



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #26-04-15-002

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

ZMA-1-25 Faison Reserve Planned Unit Development

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of the property to Urban Residential (UR12) Planned Unit Development (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 providing a variety of housing options with access to inclusive public and private spaces that are connected by multi-modal options for residents and visitors, and the greater community, while concentrating development in certain areas to limit impacts to the existing environment and its sensitive features. Furthermore, the proposal embraces elements of the Mixed-Use Neighborhood Future Place Type through commitment to integrating differing housing types while incorporating “Missing Middle” home choices that are interconnected with adjacent roadways, neighborhoods, and commercial opportunities; and

WHEREAS, the request is also reasonable and in the public interest as it expands publicly accessible routing options for vehicles, bicycles, and pedestrians in the vicinity and across the Town of Knightdale, which aids in 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 two tracts of land totaling approximately 57.81 acres (4402 Old Faison Road & 0 Woodfield Lane; Wake County PINs 1743-88-6921 & 1743-89-5866), from Rural Transition (RT) District to Urban Residential (UR12) Planned Unit Development to allow for the construction of 184 residential lots and commercial uses.

SECTION 2. That the additional conditions contained within the application identified as ZMA-1-25 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 26-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 minimum and maximum distribution of single-family dwellings shall be 15% and 65%, respectively, while the minimum and maximum distribution of townhome dwellings shall be 10% and 45%, respectively, as detailed on the Master Plan and PUD Document.
4. Minimum setbacks for all Building Types shall be as detailed on the Master Plan.

5. The maximum height of all townhomes is 42 feet or four stories.
6. All lots shall be permitted to be mass graded.
7. Prior to approval of final plat of each phase of development, a payment shall be made to the Town's Affordable Housing Trust Fund in the amount of \$250 per front-loaded residential lot and \$100 per rear-loaded residential lot in the phase being platted.
8. Consistent with UDO 6.6.A.2, any unit within a Townhouse Building may be a Two-Family Dwelling Unit, subject to compliance with the applicable building codes and dimensional standards of the PUD.
9. Site amenities shall include a pollinator garden with educational signage highlighting their environmental benefits. The stormwater wetland and bioretention cell shall both be planted with pollinator-friendly species to serve as additional pollinator gardens.
10. Developer shall stub potable water, sanitary sewer, and storm drainage to commercial outparcel prior to recordation of any Phase 2 plat.
11. Developer shall construct curb, gutter, and sidewalk improvements along the Widewaters Parkway frontage of the commercial outparcel prior to recordation of any Phase 2 plat.
12. Developer shall make reasonable efforts to prevent construction traffic from utilizing Alysheba Drive or Woodfield Lane as a means of access to Faison Reserve.
13. Developer shall continue working with Staff on the feasibility and constructability of the Old Faison Road frontage roadway improvements, specifically related to a roundabout as shown on Dwg No. EX 1.0 of the approved Master Plan at Old Faison Road and Widewaters Parkway. If right-of-way and other constraints prohibit the construction of a roundabout, at a minimum, the Developer shall install the recommended improvements set forth in the Project's Transportation Impact Analysis. No improvements shall be constructed within the areas labeled "R/W Dedication (1,444 SF/0.03 AC)" and "R/W Dedication (4,305/0.10 AC)" on Dwg No. EX 1.0 of the approved Master Plan.
14. Upon the execution of a development agreement acceptable to the Town and Developer, Developer shall develop, at a minimum, conceptual plans for the Widewaters Bridge over the Norfolk Southern railroad right-of-way adjacent the subject property. Developer's obligations and rights to reimbursement from the Town shall be established by the development agreement. The conceptual plans shall be of sufficient design and detail for review and approval by any railroad owner and/or operator having jurisdiction. Developer and Staff shall coordinate with the appropriate railroad entities through the conceptual review process to ensure that a Bridge design is approvable and constructable. Developer shall continue working with Staff to select and engage an Engineering Firm capable of preparing Construction Drawing level plans for said Bridge.
15. Architectural Standards have been offered by the Applicant for all buildings, and must be implemented, as indicated in Chapter 8, Architectural Design Standards, of the PUD Document.
16. The following uses shall be permitted by-right in the commercial outparcel building. All other uses listed in UDO Section 3.1.C shall be prohibited, including Vape, Tobacco, and CBD Stores. The development of this outparcel shall be subject to all UDO standards unless specified in the PUD Book.

<ol style="list-style-type: none"> a. Banks, Credit Unions, Financial Services b. Bar/Tavern/Microbrewery c. Child/Adult Day Care Center (6 or more people) d. Community Service Organization e. Government Services f. Medical Services g. Meeting Facilities 	<ol style="list-style-type: none"> h. Neighborhood Retail/Restaurant (2,000 square feet or less) i. Personal Services j. Professional Services k. Recreation Facilities, Indoor l. Studio (arts, dance, martial arts, music) m. Accessory Uses Permitted in the UR12 zoning district as listed in UDO Section 3.1.C.9
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17. The submitted Master Plan and PUD Document 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 UR12-PUD zoning district, the Unified Development Ordinance, and this Master Plan.

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 15th day of April 2026

Jessica Day, Mayor

ATTEST and SEAL:

Heather Smith, Town Clerk