



## TOWN OF KNIGHTDALE

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950 Steeple Square Court  
Knightdale, NC 27545  
KnightdaleNC.gov

### ORDINANCE #24-12-18-003

### AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF KNIGHTDALE WHICH INCLUDES THE ZONING DISTRICT MAP

#### ZMA-5-23 Ample Storage Phase 3 Conditional District

**WHEREAS**, the Town of Knightdale has received a petition to amend the zoning of the property from Highway Business (HB) District and Manufacturing & Industrial (MI) District to Manufacturing & Industrial Conditional District (MI-CD); 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 promoting infill development activities for vacant and under-utilized areas of Knightdale, embracing compact development patterns by prioritizing infill development over greenfield development, and continuing to enhance Knightdale's economic vitality through investment into an existing business. Further, it is consistent with the General Growth Framework as a Target Investment Area, the Growth & Conservation Map's designation as a "Retail" Place Type, the Roadway Network Plan, and the Sidepaths & Greenways Plan; 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 not only desire to visit, but to also live, work, and play;

**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 ±6.98 acres of land located at 1107 Great Falls Court, and further identified by Wake County PIN 1744-86-8623, from Highway Business (HB) and Manufacturing & Industrial (MI) Districts to Manufacturing & Industrial – Conditional District (MI-CD) to allow for the expansion of the existing storage facility.

**SECTION 2.** That the approved Master Plan shall serve as a site-specific condition to the parcel of land identified as PIN 1744-86-8623. However, the applicant must submit Construction Drawings to the Town for approval that are in conformance with the approved conditions of the MI-CD Zoning District, Master Plan comments, Unified Development Ordinance, and comments from the June 13, 2024 Development Review Committee meeting.

**SECTION 3.** That the requested development regulation flexibility contained within the application identified as ZMA-5-23, and listed below apply as additional zoning conditions to the parcel of land identified above:

1. The only permitted use on the subject property shall be mini-warehouse uses.
2. The architecture of the Phase 3 building shall be consistent with the architectural plans set forth in the Master Plan.
3. The fire lane shall be permitted to encroach into the side and rear setbacks as depicted on the Master Plan to ensure proper fire protection on all sides of the Phase 3 building.
4. Phase 3 shall not be required to comply with the Water Allocation Policy as restroom facilities are not proposed in the Phase 3 building. Restroom facilities will be provided in the Phase 2 building.
5. The property owner shall be required to provide an art installation (i.e. public art, mural art, sculptures, statues, fountains, or a similar art installation) in front of the existing Ample Storage along Knightdale Boulevard building, or another area on the subject property that is visible from the Knightdale Boulevard public right-of-way. All art shall be approved by Development Services prior to installment. Said art shall be installed prior to issuance of the Certificate of Occupancy associated with Phase 3 of the development.

**SECTION 4.** That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

**SECTION 5.** 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 6.** 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 7.** That this ordinance shall be enforced as provided in G.S. 160D-605 or as provided for in the Knightdale Town Code.

**SECTION 8.** That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 18<sup>th</sup> day of December, 2024

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Jessica Day, Mayor

ATTEST and SEAL:

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Heather Smith, Town Clerk