping requirements, parking location, building code requirements, and the general process if a different use is proposed in the future. Town Council did request that staff monitor the public parking areas around the subject property as growth occurs to ensure on-street public parking remains an option for residents and visitors. No substantive changes have been made to the plan following the public hearing.

X. STAFF RECOMMENDATION:

Review the request, forward the following advisory statement to Town Council, and recommend approval of ZMA-4-24 to Town Council.

The proposed Zoning Map Amendment is consistent with the KnightdaleNext V.2 2035 Comprehensive Plan as it addresses several of the guiding principles such as embracing and promoting the elements of an inclusive, livable Town, exercising planned and orderly growth strategies through infill development, and continuing to enhance Knightdale's economic vitality. Further, it is consistent with the Intentional Growth Areas Map and the Urban Small Town Framework Map, as well as the Future Place Type Map's designation as an "Old Town & Downtown" 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.