



Town of Knightdale

Staff Report

Title: Robertson Crossing Planned Unit Development (ZMA-16-22)

Staff: Kevin Lewis, Senior Planner

Date: April 14, 2025

Director Signature: JB

Asst. Town Manager Signature:

Town Manager Signature:

I. REQUEST:

Strongrock Engineering Group, on behalf of Natelli Communities, has submitted an application requesting a Zoning Map Amendment to rezone approximately ± 2.0 acres at 840 Robertson Street, identified by Wake County PIN 1754725988 to General-Residential-8 Planned Unit Development, and to amend the previously approved Robertson Crossing Master Plan.

II. PROJECT PROFILE:

PROPERTY LOCATION:	840 Robertson Street		
WAKE COUNTY PIN:	1754725988		
CURRENT ZONING DISTRICT:	General Residential-8 (GR8)		
PROPOSED ZONING DISTRICT:	General Residential-8 Planned Unit Development (GR8-PUD)		
DENSITY PERMITTED:	Up to 8 units per acre		
NAME OF PROJECT:	Robertson Crossing		
APPLICANT:	Strongrock Engineering Group		
PROPERTY OWNER:	Robertson Crossing LLC		
DEVELOPER:	Natelli Communities		
PROPERTY SIZE:	2.0- acres		
CURRENT LAND USE:	Vacant/Undeveloped		
	Current	Proposed	Total
PROPOSED ACREAGE:	188.7 acres	2.0 acres	190.7 acres
PROPOSED LAND USE:	642 residential units	26 residential units	668 residential units
PROPOSED DENSITY:	3.42 units per acre		3.34 units per acres
PROPOSED OPEN SPACE:	20.94 acres	-1.52 acres	19.42 acres

III. BACKGROUND INFORMATION:

The Planned Unit Development District (PUD) is a re-zoning process which is designed to encourage master planning of development and to coordinate such development so as to manage the impacts of the development on the provision of Town Services and infrastructure. The PUD encourages creativity and innovation in the design of developments, but in return for this flexibility the expectation is for communities to provide exceptional design, character, and quality; provide high quality community amenities; incorporate creative design in the layout of buildings; ensure compatibility with surrounding land uses and neighborhood character; encourage the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers; further the goals of the KnightdaleNext 2035 Comprehensive Plan including the Growth Framework and Growth & Conservation maps; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.



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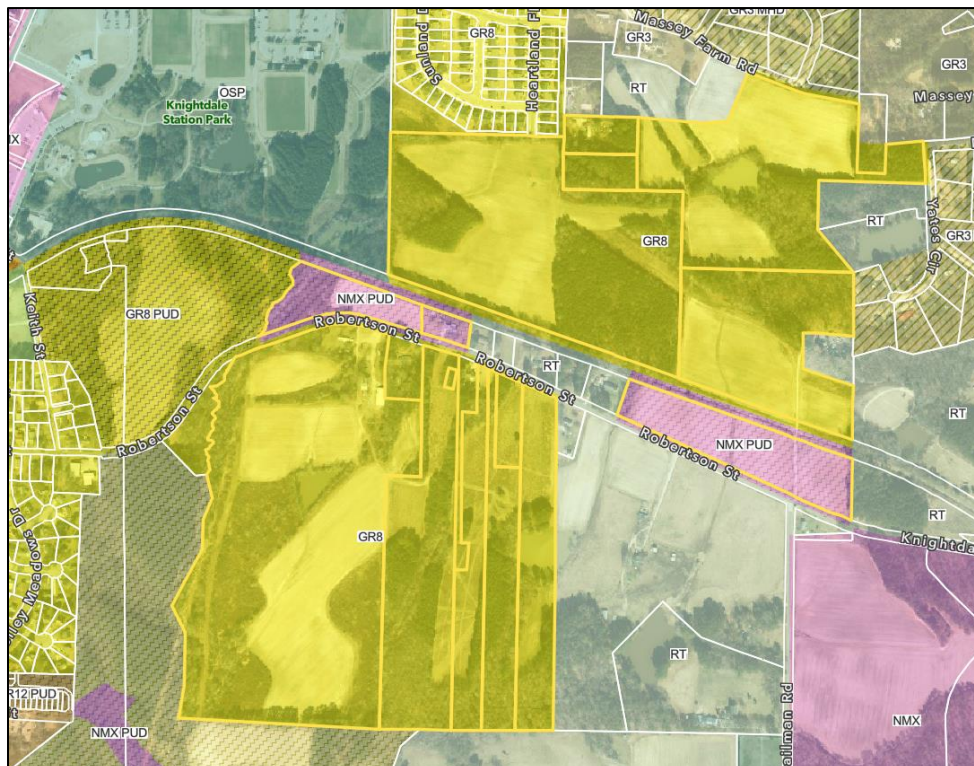
There are several provisions which are required to be addressed by the applicant in the PUD, including, but not limited to design guidelines, proposed alternative means of compliance, dimensional standards, public facilities, recreational open space, and Comprehensive Plan consistency. The applicant's specific exceptions are detailed in **Section VI** of this staff report.

In May 2023, Town Council approved the original Master Plan and PUD (Ordinance #23-05-17-002), featuring a 642 lot residential neighborhood with approximately 12 acres of commercial and mixed-use space. Since that approval, Construction Drawings for the initial phase have been reviewed multiple times by Town Staff and are nearing approval. More recently, an adjacent property owner approached the developer with the intent to subdivide and sell two acres of land. The developer has submitted an amendment application to add those two acres and expand the scope of the original approval.

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

The proposed rezoning features 12 parcels located along Robertson Street, Heartland Flyer Drive, and Marshall Drive. These parcels are located within the Town's Extra Territorial Jurisdiction and, if approved, would require annexation into Corporate Limits.

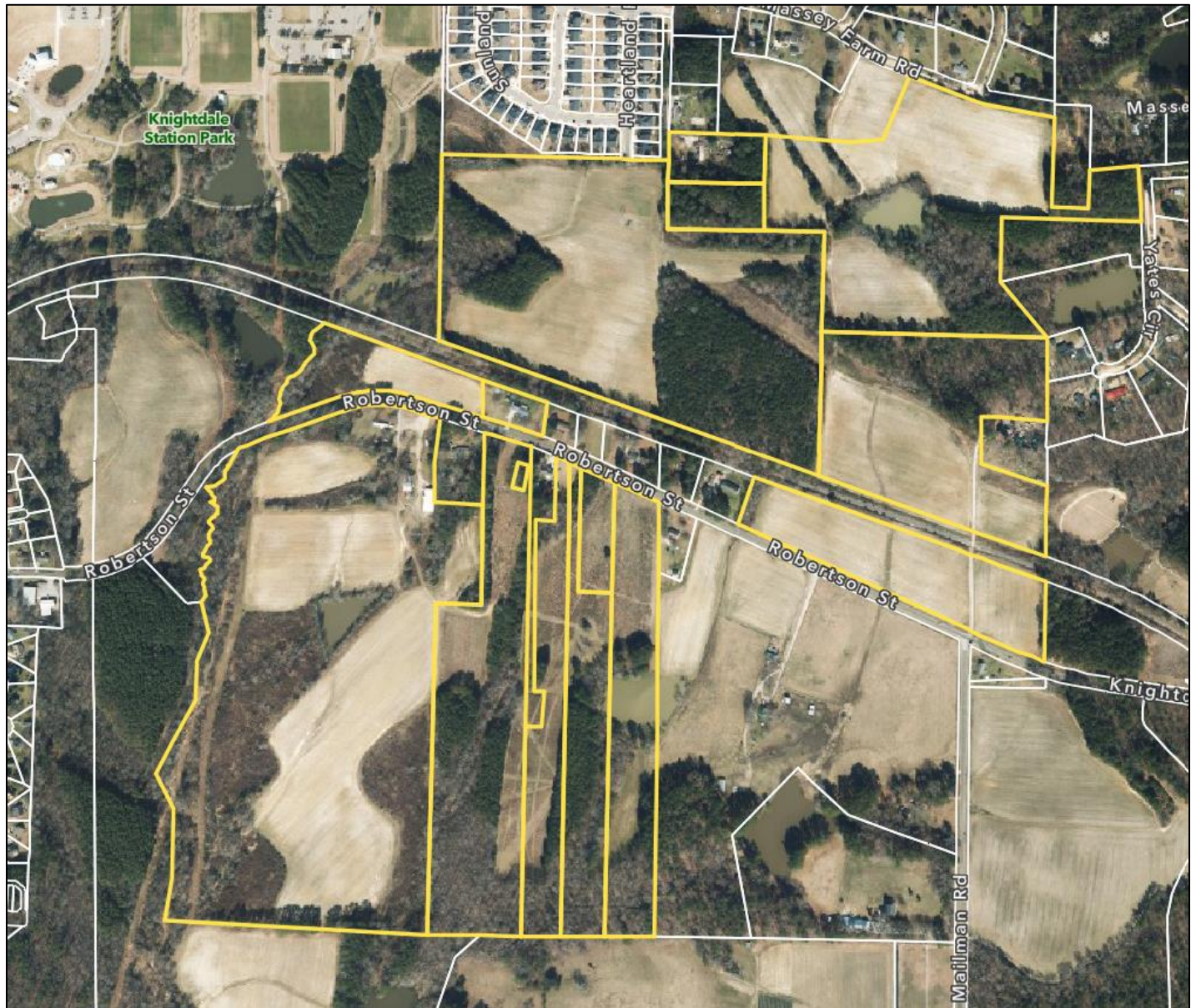
DIRECTION	LAND USE	ZONING
North	Knightdale Station	OSP, GR3, GR8
South	Residential, Agricultural	RT
East	Residential, Agricultural	RT, GR3
West	Residential	OSP, GR3, GR8





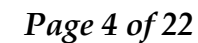
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V. PROPOSED MASTER PLAN:

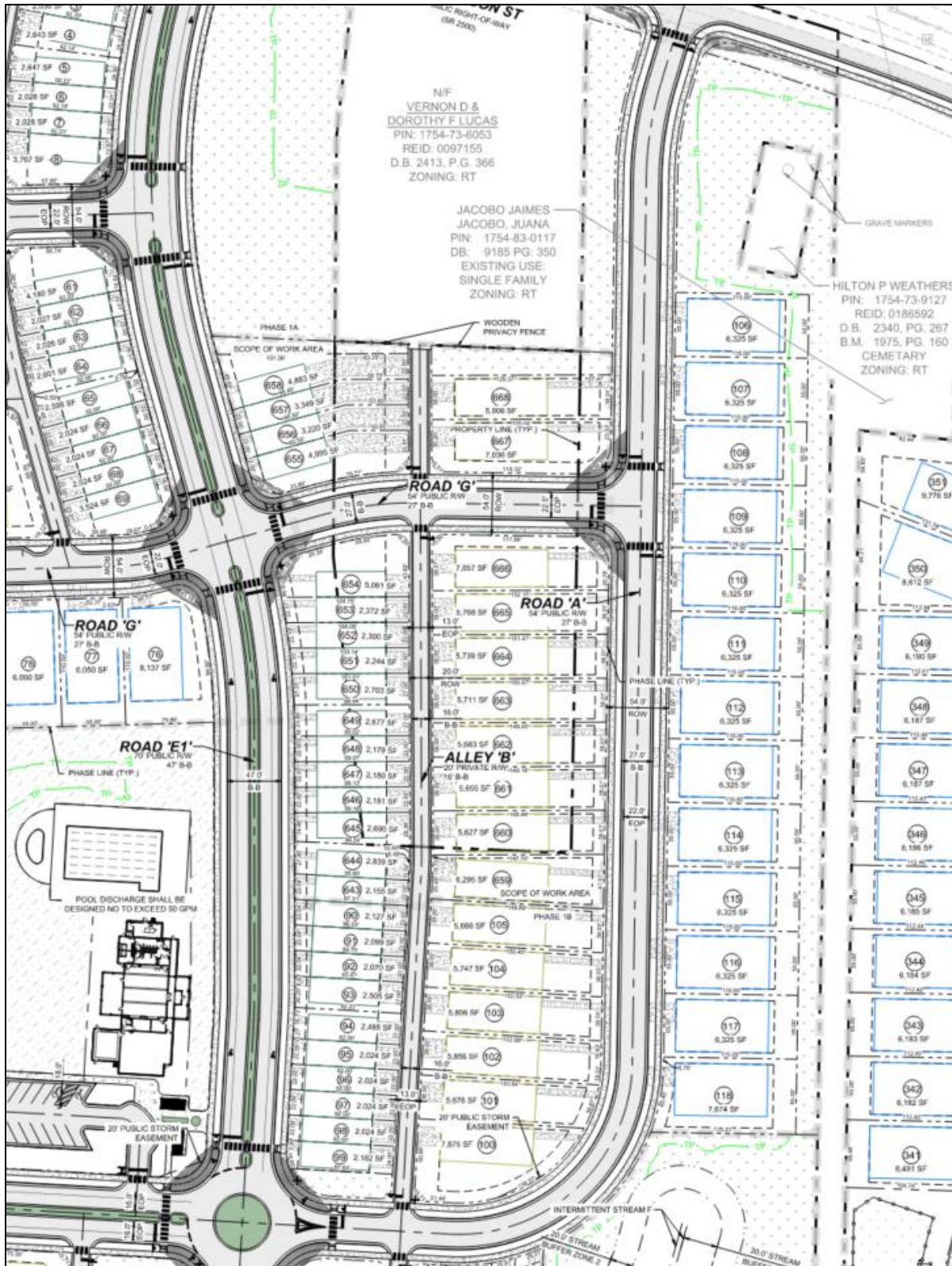
The applicant has submitted a full Master Plan in accordance with Section 12.3.F of the UDO. The applicant is proposing to add approximately 2.0 acres to the overall plan, featuring 26 rear-loaded single-family and townhome lots. The developer and Staff met multiple times early in the process as the plan evolved. Further analysis of the site plan is detailed below.





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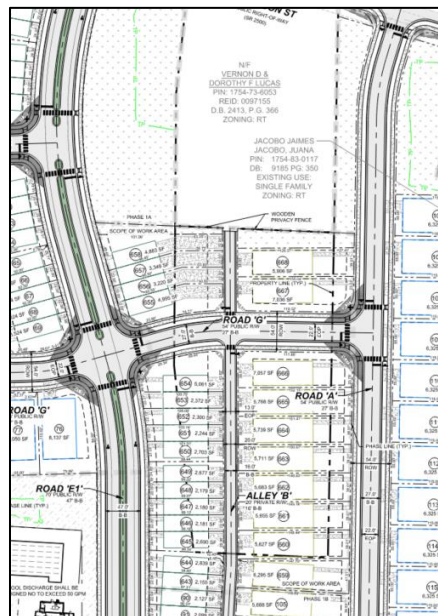
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STAFF SITE PLAN ANALYSIS:

Staff has reviewed the plan for UDO consistency and found the site plan to generally be in compliance with the required provisions. The following items are being highlighted for Council review and further consideration.

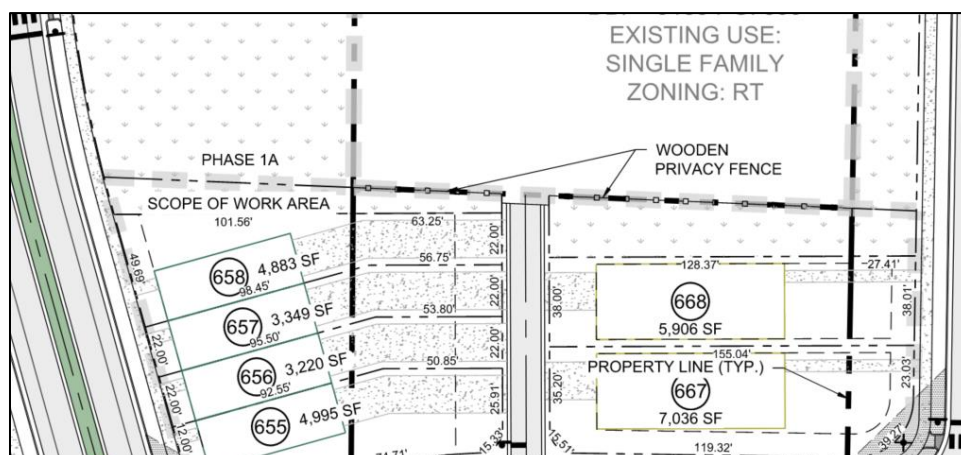
Additional Lots

As mentioned above, this proposal will add approximately 26 single-family rear-loaded and townhome lots to the previously approved Robertson Crossing Master Plan. The dimensional standards of these lots will remain consistent with the original approval. Minor changes will be made to the developments density, open space, and infrastructure quantities, however the spirit and intent of the original proposal stays the same.



Landscaping & Buffers

Due to the existing zoning of adjacent parcel and proposed zoning of this portion of the site, no zoning buffer is required. A privacy fence is proposed, however landscaping is recommended here to help buffer the denser portions of the additional area.





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Architectural Standards

No changes are proposed to the standards originally approved. Example elevations are provided in the attached PUD document, however a builder has not been formally selected. Upon submission of building permits, should elevations be inconsistent with previous approvals, permits may not be issued.

Proposed Residential Architectural Standards

1. Townhomes shall be three-story homes with a minimum width of 20-feet wide and have a minimum heated area of 1,500 square feet. A minimum of fifty (50) townhomes shall be three-story. Townhomes shall have two-car garages.
2. Neo Traditional Single family detached homes shall be rear loaded two-story homes built on lots less than 55-feet-wide with a minimum heated area of 1,500 square feet.
3. Single Family Ranch detached homes shall be built on lots that are at least 55-feet-wide, with a minimum heated area of 1,480 square feet, and no more than 25% of the ranch homes may be less than 1,500 square feet.
4. Traditional Single family detached homes shall be two-story homes built on lots at least 55-feet-wide with a minimum heated area of 2,100 square feet. No more than 10% of the Traditional Single Family detached homes may be homes less than 35-feet-wide.
5. All homes will either consist of a single material of brick or stone or will have a combination of two or more of the following materials on the front façade (not including foundations): stone, brick, lap siding, fiber cement siding, shakes, or board and batten siding, with side and rear facades of fiber cement siding. When two materials are used, the materials shall be different but complimentary colors. Vinyl may only be used of soffits, fascia, and corner bounds.
6. All single family detached homes will have front porches with a minimum depth of five feet. Front porches covering at least 70% of the front facade of the homes or a two-story rectangular window. Townhomes will have either a front stoop cover that is at least four-feet-wide
7. All traditional single family detached homes will have a rear patio or decks a minimum of 10-feet by 10-feet. All single-family ranch detached homes will have a minimum six foot by 10-foot covered patio.
8. Main roof pitches (excluding porches) fronting the street will be at least 7:12, with the exception of ranch homes in which 6:12 shall be allowed.
9. For every 30 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. Any siding break on the side of the home, such as a fireplace, side porch, or wall offsets may be used as an alternate to windows.
10. There shall be a minimum 12-inch overhang on every gable end for every home.
11. Garages on all neo traditional single family detached homes and townhomes shall be alley fed.
12. All front-loaded garage doors shall have glass windows and carriage style hardware.
13. All single family detached homes shall be raised from the finished grade a minimum of 18-inches and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
14. All single family attached homes shall be raised from the finished grade a minimum of 18-inches and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
15. Any single-family homes with a crawl space shall be wrapped in brick, or stone on all sides.



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16. All homes shall have front door glass inserts.
17. Garages on front load single family detached homes shall not protrude more than six feet from the front porch or stoop and all garage doors shall have window inserts and hardware.
18. No more than 45% of the single family detached front garage lots will have garages that are greater than 50% but less than 60% of the front facade of the homes. All remaining single family detached front garage lots will have garages that are equal to or less than 50% of the front facade of the home. The percent of garage as a portion of the front facade shall be measured from wall to wall of the garage. A decorative trellis above the garage door will be included on all single-family ranch homes.
19. A minimum of twenty Traditional Single Family detached homes shall be constructed with basements or crawl space construction. Potential lots, as identified by the Developer, for basement or crawl space shall not be included in the mass grading operation. Clearing and grading plans for these groups of lots shall be determined and submitted in conjunction with home construction.
20. All townhouse units shall provide detailed design elements using at least one of the features from each of the four categories below:
 - a. Entrance:
 - i. Covered stoop
 - ii. Covered porch with six-inch minimum width columns
 - iii. Soldier row of masonry element above door
 - b. Building Offset:
 - i. Facade offset
 - ii. Roofline offset
 - c. Roof:
 - i. Dormer
 - ii. Gable
 - iii. Cupola/Tower/Chimney
 - iv. Decorative cornice of roof line (flat roof only)
 - d. Facade - at least two of the following elements:
 - i. Bay window
 - ii. Balcony
 - iii. Porch- Shutters
 - iv. Window trim with four-inch minimum width
 - v. Patterned finish (scales, shakes, wainscoting, brick, or stone)

Mixed-Use Building Architectural Standards

1. Primary Façades: Primary façades are those which face a public or private street. All buildings shall have a primary façade that consists of a clearly discernible base, body, and cap as follows:
 - a. The lowest portion (base) of the building façade shall be built with masonry material to a height of at least two feet. The top of the base shall be constructed with a soldier course (a complete course of masonry laid on end vertically with the narrow side exposed) or an equivalent cap, which projects further from the façade than the rest of the base.



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- b. The body of the building shall constitute a minimum of 50% of the total building height. A living wall or planted vegetative wall may be used to define the body of the building.
 - c. The highest portion (cap) of the building façade shall have a smaller vertical dimension than the base and shall consist of a cornice, parapet, awning, canopy, eave or other architectural treatment that demarcates the top of the structure.
 - d. Visually heavier materials shall be placed below lighter materials (e.g., stucco or siding over brick or stone) to give the sense of support and grounding.
2. Primary Materials: At least 40% of the primary façades shall consist of one or more of the following approved materials:
 - a. Brick or glazed brick;
 - b. Wood;
 - c. Cementitious fiber board;
 - d. Stone, cast stone, stone masonry units, marble or similar material;
3. Secondary Materials: The secondary facades and the remaining area of the primary façades may also consist of the following materials:
 - a. Concrete masonry units;
 - b. Exterior insulation finishing systems;
 - c. Split face block;
 - d. Concrete (pre-cast or cast in place);
 - e. Concrete block;
 - f. Metal composite panels; and
 - g. Rigid frame metal.
4. Transparency: The first-floor primary facades of non-residential buildings located less than 150 feet from a public right-of-way shall have a minimum transparency of 30%. Windows and glazing used to meet this standard must allow views from habitable areas inside the building to the street or property line, except where obstructed by the display of merchandise for retail uses. Glass block, spandrel and windows in vehicular garage doors do not count towards meeting this standard.
5. Additional Standards
 - a. Building façades should include a clearly discernible base, body, and cap set apart with different colors, materials, patterns, profiles and/or textures.
 - b. Along street frontages, windows, main entrances, architectural treatments and other primary façade elements should be oriented toward the street.
 - c. New buildings should utilize the Town of Knightdale's predominant palette of materials (including brick, wood and stone), and should specifically reflect the colors, shades and textures of surrounding development. Glass, stucco and synthetic stucco may be used as a primary material where deemed appropriate.
 - d. High-quality materials should be used for all building walls visible from a public street, parking lot, park or civic space.
6. All other UDO standards regulating parking, lighting, signage, landscaping, building orientation, etc., shall apply to these buildings.



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Open Spaces

According to the master plan, this proposal features approximately 19.42 acres of recreational open space, a decrease of a little over one acre from the original submittal. A variety of recreational open space amenities are provided throughout the development, including active open spaces such as a pool and clubhouse, playground, public greenway trails, and pickleball courts. Additional passive spaces include a dog park, private walking trails, a community garden, and gathering areas with seating.



VII. LEGISLATIVE CASE PROCEDURES:

Staff met with the development team in July 2024 to discuss the potential of a project at this location and worked with them through several preliminary sketch plan details. A Planned Unit Development rezoning is a legislative public hearing, which requires certain application procedures including having a pre-application meeting with staff and holding a neighborhood meeting with 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: July 11, 2024
- Neighborhood Meeting: November 14, 2024

The virtual neighborhood meeting on November 14, 2024; a single neighbor was in attendance. Topics discussed included construction timing, site plan overview, and housing. A copy of the mailed notice and list of recipients are attached as part of the application packet. The applicant has followed up with many attendees, as well as other neighbors who were unable to attend or outside of the 200-foot mailing limit.



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Following the formal submittal and review of the proposed Master Plan and PUD document, the applicant met with the Development Review Committee (DRC) on January 23, 2025, to discuss the technical comments and details associated with the proposed plan. Staff discussed with the applicant concerns involving lot design, master plan requirements, and utilities.

The DRC voted unanimously to **continue** the proposal pending the applicant addressing the review comments and Town Council approving the Rezoning request. Additionally, the Town of Knightdale followed public hearing notice requirements as prescribed in the North Carolina state statutes.

- First Class Letters Mailed: January 6, 2025
- Sign Posted on Property: January 6, 2025
- Legal Ad Published in the Wake Weekly: January 7 & 14, 2025

VI. PROPOSED PLANNED UNIT DEVELOPMENT:

In support of their Master Plan, the applicant submitted a PUD document that includes a vision for their proposed development, statements of plan consistency, architectural design standards, proposed site development allowances, and open space information.

Staff has reviewed the submittal in accordance with UDO Sections 12.2.F.3.g and 12.3.F and found that all submittal requirements have been met. Staff also reviewed the plans for conformance with the GR8 zoning districts and other applicable UDO sections. The applicant's requested alternative standards are listed in the section below. No changes are proposed to any of these items with this amendment.

Public Utilities/Water Allocation Policy: The applicant is proposing to connect to public water and sewer. In accordance with Section 12.3.F.16 of the UDO, the applicant is proposing to exceed the required 50 points with the following features:

	Point Total
Major Subdivision	15
Bonus Point Item	
Residential Architectural Standards for Single-Family and Townhouse*	15
Pickleball Courts	5
Resort Style Pool	2
Clubhouse, less than 2,500 square feet	5
IPEMA Certified Playground Equipment	5
Multi-Use Hard Bocce Court	5
Total Water Allocation Policy Points	51

*Bonus point item no longer valid following changes to the WAP made in December 2024



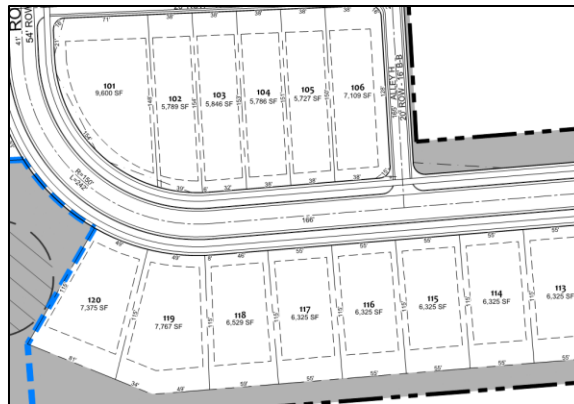
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Site Development Allowances: In accordance with UDO Section 12.2.F.3.g, a Planned Unit Development allows the applicant to request exceptions to certain standards identified in the base zoning district (GR8, NMX). These requests should be fair and reasonable, and the proposed alternate means of compliance should meet the spirit and intent of the UDO. The applicant's allowance requests are as follows:

1. **Dimensional Standards** (Section 3.4):

- **Required:** In accordance with UDO Section 3.4, all driveways shall be a minimum of 35-feet in length. Additionally, all front-loaded lots shall be a minimum of 80-feet wide.
- **Requested:** The applicant proposes a minimum driveway length of 25-feet for front-loaded lots and 20-feet for driveways serving rear-loaded lots. A minimum 55-foot-wide front-loaded lot is proposed as well.



2. **Residential Clearing and Grading** (Section 9.3.B):

- **Required:** In accordance with UDO Section 9.3.B, mass grading is prohibited on lots 60-feet in width or greater.
- **Requested:** The applicant proposes to mass grade all single-family lots less than 80-feet wide. Any lot 80-feet in width or greater shall not be mass graded.

3. **Required Distribution of Uses** (Section 11.1.B):

- **Required:** In accordance with UDO 11.1.B, new subdivisions are required to provide a variety of uses as detailed in Table 11.1.B. was adopted in the new UDO to encourage more mixed-density and mixed-use neighborhoods in accordance with the recommendations found in the Comprehensive Plan.

Table 11.1(B) Required Distribution of Uses		
Use Type	Minimum Distribution	Maximum Distribution
Dwelling-Duplex/Townhouse	10%	40%
Dwelling-Multifamily	5%	40%
Dwelling-Single Family	15%	60%
Mixed Use*	10%	100%
Lodging/ Office/Service/Retail/Restaurant/Entertainment/Recreation*	5%	20%
Civic/Institutional*	As determined by the Town Council	
*Minimum and maximum distribution requirements shall apply only to nonresidential subdivisions or subdivisions with both residential and non residential uses.		



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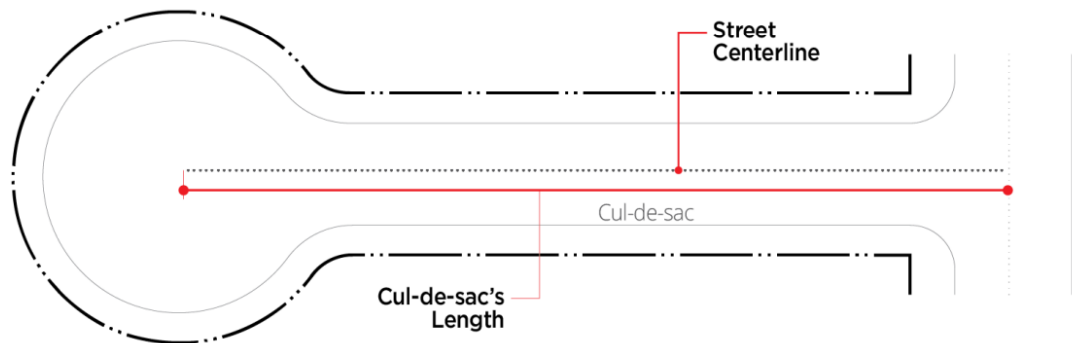
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- **Requested:** The applicant proposes a neighborhood consisting of 11% townhomes, 74% single-family homes, and 15% mixed-use development.

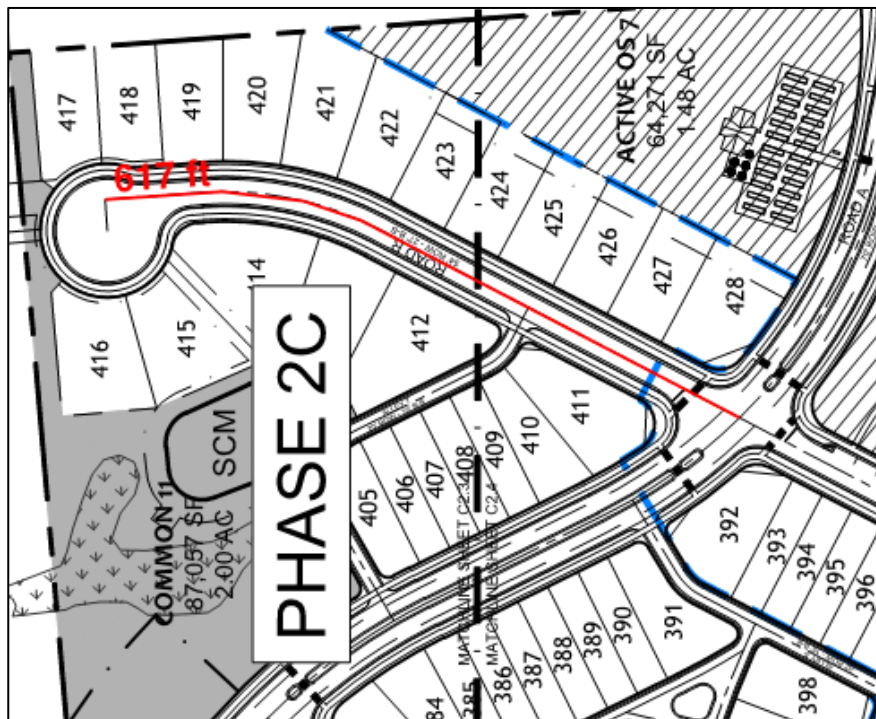
4. Cul-de-sac Length (Section 11.3.E.5):

- **Required:** In accordance with UDO Section 11.3.E.5, cul-de-sacs cannot exceed 300-feet in length.

Figure 11.4: Cul-de-Sac Standards



- **Requested:** Road R, as shown below, shall exceed the maximum length of 300-feet. The design of this road is otherwise consistent with all other UDO regulations and Fire Code requirements.





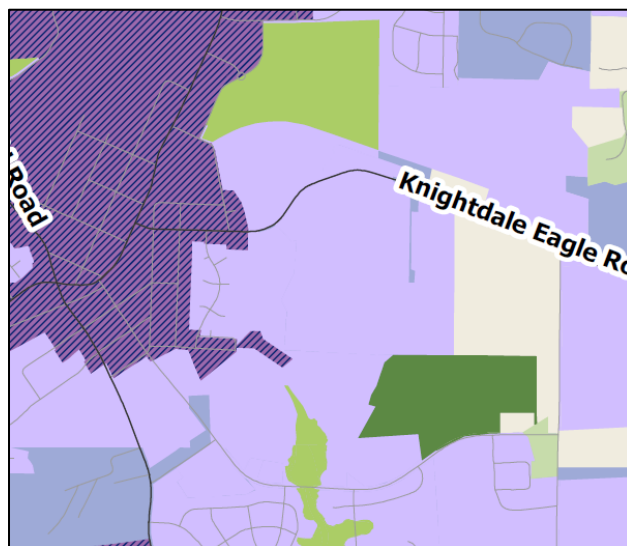
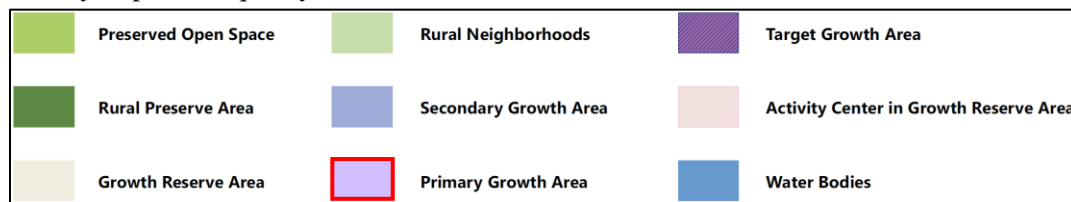
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VIII. COMPREHENSIVE PLAN:

The recently updated KnightdaleNext V.2 2035 Comprehensive Plan has added new tools and enhanced guidance for development proposals going through the rezoning process. This includes the introduction of the Three Map Series, refined Guiding Principles, more well-defined Future Place Types, and additional Focus Area Concepts.

A. **Intentional Growth Areas Map:** The first map in the series offers a means to efficiently organize and illustrate a hierarchy of growth and conservation priorities for town leaders. Adherence to this Map will facilitate the convergence of public and private decision-making processes, leverage town resources with other investment dollars, manage the amount and timing of new infrastructure required to support future development while avoiding sprawl, implement a town-wide strategy for identifying and securing open space, and enhance the town's influence in future development decisions that directly impact the quality-of-life for all residents in the area.



Primary Growth Area: Primary growth areas include land inside town limits, or in committed developments near town limits that will be annexed soon, that could help accommodate 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). Small to large vacant parcels throughout the primary growth area may support a range of infill development opportunities, which will enrich the mix of land uses in close proximity and make efficient use of existing infrastructure in the area.

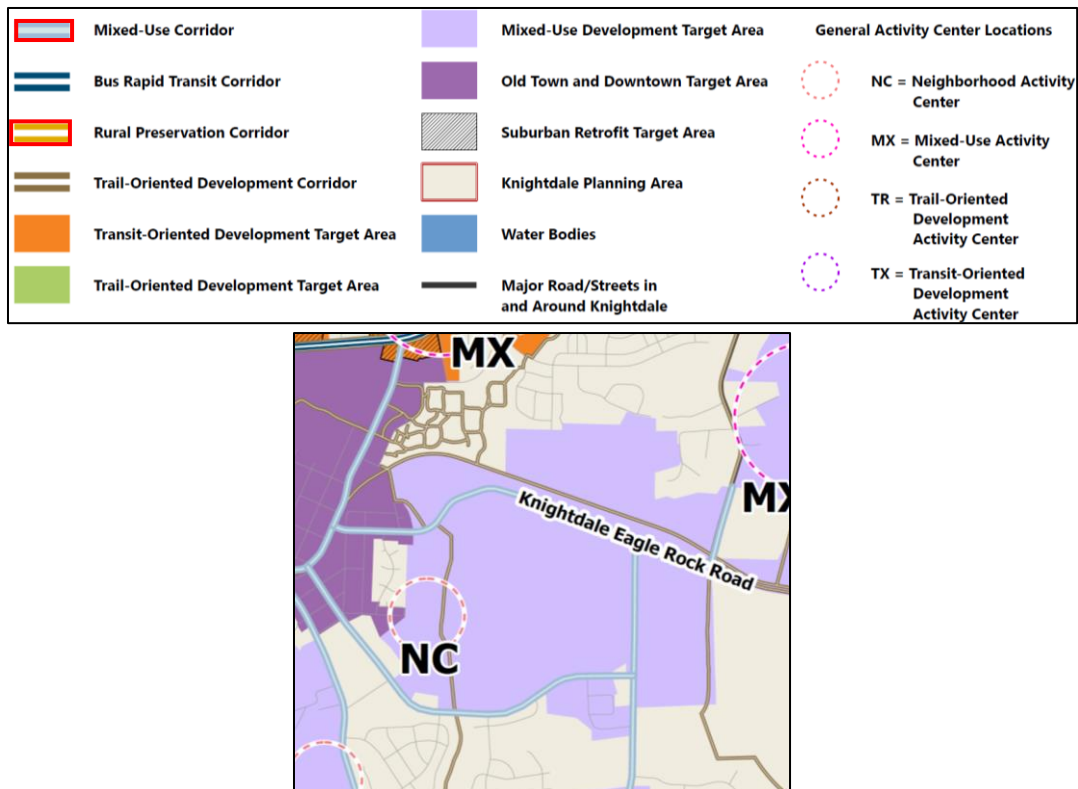
These areas should be a high-priority for new or improved infrastructure constructed by private developers, which will provide new capacity in existing service areas to keep pace with infill development envisioned for different areas depicted on the Future Place Type Map. Continued investments in all primary growth areas should maximize return-on-investment potential for the town.



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- B. **Urban Small Town Framework Map:** The next map in the series provides descriptions establishing general expectations regarding desired characteristics for different geographic areas in the community, including the general objective of each category, important considerations based on location, and targeted treatments to facilitate progress.



Mixed Use Corridor: In some cases, the mixed-use development form, pattern, and intensity described for an activity center category may extend outward from a mixed-use area along one or more transportation corridors. A mixed-use corridor leading to a mixed-use activity center, or linking two or more activity centers together should be considered a desirable condition in the community.

Some mixed-use corridors in Knightdale are developed as auto-oriented shopping centers, industrial parks, or residential neighborhoods with few vacant parcels left for infill development. Larger, deeper parcels in the developed corridors may allow for significant redevelopment in the future that supports mixed-use buildings and medium- to high density residential buildings. Smaller, shallower parcels in developed corridors may be less likely to redevelop as mixed-use buildings in the future, and should emphasize improvements in their limited spaces that create more connected and consistent walkable/bikeable environments for travelers in the corridor.

Other mixed-use corridors in Knightdale are less developed and offer immediate opportunities to support mixed-use buildings and medium- to high density residential buildings. Stub-out streets should be provided in new development if adjacent land is vacant to create a secondary street network along the corridor that supports more localized trips. Considerations should also be given to ensure building heights, scale, and massing are compatible with existing development in the corridor or adjacent to the corridor.

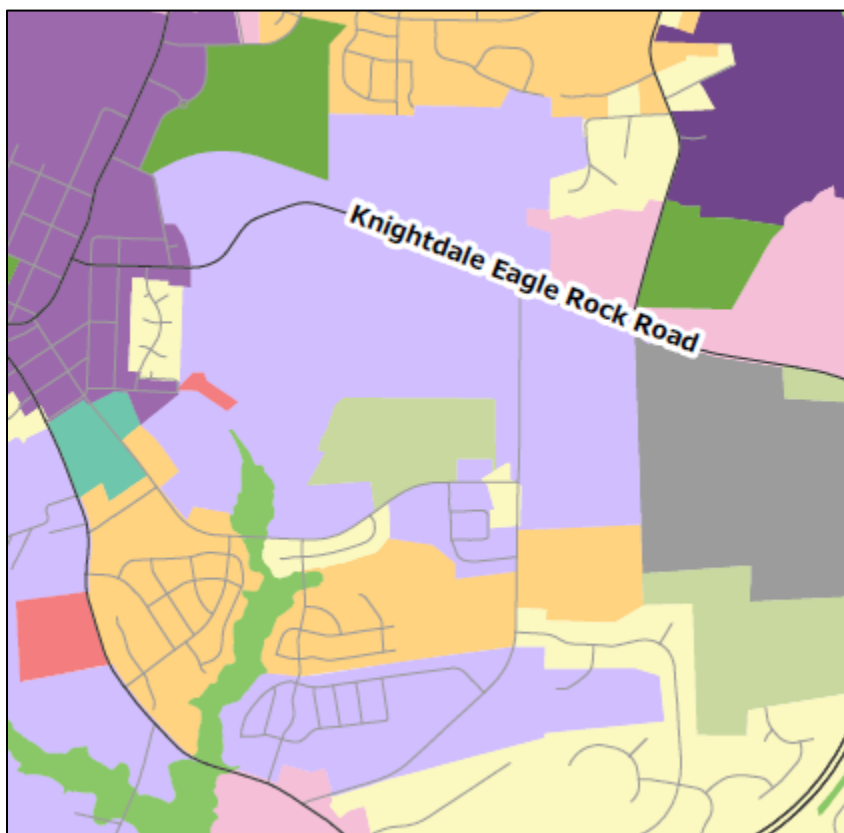
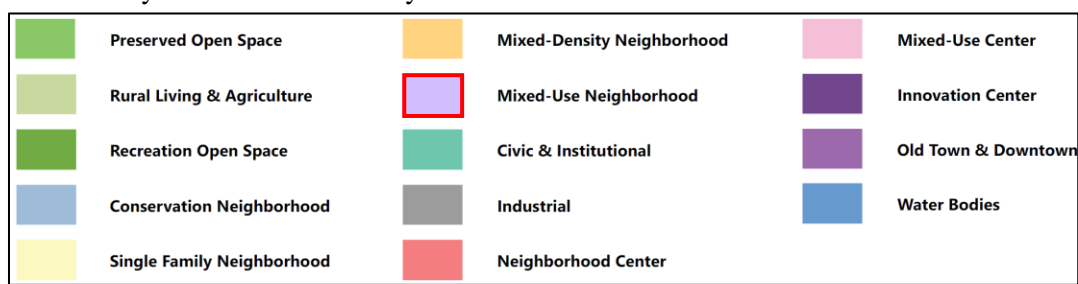


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New (re)development of parcels in a mixed-use corridor should meet the town's goals for creating more walkable and bikeable streets in the community. Streetscape treatments — street lights, street signs, street trees, sidewalks, bicycle facilities, traffic signals, sidewalks, or seating areas — should be consistent along specific corridors, or at least for portions of corridors identified as districts, to reinforce unique experiences for visitors.

- C. **Future Place Type Map:** The final map in this series depicts preferred development types, locations, patterns, styles, and intensities for the planning jurisdiction assuming full build-out of the community. It also provides a physical framework to more effectively realize the community vision statement and guiding principles presented in the comprehensive plan. These recommendations set a long-term vision for a more diverse development portfolio in Knightdale that is forward-thinking, focused on new or improved development activity centers, promotes economic development via strategic place-making investments, mindful of supporting infrastructure, aware of residents' quality-of-life, and economically-viable and financially sustainable for the town.





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Mixed-Use Neighborhood

Land offering the opportunity to live, work, shop, and play in a single community. Mixed Use Neighborhoods emphasize a mix of uses, one or more Neighborhood Centers, and one or more neighborhoods connected to the activity centers by a network of pathways or walkable streets.

An activity center within the Mixed-Use Neighborhood provides goods and services to surrounding neighborhoods. The center's proximity to neighborhoods requires that operations be at a scale and design compatible with nearby residential development. The design of Mixed-Use Neighborhoods transitions effectively between residential and non-residential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents.

Residential neighborhoods within and adjacent to the activity center(s) are encouraged to offer different home types on varied lot sizes with a range of home choices. Neighborhoods should mix home types, lot sizes, or home sizes on the same block or offer accessory dwelling units. Homes should be oriented toward streets or public open space. New neighborhoods should include a comprehensive and connected network of open space throughout the site to accommodate small parks, multiple gathering spaces, and community gardens, as well as environmental site design features to help manage stormwater runoff. Internal streets and open space throughout new Mixed-Use Neighborhoods should connect to existing or future neighborhoods nearby.



Open Spaces & Natural Resources

- Be sensitive to existing natural resources on a site, including tree stands, steep topography, and natural drainage ways.
- Incorporate open space elements throughout the neighborhood, including common greens, squares, plazas, small parks, playgrounds, community gardens, trails, or greenways.



Transportation

- Streets in new neighborhoods are built as Complete Streets. Design elements serve multiple modes of transportation, such as bike racks, benches, bus stops, etc.
- A connected network of streets and sidewalks serves the neighborhood.
- Streets are designed with curb and gutter drainage.
- Formal tree plantings are located along streets and in open space areas.



Street & Block Pattern

- A grid street network is used throughout the neighborhood.
- Small- to medium-size blocks promote a more walkable environment.
- Stub out streets provide connections to adjacent vacant land.
- Formal, designated on-street parking throughout the neighborhood.
- Off-street parking should be accommodated at the side or rear of the lot to minimize the presence of parked automobiles on driveways along residential streets.



Sustainability

- Solar panels on rooftops in public areas or private lots should be considered to promote renewable energy.
- Minimize site grading to maintain natural stormwater flows.
- Maintain large tree stands to keep spaces cool in warmer months.
- Public electric vehicle charging stations should be considered in the activity center of a larger neighborhood.
- Green stormwater infrastructure should be utilized to the greatest extent possible.



Building Types & Massing

- Different building types should not be fully-separated from each other (like pods) in a development.
- Incorporate "missing middle" home choices in the neighborhoods, including: single dwelling homes on small lots, townhomes, duplexes, triplexes, and quadplexes.
- Accessory dwelling units are allowed on all residential lots.
- Concentrate low-profile non-residential buildings (two to three stories) in a discernible center of the neighborhood. Encourage residential units or office space above storefronts.
- Cross reference with House, Townhouse, Apartment, Mixed Use, or Commercial Building Types in the Town of Knightdale Unified Development Ordinance.



Infill Development or Redevelopment

- Provide connections via streets, sidewalks, or greenways to future neighborhoods and non-residential development.
- New, infill homes should complement adjacent existing development in terms of building height, setbacks, and architectural details.
- Install missing pedestrian and bicycle infrastructure in existing neighborhoods.



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- D. **Focus Area Concepts:** Select areas of Knightdale's current and future jurisdiction have been included in Focus Area Concept illustrations 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.

5 MIXED DENSITY NEIGHBORHOOD ADJACENT TO ACTIVITY CENTER

This focus area concept plan envisions a multigenerational neighborhood appealing to different age groups and lifestyle preferences. Future residential development may consist of a variety of products ranging from townhouses to large estate lots. The diversity illustrated for this focus area is intended to demonstrate how such housing types might be integrated into the landscape, complement existing neighborhoods, and be organized around various types of usable green space, including small greens, pocket parks, and greenway trails, which are planned to connect the area to nearby schools and other destinations in town. As the centerpiece, the recreational complex adds to the assets of the town while functioning as an amenity for residents on the north side of Knightdale Boulevard. Small-scale dining options and convenience retail on sites adjacent to and overlooking the complex help create a more positive visitor experience and serve the needs of the residents nearby, particularly those within walking and biking distance.

- 1 Parks, schools, libraries, and similar facilities integrated thoughtfully into the development pattern can enhance existing and new development. As organizing elements and as amenities that are visually and physically accessible, such facilities can add value to surrounding properties and, in some instances, make nearby commercial development more viable.
- 2 A mix of uses in close proximity makes pedestrian and bike connections more feasible. Having such choices may help strengthen connections between complementary uses and could improve mobility by reducing the potential for congestion during periods of high traffic, such as tournaments at the recreation complex.
- 3 Neighborhood-serving retail and service uses at the periphery of neighborhoods (within 1/2 mile, a reasonable walking distance, of homes) enhances the convenience of such uses to residents, particularly if such commercial uses are connected to the neighborhood by local streets, sidewalks, and trails.
- 4 A mix housing types, including single-family detached homes of various sizes and townhomes, provide more opportunities for residents to age in place. Stage of life, lifestyle, and affordability are some factors that influence housing preferences.
- 5 Development respects (and avoids) natural features that, through conservation, maintain environmental and ecological function.





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The KnightdaleNext V.2 2035 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. Of the eight guiding principles detailed in the Comprehensive Plan, the following applies to this development proposal.



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.



Townwide Place-Making

Celebrate a distinct brand and sense of place for the town that is uniquely Knightdale, while still tapping into the talent and creativity of the people that shape it — residents, business owners, property owners, town officials, developers, and planning and design professionals — to keep things relevant and authentic. Emphasize community character and high-quality design ideas for buildings, streets, public spaces, parking lots, signs, landscaping, etc. that make Knightdale distinct from surrounding communities. Remember the interplay between land use, transportation, open space, housing, economic, and infrastructure decisions for making the town a more livable and memorable place.

Prioritize the spaces around and between buildings for different place-making initiatives, which adds visual interest to an area, attracts outdoor activities, and creates emotional connections between people and places. Ensure place-making initiatives in Knightdale emphasize walkable environments, open spaces, and active-living. Use town investments in public spaces to leverage greater private investment nearby in terms of building use, scale, placement, materials, and indoor/outdoor activation.



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.



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Home and Neighborhood Choices

Dynamic neighborhoods in Knightdale should be places that provide exceptional quality-of-life, attainable and diverse housing options, and connections to neighborhood-serving uses like community gardens, parks, schools, neighborhood commercial areas, or mixed-use activity centers. New neighborhoods should continue to mix two or more home choices in the same development, including “missing middle” home choices such as single dwelling homes on small lots, townhomes, duplexes, triplexes, quadplexes, and accessory dwelling units. Neighborhoods should also organize lots around a continuous and connected system of open space that represents a prominent feature of the development.

Neighborhoods in the town should be treated as the “connective tissue” between destinations, and provide a place for social interaction, and foster connections between residents, that together create a source of pride and belonging in the community. Positive actions, routines, or experiences in a Knightdale neighborhood should lead to a willingness of residents to stay and put down roots in the community.

Residents in neighborhoods provide regular and loyal customers for nearby businesses and should be connected to them in meaningful ways. Physical connections may include new street connections or greenways that strengthen the relationship between origin and destination. Visual connections may include special paving treatments, street lighting, landscaping, or coordinated signage that reinforce a connection between homes and businesses. Social connections may include district names or special events held to present the activity center and nearby neighborhoods as a unified and desirable location.



Multi-Modal Transportation System

Provide a transportation system that is safe and reliable for moving people and goods throughout the community by vehicle, bus, bicycle, or walking. Equal emphasis on land use (demand), transportation (supply), and design (character) topics in the town’s transportation and land use decision-making processes should improve the overall efficiency of the multi-modal transportation system. Build a transportation system that favors walkable, complete streets; mobility hubs for bringing travel modes together; and place-making principles important to creating notable neighborhoods, districts, and activity centers throughout the community. Recognize the special needs of children, seniors, runners, bikers, and families when planning for an effective transportation system.

Work with the town’s transportation partners to build a more efficient and multimodal regional transportation system.



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.



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X. JOINT PUBLIC HEARING SUMMARY:

A joint public hearing with the Land Use Review Board and Town Council was held at the March 20, 2025, Town Council meeting. Items of discussion included recreational open space acreage and construction timing.

XI. STAFF RECOMMENDATION:

Review the request, forward the following advisory statement to Town Council, and recommend approval of ZMA-16-22.

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 via placemaking; exercising planned and orderly growth strategies through infill development; providing home choices; promoting multi-modal transportation movements; and enhancing 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 "Mixed-Use Neighborhood" 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.