



# Town of Knightdale

## Staff Report

Title: ZMA-8-24 - Clifton Road  
Conservation Subdivision

Staff: Kevin Lewis, Senior Planner

Date: July 16, 2025

Director Signature: JB

Asst. Town Manager Signature: DT

Town Manager Signature: WRS

### **I. REQUEST:**

Duncan Land Consultants, on behalf of DR Horton, Inc, has submitted a petition requesting a Zoning Map Amendment to rezone approximately 32 acres, located on Clifton Road and identified by Wake County PIN 1743-73-8469 from Rural Residential-1 to General Residential-3 Planned Unit Development to allow for the construction of 95 residential lots.

### **II. PROJECT PROFILE:**

|                           |  |
|---------------------------|--|
| PROPERTY LOCATION:        | Clifton Road                                   |
| WAKE COUNTY PIN:          | 1743738469                                     |
| CURRENT ZONING DISTRICT:  | Rural Residential-1                            |
| MAXIMUM DENSITY:          | One unit per acre                              |
| PROPOSED ZONING DISTRICT: | General Residential-3 Planned Unit Development |
| DENSITY PERMITTED:        | Three units per acre                           |
| NAME OF PROJECT:          | Clifton Road Conservation Subdivision          |
| APPLICANT:                | Duncan Land Consultants                        |
| PROPERTY OWNER:           | David Jonathan Adams                           |
| DEVELOPER:                | DR Horton                                      |
| PROPERTY SIZE:            | 32.05 acres                                    |
| CURRENT LAND USE:         | Agriculture                                    |
| PROPOSED LAND USE:        | 95 residential units                           |
| PROPOSED DENSITY:         | 2.96 units per acre                            |
| PROPOSED OPEN SPACE:      | 4.41 acres                                     |

### **III. BACKGROUND INFORMATION:**

The Planned Unit Development District (PUD) is a rezoning 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 V.2 2035 Comprehensive Plan including the Urban Small Town and Future Place Type maps; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

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.



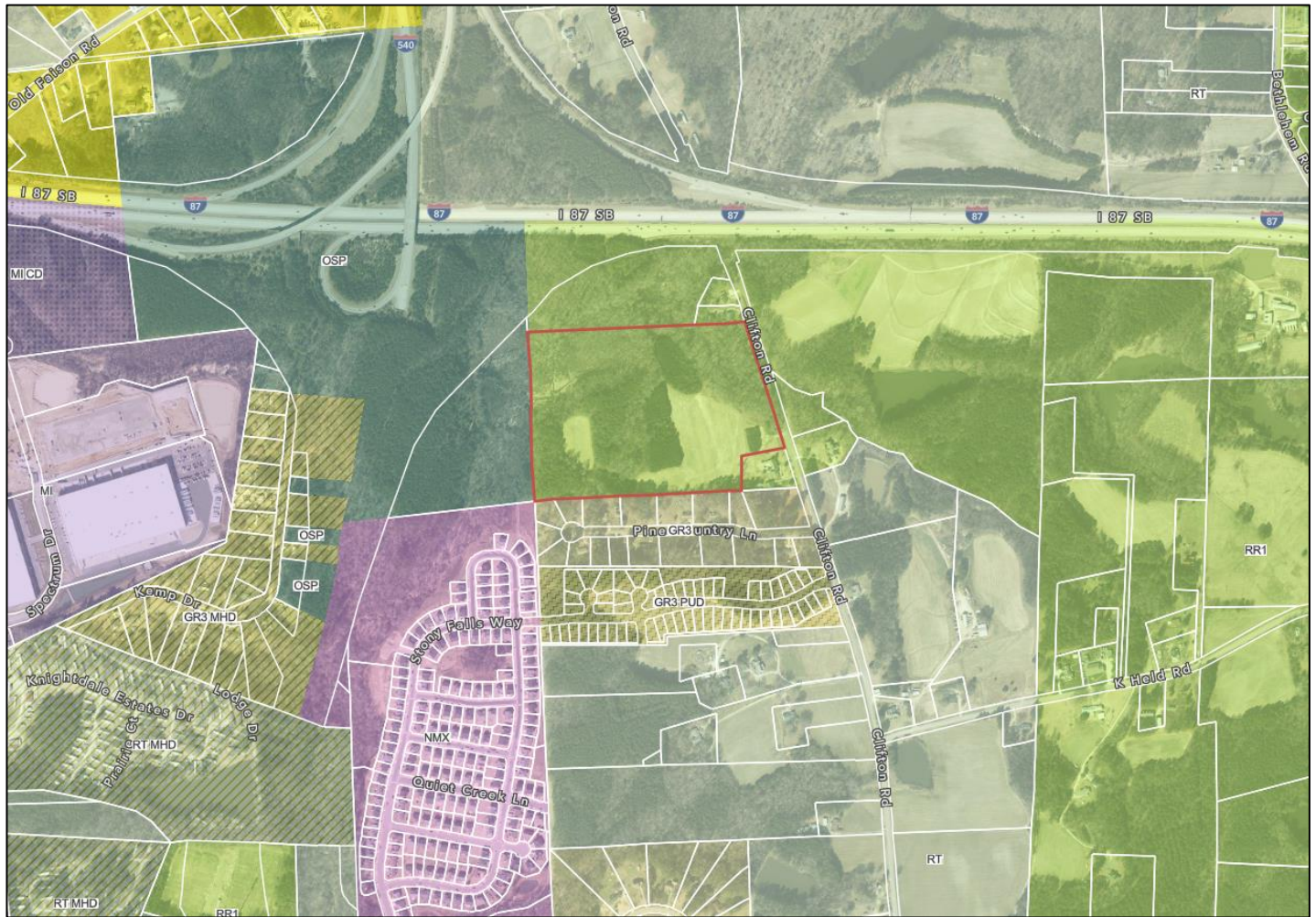
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### **IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES:**

The proposed rezoning features a single parcel on Clifton Road. This parcel is located within the Town's Extra Territorial Jurisdiction and, if approved, would require annexation into Corporate Limits

| DIRECTION | LAND USE             | ZONING |
|-----------|----------------------|--------|
| North     | Residential          | RR1    |
| South     | Pine Country Estates | GR3    |
| East      | Agricultural         | RR1    |
| West      | Future 540           | OSP    |







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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 a residential development featuring 27 single-family front-loaded lots and 68 cottage units. 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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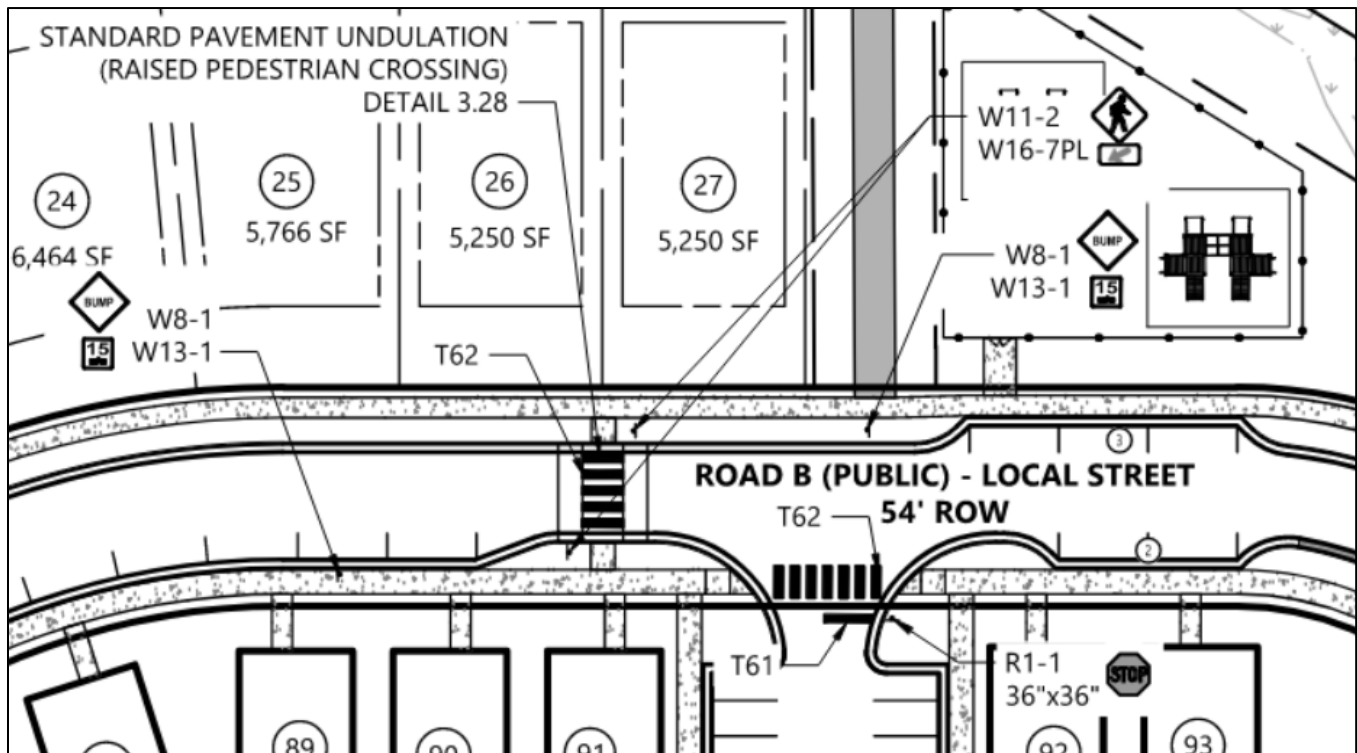
### **STAFF SITE PLAN ANALYSIS:**

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.

#### **Master Plan Updates**

The following items were discussed at the Joint Public Hearing and Land Use Review Board meetings. The updated Master Plan and Planned Unit Development documents have been attached to this staff report.

1. **Parking:** A desire for more parking was expressed by both Council and LURB members. Since the initial presentation of this proposal, additional parking spaces have been added. There are now two parking spaces provided for each residential unit, including all cottages. Previously, about 1.8 parking spaces were provided per cottage unit.
2. **Housing Type:** While the 50-foot-wide lots are narrower than what has traditionally been approved in the past, a smaller lot provides additional housing variety as noted in the Comprehensive Plan and the Affordable Knightdale Plan. The smaller lots also promote a more equitable neighborhood, where housing opportunities are complimentary to each other.
3. **Traffic Calming:** The reduced centerline radius remains, however raised midblock crosswalks have been placed throughout the neighborhood. In addition to creating safer pedestrian crossings, they are a form of traffic calming which, along with on-street parking spaces, help to naturally slow down cars.







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### Housing Type

The proposal contains two different types of housing on the site, front-loaded 50-foot-wide lots and cottage units. A 50-foot-wide lot is generally narrower than what has typically been approved (60-foot-wide), however provides more variety to housing types for current and future residents.

The cottage units are a newer housing type compared to the more common single-family and townhomes. The 68 units range in size, from 1,045 square feet to 1,245 square feet, and are primarily arranged around courtyards providing recreational open space within walking distance. The units will be individually owned, and on a common lot maintained by the Homeowners Association.





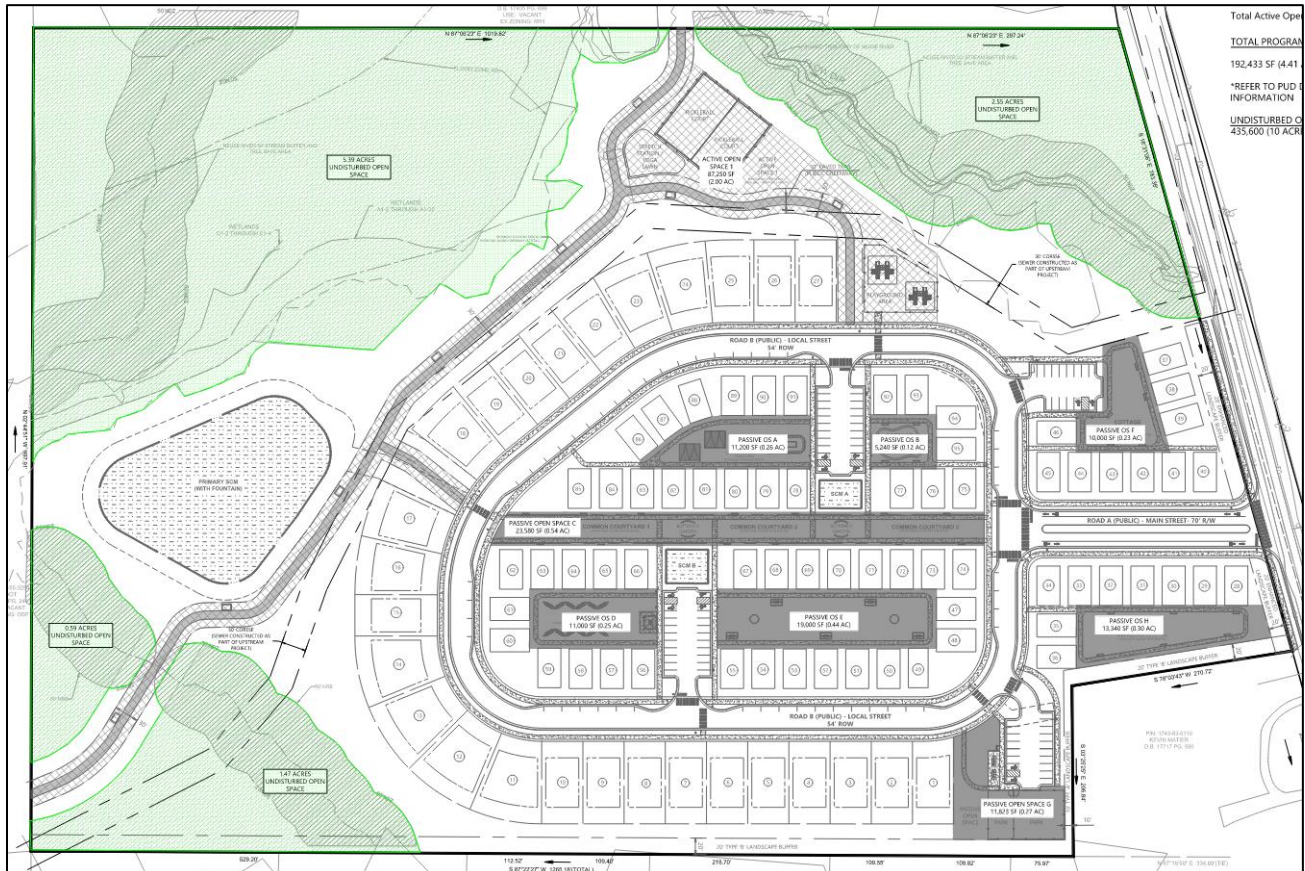


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### Landscaping & Environmental Features

Approximately 8.42 acres of the site, or 26%, is located within environmental features such as floodplains, wetlands, or stream buffers. According to the proposed plan, these areas will remain undisturbed and in their current state. In total, more than 10 acres of land on the site will be conserved.



On the south side of the site, a 20-foot Type B Buffer will screen the proposed development from the existing Pine Country Estates neighborhood. While the buffer is not required, it is recommended that a privacy fence be added to provide additional separation, similar to what was constructed in the final phase of Poplar Creek Village just south of this site.





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### **Design Standards**

The design standards below outline the requirements for residential units. Example elevations are provided in the attached PUD document. Additional standards are recommended to become consistent with previously approved projects elsewhere in Knightdale. Upon submission of building permits, should elevations be inconsistent with previous approvals, permits may not be issued.

### **Proposed Architectural Design Standards for All Homes**

1. All homes will have a combination of two or more of the following materials on the front facade (not including foundation) unless the home is only stone or brick:
  - a. stone
  - b. brick
  - c. lap siding
  - d. shakes
  - e. board and batten
  - f. window pediments
  - g. recessed windows
  - h. side and/or front window box bays
  - i. roof gables
  - j. roof dormers
  - k. roofline cornices
  - l. metal roofing as accent
  - m. column
  - n. shutters
  - o. fiber cement siding
2. The exterior siding material on the side and rear facades will be fiber cement. When two materials are used, the materials shall be different but complimentary colors.
3. Vinyl is prohibited except for window trim, soffits, fascia, and/or corner boards.
4. Main roof pitches (excluding porches) will be at least 6:12.
5. 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, wall offsets could be used as an alternative to windows.
6. Each front entrance shall contain a covered stoop or porch.
7. Foundation shall be raised to a minimum height of 18 inches above finished yard grade in the front and shall contain a minimum of 2 stair risers up to the front porch.
8. Foundations will be wrapped in brick or stone on all sides. Areas under front porches may be enclosed with lattice or other decorative form of screening to match architectural style.

### **Proposed Architectural Design Standards for Single-Family Detached Front-Loaded Homes**

9. All homes shall have a minimum 100 square foot patio, deck, terrace, or courtyard.
10. Eaves shall project a minimum of eight inches from building facade
11. A minimum of 33% of homes shall include stone or brick as a front façade material.





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12. Front-facing garage doors shall have one of the following: windows, decorative details, or carriage-style adornments.



**SAMPLE COTTAGE PRODUCT**  
2 BEDROOMS, 2 BATHS, 1,045 SQUARE FEET



**SAMPLE COTTAGE PRODUCT**  
3 BEDROOMS, 2 BATHS, 1,245 SQUARE FEET



**SAMPLE SINGLE FAMILY PRODUCT**

### Open Spaces

A variety of recreational open space amenities are provided throughout the development, including active open spaces such as a public greenway trail, playground, pickleball courts, and recreation play field. Additional passive spaces include gathering areas with covered seating, a dog park, enhanced landscaping, butterfly and rain gardens, and more. In total, approximately 4.41 acres of active and passive open space are dedicated to recreational activities, which exceeds the requirements of the UDO.



#### **Pollinator Garden**

A proposed pollinator garden situated adjacent to main courtyard will create a habitat for pollinators in the community.



#### **EV Charging Stations**

Standalone EV charging stations are proposed in every parking lot throughout the community.



#### **Masonry Sitting Walls**

Half moon masonry sitting walls are proposed north and south of the pollinator garden for observation and additional seating adjacent to the central courtyard.



#### **Covered Pavilion**

A covered pavilion is proposed adjacent to the central courtyard to provide shade and a place of gathering.



#### **Benches**

Numerous benches are proposed throughout the community and along the public greenway.



#### **Cottage Courtyards**

Six Cottage Courtyards are proposed throughout the community to provide additional local areas for resident gatherings and play. The shared green spaces replace the traditional backyard for cottages and promote a more intimate sense of community.



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### **Conservation Neighborhood Place Type**

A new place type category introduced in the Comprehensive Plan is a Conservation Neighborhood, which “preserves and protects environmental features, tree stands, meadows, steep topography, water bodies, or outstanding viewsheds by closely clustering development together of varying lot sizes and densities. Conservation Neighborhood design should respond to specific features on the site; however, goals to reallocate gross allowable densities into compact development areas that minimize infrastructure investments and maximize large, meaningful and continuous areas for permanent open space are encouraged.”

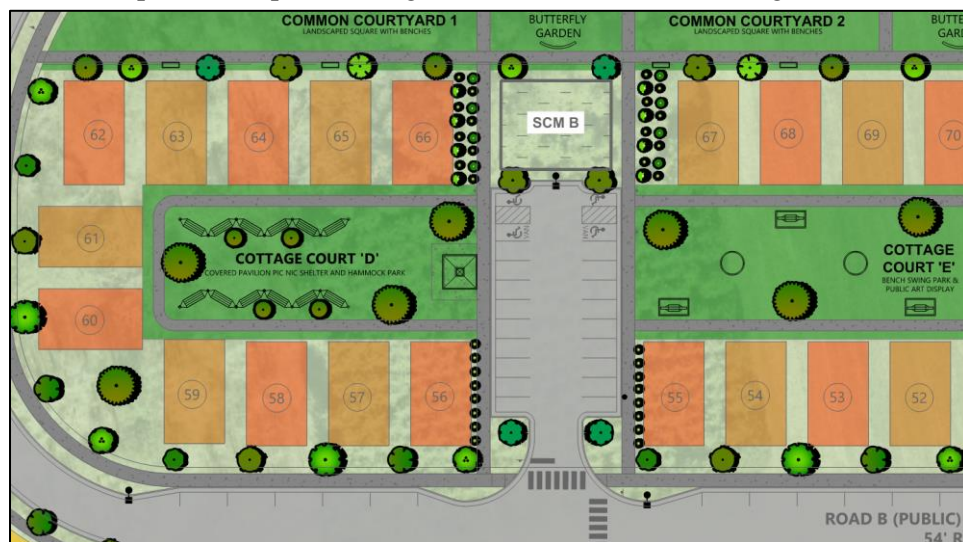
The proposal contains a number of features promoting this place type, including multiple green stormwater infrastructure devices, conservation of environmental features mentioned previously, rain gardens, and Electric Vehicle Charging Stations.



**Bioretention Example**

### **Parking**

All single-family lots will have off-street parking in the form of private driveways and garages. Each cottage unit will have access to off-street parking lots where an additional 89 spaces are provided within walking distance. Finally, 44 on-street spaces are spread throughout the site to accommodate guests and multi-vehicle households.







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### **VII. LEGISLATIVE CASE PROCEDURES:**

Following the withdrawal of the previous submittal, staff met with the development team numerous times during the making of the Comprehensive Plan update to discuss the Town's vision for Knightdale's future in this area. Upon adoption of the updated Comprehensive Plan, the applicant resubmitted a new sketch plan and started the process from the beginning once again. 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: May 7, 2024
- Neighborhood Meeting: February 27, 2025

The neighborhood meeting was held February 27, 2025, at the Hampton Inn & Suites at 405 Hinton Oaks Blvd. Five neighbors attended the meeting. Topics discussed included the housing product, environmental protections, buffers, and the impacts to Clifton Road. A copy of the mailed notice and list of recipients are attached as part of the application packet.

Following the formal submittal and review of the proposed Master Plan and PUD document, the applicant met with the Development Review Committee (DRC) on April 10, 2025, to discuss the technical comments and details associated with the proposed plan. Staff discussed with the applicant concerns involving Comprehensive Plan consistency, environmental protections, topography of the site, dimensional requirements, pedestrian connectivity, and recreational open space. 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: May 2, 2025
- Sign Posted on Property: May 2, 2025
- Legal Ad Published in the Wake Weekly: May 2 and 9, 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 GR3 zoning district and other applicable UDO sections. The applicants' requested alternative standards are listed in the section below.



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**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 achieve the required 50 points with the following features:

|   | Point Total |
|---|-------------|
| Major Subdivision                           | 15          |
| <b>Bonus Point Item</b>                     |             |
| Conservation of Natural Habitat             | 10          |
| Construct a fountain with the SCM           | 4           |
| Outdoor Display of Public Art               | 5           |
| IPEMA Certified Playground Equipment        | 4           |
| Pickleball Courts                           | 5           |
| Underground Capture Stormwater System       | 5           |
| Deck/Patio – More than 1,000 square feet    | 1           |
| Enhanced Roadside Landscaping & Hardscaping | 2           |
| <b>Total Water Allocation Policy Points</b> | <b>50</b>   |

**Site Development Allowances:** In accordance with UDO Section 12.2.F.3.g, a PUD allows the applicant to request exceptions to certain standards identified in the base zoning district (GR3). 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. **One Principal Building Per Lot** (Section 3.2.C):

- **Required:** In accordance with UDO Section 3.2.C, only one principle building (house or cottage) is permitted per lot.
- **Requested:** The 95 cottage units shall be located on HOA owned lots, but shall be made available for individual sale.





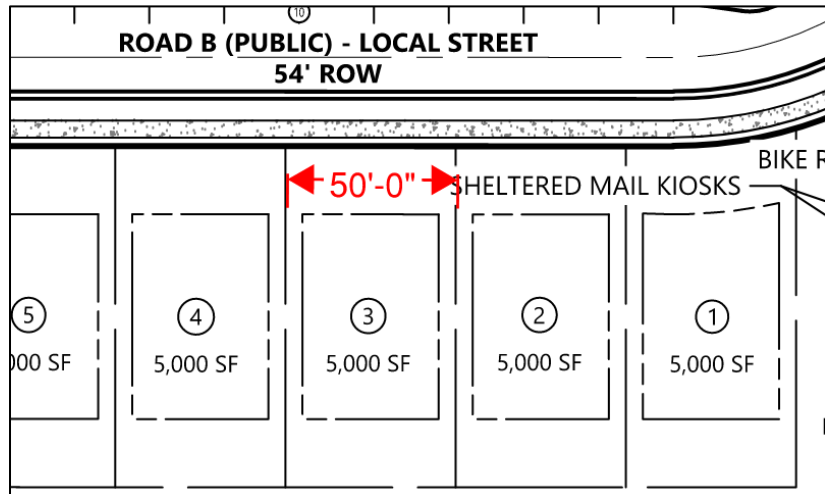


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### 2. Dimensional Standards (Section 3.4):

- **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 in width.
- **Requested:** The applicant proposes a minimum driveway length of 25 feet for all front-loaded residential lots. The applicant proposes building single-family front-loaded lots at a minimum of 50 feet wide.



### 3. Setback Standards (Section 6.5):

- **Required:** In accordance with UDO Section 6.5, the following setbacks shall apply to single-family dwellings.

| Yard Setbacks  |                |
|--|----------------|
| Front Minimum  | 10 ft          |
| Front Maximum  | n/a            |
| Corner Side Minimum  | 10 ft          |
| Side Minimum   | 20% lot width* |
| Rear Minimum   | 25 ft          |
| *Side setback shall be calculated as an aggregate. Lots greater than or equal to 60 feet in width shall have minimum setback of 5 feet. 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. |                |

- **Requested:** The applicant is proposing a modification to a minimum 20-foot front setback, 15-foot rear setback, and a five-foot side setback. Cottage units shall be separated by at least six feet from each other and the right-of-way.



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### 4. Motorized Vehicle Parking (Section 7.1.G.2.a.v):

- **Required:** In accordance with UDO Section 7.1.G.2.a.v, all single-family residential units shall have two off-street parking spaces.
- **Requested:** While the Master Plan currently shows two spaces per cottage unit, the applicant may adjust the minimum number of spaces to 1.95 per unit with Land Use Administrator approval. On-street parking spaces may count towards this requirement.

### 5. Residential Clearing and Grading (Section 9.3.B):

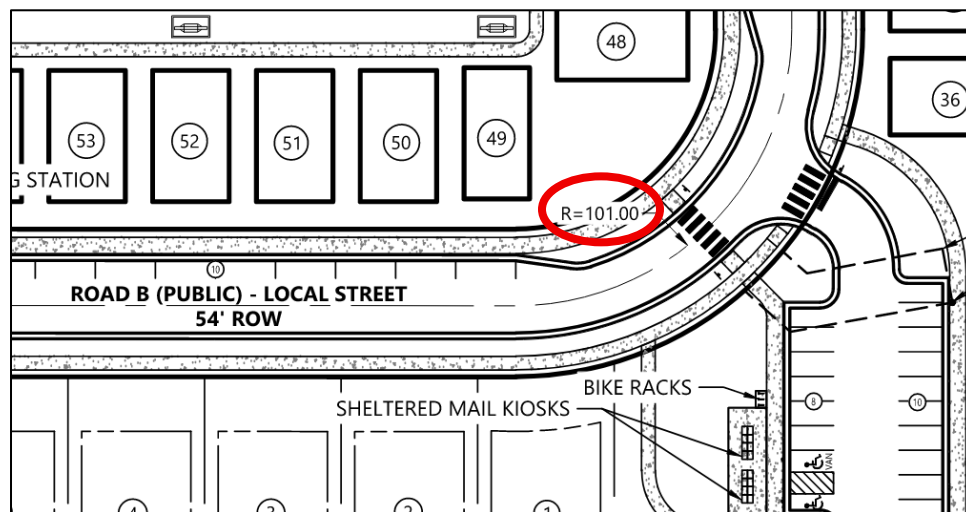
- **Required:** In accordance with UDO Section 9.3.B, all front-loaded lots are not permitted to be mass graded.
- **Requested:** The applicant requests the ability to mass grade all single-family lots.

### 6. Horizontal Curve Street Design Criteria (Section 10.5.A):

- **Required:** In accordance with UDO Section 10.4.5, local streets shall have a minimum centerline radius of 150-feet.

| Table 10.1(D)(2)(a): Horizontal Curve Street Design Criteria |             |        |             |                   |        |              |                    |                    |
|--|-------------|--------|-------------|-------------------|--------|--------------|--------------------|--------------------|
| Standards  | Street Type |        |             |                   |        |              |                    |                    |
|  | Alley       | Street | Main Street | Urban Main Street | Avenue | Urban Avenue | Boulevard (4 lane) | Boulevard (6 lane) |
| <i>Design Standards (Maximum)</i>                            |             |        |             |                   |        |              |                    |                    |
| Speed (mph)  | 10          | 20     | 20-25       | 20-25             | 30-35  | 20-25        | 35-45              | 35-45              |
| (ft/ft)  | n/a         | n/a    | n/a         | n/a               | 0.04   | n/a          | 0.06               | 0.06               |
| <i>Design Standards (Minimum)</i>                            |             |        |             |                   |        |              |                    |                    |
| Min. Centerline Radius (ft)                                  | 50          | 150    | 300         | 300               | 533    | 300          | 833                | 833                |
| Min. Tangent Distance Between Reverse Curves (ft)            | 0           | 0      | 0           | 100               | 250    | 100          | 250                | 400                |

- **Requested:** A minimum centerline radius of 100 feet on Road B.







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### 7. Connectivity Index (Section 11.3.E.7):

- **Required:** In accordance with UDO Section 11.3.E.7, a minimum index score of 1.40 is required between street links (road sections) and street nodes (intersections).

| Table 11.3(E)(3): Connectivity Index |               |      |      |      |      |      |      |      |      |     |     |     |
|--------------------------------------|---------------|------|------|------|------|------|------|------|------|-----|-----|-----|
| Standards                            | All Buildings |      |      |      |      |      |      |      |      |     |     |     |
|                                      | OSP           | RT   | RR   | GR3  | GR8  | UR12 | RMX  | NMX  | TC   | HB  | BP  | MI  |
| Connectivity Index (Min.)            |               |      |      |      |      |      |      |      |      |     |     |     |
| Index Score                          | n/a           | 1.30 | 1.30 | 1.40 | 1.40 | 1.40 | 1.40 | 1.50 | 1.60 | n/a | n/a | n/a |

Figure 11.5: Connectivity Index



- **Requested:** A connectivity index of 1.0 is proposed, due to environmental conditions and constraints on adjacent land.

### 8. Nonconforming Street Frontages (Section 13.10.A):

- **Required:** In accordance with UDO Section 13.10.A, new developments are required to improve their street frontage with the addition of curb, gutter, sidewalk, street trees, and additional elements as outlined in UDO Section 10.4.
- **Requested:** A portion of the site's frontage on Clifton Road would require a stream crossing. To limit the impact of this stream, the developer is required to pay a fee-in-lieu of this widening.





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### **Zoning Conditions**

The developer has proposed the following zoning conditions in addition to the Master Plan, PUD, and Site Development Allowances.

1. The Property owner shall construct at its own cost a 10-foot-wide paved greenway trail on the property currently owned by the North Carolina Department of Transportation at 4917 Old Faison Road (PIN 1743-55-3294) (the “DOT Property”) connecting the greenway on the subject Property to the existing greenway located at 0 Stony Falls Way (PIN 1743-62-5541) if it is able to obtain, with the use of Transportation Fee credits or other fees, all necessary right-of-way and easement rights, including temporary construction easements, necessary to construct a 10-foot-wide paved greenway trail connection on the DOT Property within
  - a. One hundred twenty (120) days of the date of approval of this rezoning (Case ZMA-8-24), or
  - b. Thirty days (30) of the first submission of Construction Drawings/Preliminary Plat for the development set out in the Master Plan, whichever is later. The Town shall assist the Property owner in obtaining such easement rights by working with NDOT and the Turnpike Authority but is not obligated or required by this zoning condition to obtain any right-of-way or easement for the greenway trail connection.
2. Consistent with UDO 12.2(G)(3), the Property shall be developed in substantial accordance with the associated Master Plan (ZMA-8-24).
3. The Land Use Administrator may review and approve Site Development Allowances pursuant to UDO Sections 12.2.G.3.f.ii and 12.2.G.3.f.ii.b. Site Development Allowances shall not result in a net increase to the number of homes, but may increase the number of lots on which the Cottage Buildings are located. Site Development Allowances include, but are not limited to:
  - a. The project will integrate two green stormwater infrastructure devices (SCM A and SCM B) consistent with the Planned Unit Development.
  - b. The Master Plan provides for two off-street spaces per Cottage Unit. The location and relative size of parking areas may be modified to ensure an arrangement that is safe and convenient and, insofar as feasible, does not detract from the design of proposed buildings and structures. The number of off-street parking spaces for Cottage Units may be modified no more than 2.5%.
  - c. Specific open space locations may be modified so long as the Land Use Administrator determines such modifications are consistent with applicable UDO standards, do not alter the basic development concept and are consistent the spirit and intent of the adopted Master Plan.

### **VII. TRANSPORTATION ANALYSIS**

A Trip Generation Report indicated that the number of vehicular trips generated by this site will not exceed 150 during the morning and evening peak travel times. Because of this, as well as the remote location of this site and nearby improvements being made by NCDOT and other developments, a Transportation Impact Analysis was not required.

While this site is removed from much development activity happening in Knightdale, it is close to the Poplar Creek Village neighborhood. That development has constructed public greenway trails and sidewalks, stubbing close to this proposal. Staff recommends connecting to this infrastructure through off-site greenway and sidewalk construction on Clifton Road to provide recreational opportunities to existing and future residents.













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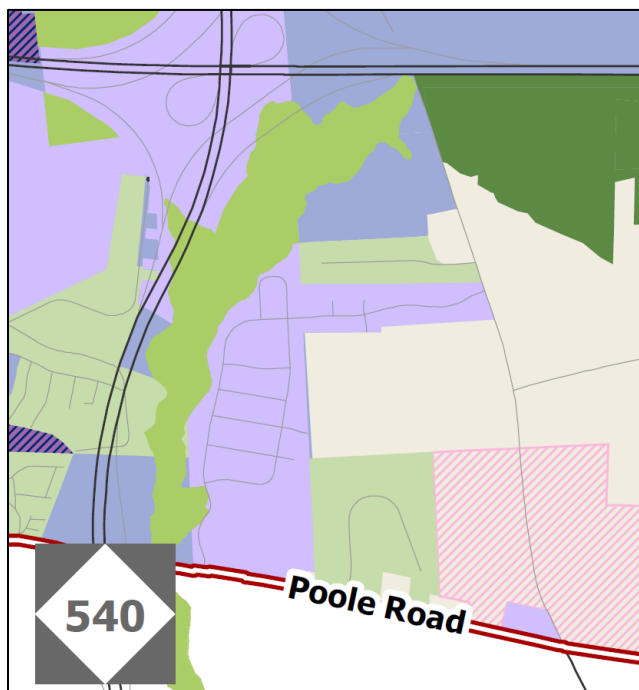
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### **VIII. COMPREHENSIVE PLAN:**

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.

|  |   |   |
|--|---|---|
|  Preserved Open Space |  Rural Neighborhoods   |  Target Growth Area                     |
|  Rural Preserve Area  |  Secondary Growth Area |  Activity Center in Growth Reserve Area |
|  Growth Reserve Area  |  Primary Growth Area   |  Water Bodies                           |



**Secondary Growth Area:** Secondary growth areas include land contiguous to town limits 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). Some areas on the map include smaller parcels anticipated to infill in a manner that complements existing buildings and their surrounding environment. Other areas on the map include large, undeveloped parcels that provide opportunities to be forward-thinking about a vision for conservation and development that includes a mix of uses or densities that create new, energized centers, corridors, or neighborhoods in the community.

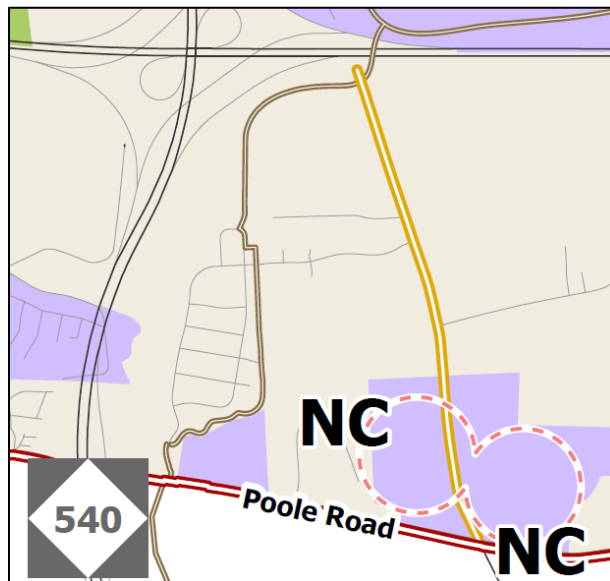
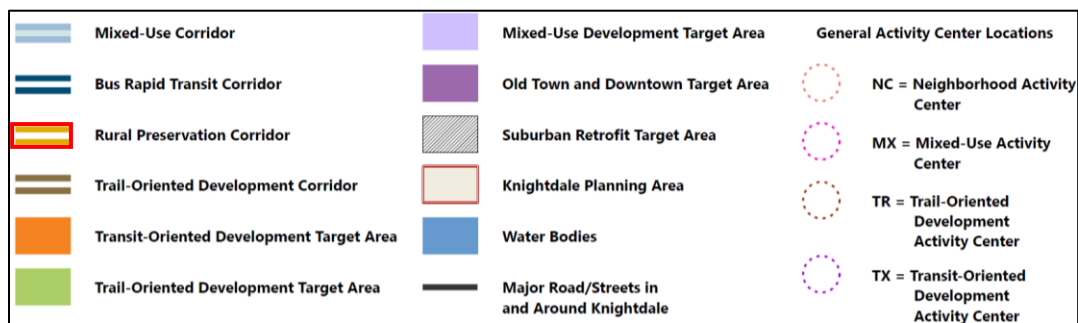


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A portion of the secondary growth area is inside existing or planned utility service areas. These areas should be targeted for small- to large-scale infrastructure investments that keep properties economically-viable in the future. Town officials should advocate for new infrastructure projects that upsize for additional capacity and fill-in missing segments for important street, water, or sewer connections. Continued investment in these areas should maximize return on-investment potential for the town by 1) minimizing utility expansion costs and 2) maximizing land productivity for private property owners that increases tax revenues for the town. Infrastructure investments that support economic development — new jobs or new sales tax revenue — in the secondary growth area should be a high priority.

**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.



**Rural Preservation Corridor:** Rural Preservation Corridors are found along major transportation routes in Knightdale, and aim to protect historic buildings, historic resources, or a certain rural heritage that still exists for some portions of the town's planning area. Rural heritage may be influenced by physical, cultural, or environmental characteristics observed along the corridor. Land use limitations, exaggerated building setbacks, tree-save areas, and fence style or material requirements should be considered to protect the rural character, and safeguard critical viewsheds, along the corridors.

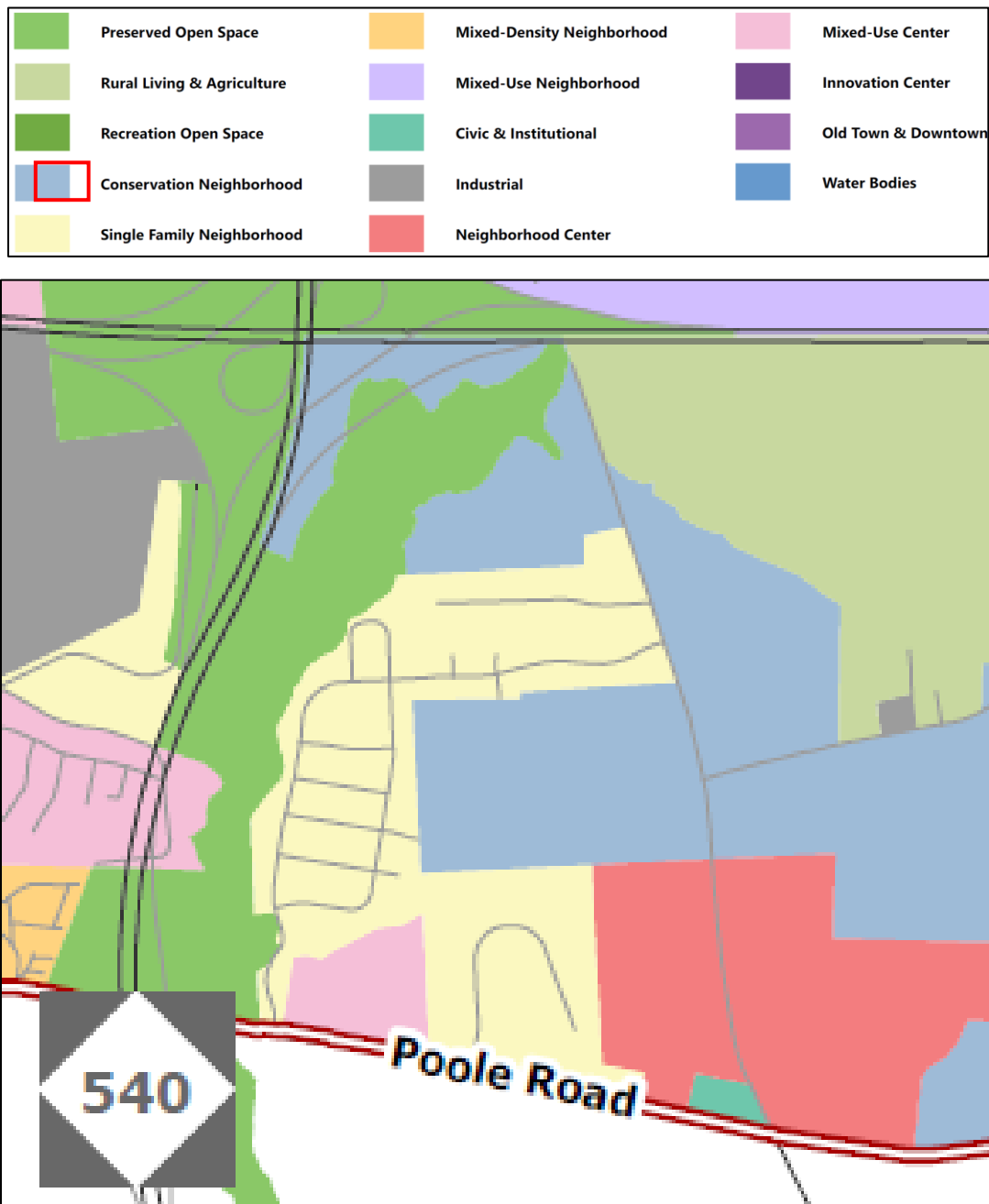




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- C. **Future Place Type Map:** The final map in this series depicts preferred development types, locations, patterns, styles, and intensities for the planning jurisdiction assuming full build-out of the community. It also provides a physical framework 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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### Conservation Neighborhood

A Conservation Neighborhood preserves and protects environmental features, tree stands, meadows, steep topography, water bodies, or outstanding viewsheds by closely clustering development together of varying lot sizes and densities. Conservation Neighborhood design should respond to specific features on the site; however, goals to reallocate gross allowable densities into compact development areas that minimize infrastructure investments and maximize large, meaningful and continuous areas for permanent open space are encouraged. Conservation Neighborhoods are primarily residential, but may include limited civic, farm, or other non-residential (commercial) uses.



#### Street & Block Pattern

- Curvilinear roads are generally used leading into a neighborhood to avoid identified open space or environmentally-sensitive areas.
- A grid street network is used near the identified center of the neighborhood. Blocks may vary in size, increasing in area or dimension radiating out from the center of activity.
- 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 (with parking access to lots for townhomes from rear alleys).
- Cul-de-sacs on a site should be limited to areas with environmental concerns or steep slopes.



#### Building Types & Massing

- Building types include residential, civic, farm, and non-residential. Density and mixed-uses should be clustered in areas that are currently cleared to promote additional conservation.



#### Transportation

- Roads internal to neighborhoods should be designed to include green infrastructure elements, including meandering sidewalks and greenways.
- Streets are designed with curb and gutter drainage.
- Residential areas in the neighborhood should be walkable with sidewalks, bicycle facilities, paths and trails, connecting to open space regularly.



#### Sustainability

- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Individual lots sizes and shapes may provide opportunities for rain gardens or other on-site stormwater control measures.
- Public electric vehicle charging stations should be considered in the activity center of a larger neighborhood.
- Solar panels on rooftops in public areas or private lots should be considered to promote renewable energy.
- Developed areas should take advantage of orientation, massing, tree cover, and other elements to reduce heat islands, promote natural cooling, and reduce heating and cooling demands.



#### Open Spaces & Natural Resources

- Permanent open space should be substantial in size, interconnected, functional in nature, and accessible to residents and visitors.
- Natural resource areas and ecologically sensitive areas on a site should remain more informal and accessible via greenways.
- A significant portion of a development, typically 30-60%, should be preserved as open space, with amounts varying depending on features present on the site.
- In an activity center or residential area, open spaces may be more formal and include parks, greenways, squares, or neighborhood gardens.
- Development in the neighborhood should be sensitive to existing natural conditions and avoid mass-grading or tree-clearing for larger lots (i.e., greater than 60 feet in width).





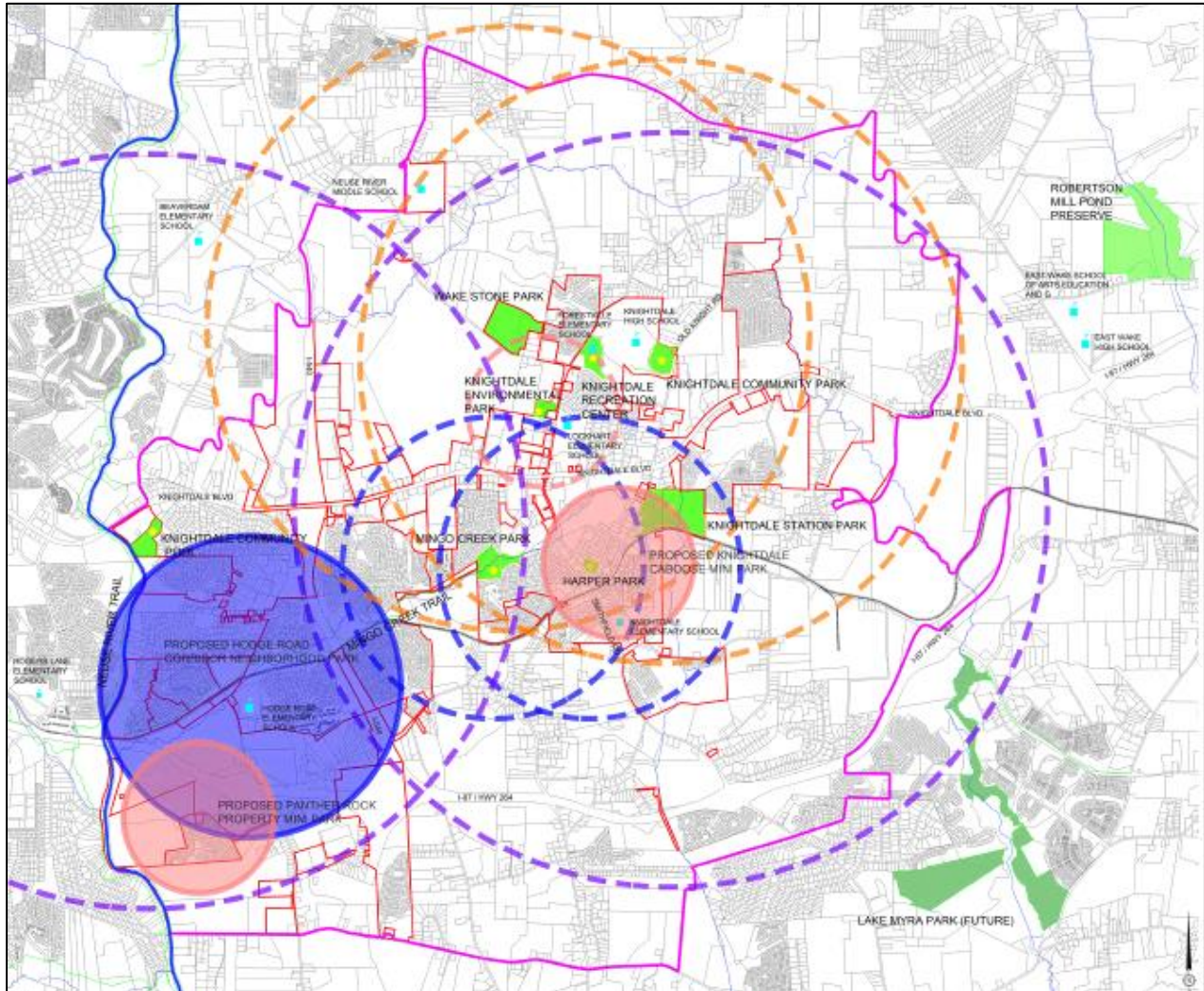


# Town of Knightdale

## Staff Report

### **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 not within the service areas any current or planned Knightdale facility.



### **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 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.



# Town of Knightdale

## Staff Report

Of the eight guiding principles detailed in the Comprehensive Plan, a plan of this scope with these features should promote the following:



### 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.



### 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.



### 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.



### Environmental Stewardship and Sustainability

Create a comprehensive, continuous, and coordinated open space network for the town that promotes new parks and recreation centers, provides greater access to both active or passive uses, and provides interesting gathering places for residents, employees, and visitors in different parts of the community. The size, location, and design of open space in the community should support a resource hierarchy — town-wide parks, community parks, neighborhood parks, and public spaces in different activity centers designed as plazas, cafes, or attractive streets for walking. In the built environment, orient buildings to minimize energy use and maximize solar gain; consider land use mix, development intensity, and street connectivity principles to reduce the number and length of automobile trips; and reduce household water consumption using, in part, reclaimed water strategies.

Safeguard the town’s natural resources as critical elements of the open space network; including lakes, streams, wetlands, woodlands, trails, agricultural lands, and tree canopy. Protect natural open space as a means to manage stormwater runoff, provide trail linkages, protect water quality, reduce heat islands, and celebrate nature as a centerpiece of the town’s unique identity and sense of place.

A livable town should also embrace the tenants of sustainable development, including increased interests in environmental stewardship, financial responsibility, and renewable resources, and actions aimed at climate change, energy independence, natural infrastructure, and greenhouse gas emissions.





# Town of Knightdale

## Staff Report

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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 May 15, 2025, Town Council meeting. At that meeting, the discussion included the Conservation Neighborhood place type, housing products, greenway connectivity, parking, and landscaping.

### **XI. LAND USE REVIEW BOARD MEETING SUMMARY:**

The revised plans were presented to the Land Use Review Board at their June 9, 2025, meeting. An overview of the proposal's consistency with the Comprehensive Plan, housing types, parking, and environmental impacts were discussed. A motion was made to recommend denial of ZMA-8-24 and forward the following advisory statement to Town Council, which was approved unanimously:

*The proposed Zoning Map Amendment is inconsistent with the KnightdaleNext V.2 2035 Comprehensive Plan's International Growth Areas Map Secondary Growth Area and future land use designation as a Conservation Neighborhood Place Type. The request is not reasonable nor in the public interest as it fails to support the guiding principles of the KnightdaleNext Comprehensive Plan.*

### **XII. STAFF RECOMMENDATION:**

It is staff's recommendation that Town Council approve the request to rezone the ±32 acres on Clifton Road, identified by Wake County PIN 1743-73-8469, to General Residential 3-Planned Unit Development, adopts the following staff recommended advisory statement regarding Comprehensive Plan consistency, and adopts Ordinance #25-07-16-004.

*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 and expanding home choices, while creating a sustainable and environmentally sensitive neighborhood. When implementing the Playbook Approach, the proposal is consistent with the Intentional Growth Areas Map as pedestrian and utility infrastructure improvements proposed allow a reclassification to a Primary Growth Area. Furthermore, the proposal creates a Rural Preservation Corridor and includes elements of the Conservation Neighborhood Future 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.*

If Town Council determines that the proposal is inconsistent with the Comprehensive Plan, the following example advisory statement may be used along with a vote to deny the rezoning request.

*The proposed Zoning Map Amendment is inconsistent with the KnightdaleNext V.2 2035 Comprehensive Plan's International Growth Areas Map Secondary Growth Area and future land use designation as a Conservation Neighborhood Place Type. The request is not reasonable nor in the public interest as it fails to support the guiding principles of the KnightdaleNext Comprehensive Plan.*