



TOWN OF KNIGHTDALE

OFFICE OF THE
TOWN CLERK

www.knightdalenc.gov

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2225
(f) 919.217.2249

MUNICIPAL WATER ALLOCATION POLICY

Statement of Purpose

Drinking water supplies throughout the greater City of Raleigh distribution system are finite, subject to disruption by drought and/or other calamity and Knightdale's allocation is contractually limited. The Town staff, the Land Use Review Board and the Town Council have given a great deal of thought and study as to how best to utilize this valuable resource to benefit current and future residents.

Knightdale's municipal water capacity is a valuable resource that must be conserved and apportioned to new development projects that promote the Town's policy of insuring a diversified tax base and housing supply. Such an allocation policy will tend to promote diversity of housing available to a wide cross section of residents of diverse socio-economic backgrounds and promote economic viability and sustainability by providing for retail and other commercial development within the Knightdale community.

The local government expense of providing fire and police protection, schools, parks, social services, water and sewage systems and other essential public services to residential neighborhoods is generally greater than the ad valorem tax revenue generated by such neighborhoods. On the other hand, the cost of providing services to commercial and industrial development is generally less than the tax revenue accruing to the local government. Recent studies of five North Carolina counties (including Wake) by the American Farmland Trust reveal that the cost of local government services provided to Wake County residential property owners is \$1.54 for each dollar of ad valorem tax revenue received, while the cost of providing services to Commercial/Industrial properties is only \$.18 for each dollar of revenue. Having a predominantly residential tax base would require the Town of Knightdale over time to assess a higher tax levy to raise funds to provide essential services or to reduce the level of public services provided. This is one reason among many why local governments including Knightdale strive to achieve a balance of both residential and non-residential growth.

Knightdale's historical development pattern has been predominantly residential leading to a current tax base of approximately 64% residential and 36% commercial/industrial. The Knightdale council believes that it is fiscally responsible and otherwise in the public interest to promote and encourage non-residential development in the jurisdiction as an alternative to residential development until a ratio between the two closer to what exists in other communities in the County is achieved. A goal of achieving a tax base of 60% residential and 40% commercial/industrial is hereby established.

Communities without a wide variety of housing type and style also put pressure on the Wake County Public School System which remains committed to having students of a wide range of socio-economic backgrounds attend each local school.

In order to preserve and enhance property values, manage its limited water supply as a vital natural resource, promote economic development and incentivize smart growth practices, the allocation of Knightdale's potable water capacity shall hereafter be in accordance with this policy. The goals and procedures contained in the policy shall be reviewed in May of each year and when appropriate readjusted by the Town Council. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

Introduction

All existing parcels of real property within the corporate limits of Knightdale, regardless of proposed acreage, shape or location as of the adoption of this ordinance are entitled to 75 gallons per bedroom per day of water allocation to build and sustain a single family or a limited business or commercial use. No additional water allocation will be awarded for proposed development except in accordance with the requirements of this policy.

Upon receiving a new development proposal requesting water capacity, the Development Services Staff shall direct the Developer/Applicant to demonstrate the project's qualifications. A Developer/Applicant shall state on the appropriate application, and stipulate within an approved Development Agreement, the use or uses proposed to be built as part of the project along with the construction design and materials. Town action on the request will be deferred until the application is complete and the requested information has been provided.

Key Assumptions:

This policy allocates municipal water in gallons per day for new development proposals, master plans, site plans, building plans and/or structures seeking construction approval. Each phase of a phased development must comply with the terms and development schedule of an approved Development Agreement before the next phase can begin or the development risks loss of previously reserved allocation.

Previously dedicated but unused allocation can be reclaimed by the Town Council for:

- (1) the lack of compliance with any existing Development Agreement;
- (2) violation of applicable town policy provision, ordinance standard, condition of approval;
- (3) violation of federal or state regulation; or
- (4) other good cause.

All projects considered for water allocation must provide a wastewater system connection with adequate receiving capacity, as determined by the Wake County Health Department and/or City of Raleigh Public Utilities Department and approved by the Town of Knightdale Town Manager. All proposed projects

must be within the existing corporate limits or have filed a valid and complete petition for Voluntary Annexation.

All proposed projects under consideration must have a complete application submitted for the appropriate Master Plan, Subdivision, Site Plan, Special Use Permit, Conditional District or Zoning Compliance Permit, Building Permit or any other necessary approval.

All projects are subject to a Development Agreement approved by the Town Council. If the Developer/Applicant fails to meet all terms of that agreement the unused allocation will be reclaimed, no new building permits will be issued, and no new connections to the water or wastewater systems will be permitted. Active building permits will have certificates of occupancy held until mitigating measures are agreed to by all parties.

Projects with proven vested rights upon adoption of this ordinance will be permitted to finish their projects as previously approved.

Water Allocation Process

Proposed projects shall complete the *WATER ALLOCATION WORKSHEET* according to its instructions to determine the total number of points achieved.

Qualification for water allocation is judged by: the level of developer investment, anticipated increases in the Town's ad valorem tax base, construction and dedication of public infrastructure, provision of employment opportunities for Knightdale residents, provisions of diversified housing stock, preservation of open space, protection of existing tree canopy, conservation of existing habitat and the provision of recreational amenities for current or future Knightdale residents.

Projects must be awarded 50 TOTAL POINTS or more to merit water allocation.

Points are awarded in two categories, BASE POINTS and BONUS POINTS. BONUS POINTS are broken down into four categories.

1. Non-Conformity Abatement and Public Infrastructure Improvements.
2. Green Development Standards
3. Gateway and Transit Improvements.
4. Amenities (Only for Projects with Residential Components).

Unless a project can gain all necessary BONUS POINTS from a single improvement identified in the approved list, improvements must be made from at least two of the categories of BONUS POINTS.

A developer/applicant who has secured allocation according to this policy and hasn't progressed in construction plan approval, building permit approval, or on-site construction for a period of 12 months will lose the award of allocation without benefit.

Public water may be utilized for irrigation purposes so long as the Primary Use associated with the site has previously gained water allocation through the Town.

This policy shall be reviewed in May of each year and, when appropriate, readjusted by the Town Council. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

Appeals of any provision of this ordinance shall be decided upon by the Town Council upon receiving a recommendation from the Land Use Review Board.

Ultimate Development Goals for the Full Build-out of Knightdale:

These development goals apply to the entire, future Knightdale jurisdiction including the ETJ, Short-range and long-range urban service areas.

GOAL #1: 60%-40% ratio of residential to non-residential tax values.

<u>Upon Adoption-April 2008</u> 76% Residential - 24% Non-Residential
--

GOAL #2: Residential Housing Percentage Breakdown
SFD|TH|MF – 75%|10%|15%

<u>Upon Adoption-April 2008</u> 86% 4% 10%

GOAL #2A: Residential MF Type Breakdown
IX|X|XI – 50%|30%|20%

<u>Upon Adoption-April 2008</u>			
MF	Type IX	– 0	– 0%
	Type X	– 0	– 0%
	Type XI	– 764	– 100%

BASE POINTS: List of Preferred Land Uses and Required Characteristics:

Uses listed below have been determined to be the most desirable and important uses for the Town of Knightdale in order to promote and maintain economic and housing diversity. Only projects that completely meet the stated performance characteristics will be considered for water allocation.

70 Base Points Business Office/Professional Services Center

Qualifying projects must exceed 100,000 square feet of heated floor space and create at least 150 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services.

70 Base Points Finance and Insurance Center

Finance and insurance establishments in this category exceed 100,000 square feet of heated floor space and create at least 150 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees engage in financial transactions that create, liquidate, or change ownership of financial assets. They also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing and data processing establishments.

70 Base Points Manufacturing/Industrial Employment Center

Manufacturing or Industrial establishments in this category exceed 200,000 square feet of floor space located in plants, factories, or mills and employ power-driven machines and materials-handling equipment. They may also employ workers who assemble or create new products by hand, without the characteristic machinery-intensive enterprise. Many manufacturing establishments process products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments. Most manufacturing establishments have some form of captive services (e.g., research and development, and administrative operations, such as accounting, payroll, or management) in conjunction on-site.

60 Base Points Governmental Uses/Public Administration

This category encompasses centers for all government functions; it includes federal, state, and local government agencies that administer, oversee, and manage public programs and budgets and have executive, legislative, or judicial authority. Establishments develop policy, create laws, adjudicate civil and criminal legal cases, and provide for public safety and for national defense.

- 60 Base Points **Public Safety**
 This category comprises government-owned establishments providing fire and rescue, police, and emergency response services. Examples include Fire Stations, Police sub-stations, and EMS.
- 60 Base Points **Arts/Entertainment/Museums**
 These establishments operate facilities or provide services for a variety of cultural, entertainment, and performing art functions. Establishments include those that produce, promote, or participate in live performances, events, or exhibits intended for public viewing; those that preserve and exhibit objects and sites of historical, cultural, or educational interest; and those that operate facilities or provide services to serve activities associated with the aforementioned.
- 55 Base Points **Amusement, Sports or Recreational Establishment**
 Establishments in this category operate either indoor or outdoor facilities offering family activities (i.e. sports, recreation, or amusement) and provide services, such as facilitating amusement in places operated by others, operating recreational sports groups and leagues. Examples include golf courses, indoor sports venues, bowling alleys, miniature golf courses, athletic clubs, skating rinks and arcades.
- 55 Base Points **Mixed Use Development (Transit Oriented)**
 Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in multi-story buildings centered within a one-quarter mile radius of an existing rail or bus transit station or the intersection of First Avenue and Robertson Street in Old Town Knightdale. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
- 50 Base Points **Mixed Use Development (Urban Infill)**
 Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in a multi-story building on a previously developed parcel within the corporate limits. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
- 50 Base Points **Mixed Use Development (Greenfield)**
 Newly constructed collection of vertically mixed retail, office and residential uses in a multi-story building or buildings on a previously undeveloped parcel. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated

square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.

- 50 Base Points **Single Family House (Minor/Family Subdivision or Recombination)**
Newly constructed Single Family Home built upon new lots created via the minor/family subdivision or recombination process.
- 50 Base Points **Change of Use**
This category captures renovation, rehabilitation, up-fit or retrofit of existing buildings or portions of buildings that pre-date this policy and require a code summary sheet, change in building occupancy, certificate of occupancy, building permit and/or building inspections.
- 41 Base Points **Housing Services for the Elderly**
Establishments in this category offer housing services for the aged, not requiring a license from the North Carolina Department of Health and Human Services, such as independent retirement housing, multi-unit assisted housing with services (MAHS), and continuing care retirement centers. All facilities must provide, but not necessarily be limited to, the following services/facilities: On-site laundry facilities, on site management, guaranteed transportation services at least four days per week, on-site exercise facilities, on-site computer access, and a clubhouse/common lounge area for all residents.
- 41 Base Points **Mixture of Use Development (Retail/Office-Institutional/Commercial)**
Newly constructed collection of horizontally arranged uses including retail, office-institutional and commercial within a master planned project on a previously undeveloped parcel or parcels totaling at least 10 acres. Mixture of use projects must include at least two (2) use types with at least 25% of the space devoted to each use type included in the development.
- 41 Base Points **Hotels, Motels, or other accommodation services**
Establishments in this category serve lodging and short-term accommodations for travelers. They may offer a wide range of services, from overnight sleeping space to full-service hotel suites. They may offer these services in conjunction with other activities, such as entertainment or recreation. Stays in these establishments are generally less than one month. This classification does not include boarding or rooming houses.
- 41 Base Points **Retail/Commercial Center**
Newly constructed center of at least 50,000 square feet, typically containing an anchor such as a grocery store and other smaller spaces and/or outparcels for subordinate uses. Uses are entirely consumer driven and include all manner of retail, service and office possibilities.

- 41 Base Points **Warehouse/Distribution/Trucking Center**
Newly constructed center of at least 500,000 square feet where products and resources are transported to, stored, and delivered from via truck or rail.
- 41 Base Points **Religious Institutions**
Any facility such as a church, temple, synagogue, mosque or monastery used for worship by a non-profit organization and their customarily related uses.
- 41 Base Points **Single Use Retail**
Newly constructed single use, stand-alone building used primarily for retail.
- 41 Base Points **Single Use Office**
Newly constructed single use, stand-alone buildings used primarily for office and professional.
- 30 Base Points **All Other Uses Not Categorized**
This category of use captures all other uses not categorized elsewhere. Allocations for such uses are left to the discretion of the Town Council upon recommendation of the Land Use Review Board and acted on a case-by-case basis.
- 15 Base Points **Major Subdivision**
Any subdivision of land of five (5) or more lots.
- 20 Base Points **Multi-Family Residential & Condo Units**

BONUS POINTS

Proposed projects can gain BONUS POINTS by agreeing to provide any of the following items over and above the UDO or Standard Specification requirements for their development proposal. All bonus point items are subject to approval by Knightdale’s Development Review Committee and Town Council.

NOTE: No bonus points are given for UDO requirements.

CATEGORY 1 - Non-Conformity Abatement and Public Infrastructure Improvements

Section 1A - Abatement of Nonconformities (Max - 3 points)

Abatement of any existing non-conforming structures	3
Abatement of any existing non-conforming use of land	2
Abatement of any existing non-conforming lots	1

Section 1B - Roadway Infrastructure Not Warranted by TIA/UDO (Max - 10 points)

Construction of full cross section of site frontage (minimum 0.25 miles)	8
Construction of full cross section of existing off-site public street	6
Nearby intersection safety improvements	8
Traffic signal improvements	4

Section 1C - Off-Site Public Greenway & Sidepath Improvements (Max - 10 points)

Construct more than 4,000 linear feet of 10-foot-wide path	10
Construct more than 3,000 linear feet of 10-foot-wide path	8
Construct more than 2,000 linear feet of 10-foot-wide path	6
Construct more than 1,000 linear feet of 10-foot-wide path	4
Construct less than 1,000 linear feet of 10-foot-wide path	2

Section 1D - Off-Site Public Sidewalk Improvements (Max - 8 points)

Construct more than 4,000 linear feet of 5-foot-wide public sidewalk	8
Construct more than 3,000 linear feet of 5-foot-wide public sidewalk	6
Construct more than 2,000 linear feet of 5-foot-wide public sidewalk	4
Construct more than 1,000 linear feet of 5-foot-wide public sidewalk	2
Construct less than 1,000 linear feet of 5-foot-wide public sidewalk	1

CATEGORY 2 - Green Development Standards

Section 2A - Conservation of Natural Habitat Meeting Recreational Open Space

Requirements as Defined in Chapter 11 of the UDO. (Max - 10 points)

One point per acre up to 10 acres	1-10
-----------------------------------	------

Section 2B - Parking Lots and Stormwater Control Measure	(Max – 10 points)
Structured Parking Facilities - must reduce footprint by 20%	10
Stormwater - Exclusive use of Green Stormwater Infrastructure	10
Stormwater - Low Impact Development	10
Stormwater - Restored Riparian Buffer	7
Construct a fountain or other stormwater amenity within the SCM	4
Stormwater - Landscaped Green Roof	5
Stormwater - Underground capture system (<i>i.e. Cistern</i>)	5
Stormwater - Bioretention	5
Stormwater - Wetland	5
Exclusive use of porous pavement in parking areas where suitable	2

Section 2C - Building/Site Design	(Max - 20 points)
Implement recommendations of the Affordable Knightdale Plan	10
Historic Structure Preservation via Deed Restriction	10
Platinum LEED Certification	10
Neighborhood/Subdivision LEED Certification	10
Gold LEED Certification	8
Green Homes LEED Certification	8
Silver LEED Certification	6
Redevelopment of previously vacant space over 20,000 square feet	6
Redevelopment of previously vacant space under 20,000 square feet	5
Exclusive use of native landscape species	5
Bronze LEED Certification	4
Development or Redevelopment within Old Town District	4
Exclusive use of xeriscaping techniques and drought tolerant species	3

CATEGORY 3 - Outdoor Enhancement

Section 3 - Outdoor Enhancement	(Max – 10 points)
Construction or Preservation of Gateway Landscaping or Structure	5
Restoration of Historic Structure	5
Outdoor Display of Public Art	4
Installation of wayfinding/Town signage	3
Enhanced Roadside Landscaping and Hardscaping	2

CATEGORY 4 - Amenities (Only for Projects with Residential Components)

Section 4A - Private Greenway	(Max - 3 points)
Construction of more than 3000 linear feet of 10-foot-wide paved path	3
Construction of more than 2000 linear feet of 10-foot-wide paved path	2
Construction of more than 1000 linear feet of 10-foot-wide paved path	1

Section 4B - Pool	(Max - 8 points)
Olympic Pool and Aquatic Center	8
Junior Olympic Pool	5
Lap Pool (<i>four lane minimum</i>)	3
Resort Style Pool	2
Any Other Pool	1
Section 4C - Outdoor Deck/Patio	(Max - 3 points)
Deck/Patio - More than 3000 square feet	3
Deck/Patio - More than 2000 square feet	2
Deck/Patio - More than 1000 square feet	1
Section 4D - Pool Amenities	(Max - 2 points)
Jacuzzi/Hot Tub/Whirlpool	2
Water Playground with apparatus	2
Sauna/Steam room	2
Section 4E - Clubhouse	(Max - 10 points)
With full kitchen and over 4000 square feet of meeting space	10
With full kitchen and less than 4000 square feet of meeting space	9
Meeting space without kitchen more than 3500 square feet	8
Meeting space without kitchen 2500 - 3499 square feet	7
Meeting Space without kitchen 1500 - 2499 square feet	5
Meeting Space without kitchen less than 1500 square feet	4
No meeting space, bathrooms and changing rooms only	3
Section 4F - Additional Active Recreation	(Max - 10 points)
Gymnasium (<i>regulation size indoor basketball court</i>)	10
Golf Course (<i>18 hole course</i>)	10
Baseball/Softball Field (<i>regulation size</i>)	5
Football/Soccer Field (<i>regulation size</i>)	5
Skate Park	5
Tennis Courts (<i>two regulation courts, fenced</i>)	5
Multi-Use Hard court (<i>two regulation basketball courts, fenced</i>)	5
IPEMA Certified Playground Equipment	4
Disc Golf Course (9 hole course)	4
Lighted Field of Play for nighttime use	3
Electronic Scoreboard or Covered Dugouts or Bleachers	3