



## TOWN OF KNIGHTDALE

950 Steeple Square Court  
Knightdale, NC 27545  
KnightdaleNC.gov

**ORDINANCE #25-07-16-004**  
**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE**  
**OF THE TOWN OF KNIGHTDALE**  
**WHICH INCLUDES THE ZONING DISTRICT MAP**

**ZMA-8-24 CLIFTON ROAD CONSERVATION NEIGHBORHOOD PLANNED**  
**UNIT DEVELOPMENT**

**WHEREAS**, the Town of Knightdale has received a petition to amend the zoning of the property to Neighborhood Mixed-Use Planned Unit Development; and

**WHEREAS**, the Town Council finds 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; and

**WHEREAS**, the request is also reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people desire to live, work and visit;

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Knightdale, North Carolina:

**SECTION 1:** That the Unified Development Ordinance of the Town of Knightdale Code, which includes the Zoning District Map, be amended to ±32 acres on Clifton Road, identified by Wake County PIN 1743-73-8469 to General Residential3-Planned Unit Development.

**SECTION 2.** That the additional conditions contained within the application identified as ZMA-8-24 and PUD document, and listed below apply as additional zoning conditions to the parcel of land identified above:

1. Cottage units shall be located on a common, HOA owned lot, but shall be made available for individual sale.
2. Residential driveways shall be a minimum of 25 feet long on front loaded lots.
3. Single family residential lots withs shall be a minimum of 50 feet for front loaded units.
4. Single family residential lots shall have a minimum front setback of at least 20-feet, a rear setback of at least 15-feet, and side setbacks of at least five-feet.
5. Cottage units shall be separated by a minimum of six from one another and the right-of-way.
6. A minimum of 1.95 parking spaces shall be provided for cottage units with Land Use Administrator approval. On-street parking spaces may count towards this requirement.

7. Mass grading may be permitted for all residential lots.
8. A minimum centerline radius of 100 feet shall be permitted on Road B.
9. A connectivity index of 1.00 may be permitted.
10. The developer may provide a fee-in-lieu for the construction of the portion of Clifton Road as shown on the Master Plan.
11. As part of the development of the Property in substantial accordance with the associated Master Plan (ZMA-8-24), the Property owner shall construct a 10' paved greenway trail on the property currently owned by the North Carolina Department of Transportation at 4917 Old Faison Road (PIN 1743553294) (the "DOT Property") connecting the greenway on the subject Property to the existing greenway located at 0 Stony Falls Way (PIN 1743625541). The Property owner shall be required to construct the greenway trail on the DOT Property only if it is able to obtain all right-of-way and easement rights, including temporary construction easements, necessary to construct a 10' 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)
  - 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.
12. Consistent with UDO 12.2(G)(3), the Property shall be developed in substantial accordance with the associated Master Plan (ZMA-8-24).
13. 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.
14. The submitted Planned Unit Development document and submitted Master Plan will serve as the site-specific development plan. The Applicant must submit Construction Drawings to the Town that conform to the approved conditions of the GR3 zoning district, master plan comments, Unified Development Ordinance, and comments from the April 10, 2025 DRC meeting.

**SECTION 3.** That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

**SECTION 4.** That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

**SECTION 5.** That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

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

**SECTION 7.** That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 16<sup>th</sup> day of July, 2025

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Jessica Day, Mayor

ATTEST and SEAL:

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Heather Smith, Town Clerk