



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #25-09-17-004

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

ZMA-7-24 Hopkins Farm Planned Unit Development

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of the property to General Residential – Medium Density Planned Unit Development (GR8 PUD); 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 emphasizing community character and high-quality design ideas that create a distinct sense of place with inclusive public spaces, a variety of housing options, and multi-modal options for residents and visitors, while creating a sustainable and environmentally sensitive neighborhood. When implementing the Playbook Approach, the proposal's committed vehicular, pedestrian, and utility infrastructure improvements will enrich the mix of land uses in close proximity, make efficient use of existing infrastructure, and provide new capacity in existing services areas to keep pace with growth, all of which allow for the reclassification to a Secondary Growth Area on the Intentional Growth Areas Map. Furthermore, the proposal embraces elements of the Conservation Neighborhood Future Place Type through commitment to sustainability efforts, natural resource preservation, and providing opportunities for active living; and

WHEREAS, the request is also reasonable and in the public interest as it makes efficient use of the existing landscape that prioritizes eco-friendly designs and conservation efforts to reduce its impact on the environment, while developing a vibrant, sustainable, and safe community in which people not only desire to visit, but to also live, work, and play;

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

SECTION 1: That the Unified Development Ordinance of the Town of Knightdale Code, which includes the Zoning District Map, be amended to rezone one tract of land totaling approximately 50.75 acres, located at 8501 Poole Road (Wake County PIN 1752-49-6412), from Rural Transition (RT) District to General Residential Medium-Density Planned Unit Development (GR8 PUD) to allow for the construction of 171 residential lots.

SECTION 2. That the additional conditions contained within the application identified as ZMA-7-24 and PUD document, and listed below apply as additional zoning conditions to the parcel of land identified above:

1. Front-loaded single-family lots shall be a minimum of 60-feet wide and shall have a minimum driveway length of 25-feet.
2. Rear-loaded single-family lots shall be a minimum of 34-feet wide and shall have a minimum driveway length of 20-feet, while townhome lots shall be a minimum of 20-feet wide and shall have a minimum driveway length of 20-feet.

3. Townhome lots (fronting public streets & open spaces) shall be a minimum of 20-feet wide and shall have a minimum driveway length of 20-feet.
4. The minimum and maximum distribution of single-family dwellings shall be 15% and 85%, respectively, while the minimum and maximum distribution of townhome dwellings shall be 10% and 40%, respectively, as detailed on the Master Plan and PUD Document.
5. Minimum setbacks for all Building Types shall be as detailed on the Master Plan and PUD Document.
6. The rear-loaded townhomes adjacent Poole Road shall be permitted to front an open space along Poole Road.
7. Single-family dwelling foundation plantings (evergreen shrubs) shall be installed along the entire front elevation, as well as any elevation directly facing public rights-of-way or improved open space, and the first twelve feet of the side elevations closest to the front elevation.
8. All lots 60-feet-wide or greater shall be permitted to be mass graded. No residential lot within 100-feet of any riparian stream buffer shall be mass graded.
9. Street "B" shall be constructed to the Main Street cross-section per Section 10.4.A.2.a of the UDO, except for where this road bisects the riparian buffer towards the northeastern side of the subject property. At that location, the Main Street cross-section shall be modified, as detailed on Sheet C8.00 of the Master Plan, to reduce the impacts to that riparian buffer.
10. The roadway design of Old Knight Road Extension north of the internal roundabout shall be permitted to be constructed to a lesser standard than a Collector Road (Main Street) due to existing conditions. Minor flexibility related to roadway geometries may be granted to install said road based upon right-of-way constraints.
11. In lieu of a traditional cul-de-sac, an enhanced, custom turnaround shall be constructed at the northern terminus of Street F, as shown on the Master Plan, which shall not be bound by the Local Street minimum centerline radius.
12. In lieu of a roundabout at the intersection of Street "A" and Poole Road, this intersection shall be designed as a stop-controlled intersection, as recommended by the ZMA-7-24 Transportation Impact Analysis.
13. Construction traffic shall not utilize the existing Greythorne Place as a means of access to Hopkins Farm.
14. The site shall provide at least one bioretention cell as a method of green stormwater infrastructure. Said bioretention cell shall be provided south of the pool and will include flowering pollinator plants, as shown on the current iteration of the Master Plan.
15. Site amenities shall include a pollinator garden with educational signage highlighting their environmental benefits. The bioretention cell shall be planted with pollinator-friendly species to serve as a second pollinator garden.
16. Enhanced roadside landscaping and hardscaping shall be installed along Poole Road, which shall be comparable to the enhanced landscaping applied to the adjacent Haven at Griffith Meadows' PUD to the east (ZMA-12-22). Neighborhood Gateway signage at the neighborhood entrance on Poole Road may be located within the enhanced roadside landscaping and hardscaping area.
17. A minimum of a Type B Buffer shall be applied along the project's perimeter. Existing vegetation shall be credited towards the plantings required with a Type B Buffer. Where existing vegetation is used to satisfy the proposed 20-foot Type B Buffers, the developer will be responsible for supplementing any portions of the buffers with new plantings where existing vegetation does not meet performance standards. The Land Use Administrator reserves the right to require additional vegetation to be planted prior to Certificate of Occupancy issuance to meet the performance standards of the required buffers.

18. Hopkins Farm will provide a minimum of 100 guest parking spaces, including on- and off-street parking spaces.
19. Hopkins Farm shall include architectural standards for single-family detached homes and townhomes, as outlined in the “Design Guidelines” section of the PUD Document.
20. Along Alley #6, as shown on the current iteration of the Master Plan, the elevation of the alley on average will be three feet below the elevation of the adjacent Type B Buffer.
21. All homes will be pre-wired for EV charging.
22. Prior to Phase 2, the Developer shall either:
 - a. Install a wayfinding sign meeting the Town’s approved specifications in the general location identified on the Master Plan and provide the Town with an Access and Maintenance Easement for said sign; OR
 - b. Make a payment to the Town in the amount of \$40,000 to cover the Town’s expense to install a wayfinding sign in the general location identified on the Master Plan. The Developer shall also provide the Town with an Access and Maintenance Easement for the sign for any area outside of the right-of-way needed to service the sign.
23. No private covenant or restriction shall prohibit the construction of accessory dwelling units (ADUs) within Hopkins Farm; however, may regulate their location, design, etc. to ensure compatibility with homes.
24. Architectural Standards have been offered by the Applicant for all buildings as indicated in the Planned Unit Development (PUD) Document.
25. The submitted PUD 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 GR8-PUD zoning district, Master Plan comments, the Unified Development Ordinance, and comments from the May 15, 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 17th day of September 2025

Jessica Day, Mayor

ATTEST and SEAL:

Heather Smith, Town Clerk