



## TOWN OF KNIGHTDALE

950 Steeple Square Court  
Knightdale, NC 27545  
KnightdaleNC.gov

### ORDINANCE #25-09-17-002

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

#### ZMA-1-24 Old Faison Place 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 by aligning a mixture of uses, housing options, and public spaces to create and celebrate a distinct sense of place that encourages social interaction, active living, inclusivity, and community. Furthermore, the proposal's committed pedestrian, utility, and recreational infrastructure improvements, along with the mix of uses and densities, could contribute to a future, energized activity center in close proximity; and

**WHEREAS**, the request is also reasonable and in the public interest as it expands publicly accessible recreational opportunities and could increase connectivity for vehicles, bicycles, and pedestrians in the vicinity;

**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 approximately  $\pm 20.90$  acres, consisting of two tracts of land located on the north side of Old Faison Road (Wake County PINs 1743-46-3116 & 1743-46-6606), from General Residential – Medium Density (GR8) District to General Residential – Medium Density Planned Unit Development (GR8 PUD) to allow for the construction of approximately 117 residential units and to reserve approximately  $\pm 0.78$ -acres for future non-residential uses.

**SECTION 2.** That the additional conditions contained within the application identified as ZMA-1-24 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 30-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. The middle turn lane/median of Old Faison Road shall be permitted to be 10-feet-wide due to it being an NCDOT roadway.
4. Mingo Bluff Boulevard, through the subject development, shall be permitted to be constructed to the Urban Main Street (Wide Sidewalk) roadway cross-section.

5. Single-family dwellings shall be make up 15% of the subject development while townhome dwellings shall make up 39% of the subject development, as detailed on the Master Plan and PUD Document.
6. The intersection of Mingo Bluff Boulevard (Site Access A) and Old Faison Road shall be designed as a stop-controlled intersection, as recommended by the Transportation Impact Analysis.
7. Developer will install at least two (2) pickleball courts, children's playground equipment, at least fifteen (15) benches, a firepit, an open playfield, as shown on the Site Plan. Developer, in coordination with Development Services Staff, shall endeavor to address various elements of The River District Small Area Plan within the recreational open space. The final design and equipment selection shall be approved by the Land Use Administrator (which approval shall not be unreasonably withheld or delayed) prior to Construction Drawings approval. The Developer shall install all required amenities prior to Town acceptance.
8. Developer shall use commercially reasonable efforts to acquire necessary right-of-way and easements from the following properties (PIN 1743466236 Gower, PIN 1743467151 Sebastien, PIN 1743468195 Gower) as needed to construct the Old Faison Road right-of-way improvements and enhanced landscaping shown on the plans. If the developer is unable to reasonably obtain the offsite right-of-way and easements, then the Town of Knightdale may acquire same and if the right-of-way and easements are obtained within 1 year following the date of rezoning approval, then Developer will design and construct the right-of-way improvements and enhanced landscaping along the neighbor's property frontage in addition to the subject property, subject to obtaining the necessary permits from NCDOT and the Town of Knightdale.
9. Street trees shall be installed with a minimum of three-inch caliper diameter at breast height (DBH shall be measured at four- and one-half feet above grade).
10. The following green infrastructure elements shall be included in the development: stormwater wet pond, permeable pavement for the parking area for the cottage style townhomes, street trees, enhanced landscape buffer along Old Faison Road and perimeter buffers, as shown in the Site Plan. Other than the wet pond, such green infrastructure elements shall not be considered or regulated as SCMs.
11. The surface parking to the rear of the cottage-style townhomes shall use pervious pavement, permeable pavers, or some other pervious material, as approved by the Land Use Administrator through Construction Drawings review and approval.
12. Subdivision, street signs and directional signs (collectively "Key Signage") within the development shall embrace The River District Small Area Plan goals of encouraging an outdoor lifestyle and trail oriented development, by including a thematic element on Key Signage which includes a consistent image of either a hiker, runner, walker, bicycle, fish, boat, water symbol, sun or other element that suggests the outdoors, as approved by the Land Use Administrator through Construction Drawings review and approval.
13. A Trip Generation Memo shall be submitted with any non-residential site development plan for the reserved outparcel. If warranted in the reasonable discretion of the Land Use Administrator, the Transportation Impact Analysis, sealed February 24, 2025, shall be updated, and if additional roadway improvements are required, such improvements shall be installed by the developer of the outparcel.
14. Any non-residential use or structure located on the reserved outparcel shall be consistent, in both materiality and color scheme, with the architecture of the residential units and shall meet all architectural requirements prescribed by the Unified Development Ordinance. A special emphasis shall be placed on the building design and architecture recommendations outlined in The River District Small Area Plan.

15. Only the uses listed in the PUD document shall be permitted on the outparcel in the development, which include:

- a. Child or Adult Daycare
- b. Medical Services
- c. Personal Services
- d. Professional Services
- e. Studio-Art, dance, martial arts, music
- f. Neighborhood Restaurant/Retail
- g. Recreation facility

16. The Developer shall continue to make commercially reasonable efforts to acquire the adjacent property located at 254 Money Tree Lane [PIN 1743367721; DB3658, Page 759] (the “Adjacent Property”) and/or necessary off-site road right-of-way and temporary construction easements (“Off-Site Areas”) (which are currently included in the Adjacent Property) required for the connection of Mingo Bluff Boulevard between the existing street to the terminus of the new portion of Mingo Bluff Boulevard (the “Street Connection”), as shown on the Master Plan. If (a) the PUD Amendment and rezoning of the Adjacent Property, as defined below, has been approved on or before December 31, 2026; and (b) the Adjacent Property has been acquired by the Developer on or before December 31, 2027, Developer shall construct the Street Connection in conjunction with its development of the Adjacent Property. If the Off-Site Areas are acquired by the Town prior to the approval of Developer’s Construction Drawings (for the development, not including the Street Connection), the Developer shall construct said Street Connection in conjunction with its development. If the required Off-Site Areas are not acquired by the Developer or the Town in a timely fashion, Developer shall pay a fee in lieu in the amount of \$243,000.00, in accordance with the Developer’s Estimate prior to completion of the infrastructure shown on its Construction Drawings.

Contingent upon the Developer obtaining a contractual right to acquire the Adjacent Property on or before October 15, 2025, Developer shall submit, prior to January 31, 2026, a rezoning request and PUD amendment (the “PUD Amendment”) incorporating the entire Adjacent Property and which includes the following:

- a. Maximum of 28 dwelling units, to be compatible with the dwelling units proposed in existing PUD document;
- b. Minimum of 8,000 square feet of open space and/or recreational amenities, which shall count toward the overall open space requirement for the amended Master Plan; and
- c. The Street Connection, which shall be a variable width road tying into the existing Mingo Bluff Boulevard, as shown on the Master Plan

17. A minimum of one art installation (i.e. public art, mural art, sculptures, statues, fountains, or similar) shall be incorporated into the recreational open spaces at a cost not to exceed \$5000.00. All art shall be approved by the Land Use Administrator prior to installation.

18. At the Construction Drawings submittal, Simonton Street and Whitehead Street shall be designed in accordance with Town of Knightdale Standard Details 3.02-1 and 3.02-2.

19. At the Construction Drawings submittal, Duval Alley shall be designed in accordance with Town of Knightdale Standard Detail 3.01-2.

20. The developer shall construct R/W improvements and enhanced landscaping along the project property frontage as shown on the plan.

21. Architectural Standards have been offered by the Applicant for all buildings as indicated in the Planned Unit Development (PUD) Document.

22. 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 17<sup>th</sup> day of September 2025

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Jessica Day, Mayor

ATTEST and SEAL:

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Heather Smith, Town Clerk