



TOWN OF KNIGHTDALE

PLANNING DEPARTMENT

www.ci.knightdale.nc.us

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2245
(f) 919.217.2249

PETITION FOR ZONING MAP AMENDMENT

By completing and signing this petition, the applicant, property owner and developer are hereby requesting the Town Council to rezone, or designate zoning, on property located within the Town of Knightdale's planning jurisdiction, or property requested to be annexed into the corporate limits. The submittal of this petition authorizes the Town of Knightdale to enter onto the property in order to conduct a site inspection and to post the property in accordance with the Town's public notification requirements. Submittal Requirements are listed on the following page.

PROJECT INFORMATION

PROJECT NAME:	Parkstone	
PROJECT ADDRESS:	0 Knightdale Blvd (US Highway 64 Business)	Mix of Commercial / Ret
WAKE COUNTY PIN(s):	1744843240	Uses and Residential
EXISTING ZONING:	HB-CD & UR-12	EXISTING USE: _____ PROPOSED USE: Dwelling - Multifamily
PROPOSED ZONING:	HB-CD & RMX	SITE ACRES: 56.83 INSIDE CORPORATE LIMITS: No
	(36.78 Commercial & 20.05 Residential)	

CONTACT INFORMATION

APPLICANT:	Knightdale Development Ownership, LLC		PHONE:	(704) 248-7838	FAX:	_____
ADDRESS:	5786 Widewaters Parkway, P.O. Box 3					
	DeWitt, NY 13214-0003					
	Brian Long	EMAIL:	blong@widewaters.com			

SIGNATURE: _____

PROPERTY OWNER:	Jane P Suggs and Norwood O & Nancy H Hargrove Properties LP		PHONE:	_____	FAX:	_____
ADDRESS:	1507 TRAILWOOD DRIVE					
	RALEIGH, NORTH CAROLINA 27606					
	_____	EMAIL:	_____			

SIGNATURE: _____

DEVELOPER:	Knightdale Development Ownership, LLC		PHONE:	(704) 248-7838	FAX:	_____
ADDRESS:	11520 N. Community House Rd, Suite 175					
	Charlotte, NC 28277					
	Brian Long	EMAIL:	blong@widewaters.com			

SIGNATURE: _____

THIS SPACE FOR PLANNING DEPARTMENT ONLY		
CASE NUMBER:	ZMA -	X-REFERENCE:
FILING FEE:		SUBMITTAL DATE:



TOWN OF KNIGHTDALE

PLANNING DEPARTMENT

www.ci.knightdale.nc.us

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2245
(f) 919.217.2249

STATEMENT OF COMPLIANCE WITH THE COMPREHENSIVE PLAN: Please state how the proposed zoning map amendment complies with the goals and objectives of the Town of Knightdale Comprehensive Plan:

See attached.

SUBMITTAL REQUIREMENTS

NO APPLICATION SHALL BE ACCEPTED BY THE LAND USE ADMINSTRATOR UNLESS IT CONTAINS ALL OF THE INFORMATION NECESSARY TO DETERMINE IF THE DEVELOPMENT, IF COMPLETED AS PROPOSED, WILL COMPLY WITH ALL OF THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE. APPLICATIONS WHICH ARE NOT COMPLETE WILL BE RETURNED TO THE APPLICANT WITH A NOTATION OF DEFICIENCIES.

THE FOLLOWING ARE TO BE SUBMITTED AT THE TIME OF INITIAL SUBMITTAL. FAILURE TO SUBMIT ALL ITEMS WILL RESULT IN DELAY OF YOUR APPLICATION.

- COMPLETED APPLICATION FORM. Application must be signed by the applicant and the property owner.
- \$500.00 PROCESSING FEE.
- COPY OF THE RECORDED PLAT/SURVEY OF THE PROPERTY, WITH METES AND BOUNDS DESCRIPTION. A property survey from Wake County IMAPS can serve this requirement if the property lines match the areas to be rezoned.
- TRAFFIC IMPACT ANALYSIS. A TIA may be required if the petition meets the thresholds outlined in Section 9.9(A) of the Unified Development Ordinance.


THE FOLLOWING ADDITIONAL ITEMS ARE TO BE SUBMITTED FOR CONDITIONAL DISTRICT RE-ZONINGS. FAILURE TO SUBMIT ALL OF THESE ITEMS WILL RESULT IN DELAY OF YOUR APPLICATION

- COMPLETED MASTER PLAN APPLICATION FORM.
- ADDITIONAL PROCESSING FEE. Petitions for Conditional Districts are subject to an additional processing fee for the required Master Plan submittal. (See Master Plan Application Form)
- LIST OF LAND USE CLASSIFICATIONS PROPOSED SPECIFICALLY FOR YOUR CONDITIONAL DISTRICT. Such use classifications may be selected from any of the uses, whether permitted by right or special use, allowed in the General District to which the Conditional District corresponds. Uses not otherwise permitted within the corresponding General District shall not be permitted within the Conditional District.
- LIST OF FAIR AND REASONABLE CONDITIONS. This list should include any appropriate development standards to address potential unique impacts of the intended use(s) as discussed in Section 2.17(C)(2) and Section 15.17(B)(2) of the Unified Development Ordinance (UDO) along with accompanying statements justifying these standards in meeting the spirit and intent of the UDO as well as being consistent with the goals and objectives of the 2027 Comprehensive Plan. It shall be understood that if the applicant fails to propose a specific standard or fails to justify such standard as described above, the corresponding standards of the General District shall apply.

Application Signature Page

Knightdale Development Ownership, LLC
c/o The Widewaters Group, Inc.
5786 Widewaters Parkway
Post Office Box 3
DeWitt, NY 13214-0003
Phone: (315) 445-2424
Fax: (315) 445-8570

Knightdale Development Ownership, LLC
a Delaware limited liability company

By: 


Joseph R. Scuderi
Manager

State of New York
County of Onondaga

I, Elizabeth A. Nagy, a Notary Public of said County and State, certify that Joseph R. Scuderi personally came before me this day and acknowledged that he is Manager of Knightdale Development Owner, LLC, a Delaware limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of the company.

Witness my hand and official seal, this the 3rd day of June, 2016.

Elizabeth A. Nagy
Notary Public - State of New York
01NA6285610
Certified in Onondaga County
Commission Expires on July 08, 2017



(Notary Seal)

My commission expires: July 06, 2017

PARKSTONE PROPOSED CONDITIONAL DISTRICT REZONING

57 ± ACRES

U.S. HIGHWAY 64 BUSINESS (KNIGHTDALE BOULEVARD)

APPLICANT / DEVELOPER:

KNIGHTDALE DEVELOPMENT OWNERSHIP, LLC.

CONSULTANTS:

K&L Gates -- Attorneys

Kimley-Horn and Associates, Inc. -- Civil and Traffic Engineers, and Landscape Architects

Finley Design PA – Architects

Submitted: June 13, 2016

I. INTRODUCTION

This document and the accompanying application documents (collectively, the “*Proposed Rezoning*”) are provided pursuant to provisions of the Knightdale Unified Development Ordinance (the “*UDO*”) to request an amendment of the zoning applicable to approximately 57 acres abutting U.S. Highway 64 Business (Knightdale Boulevard), with Wake County PIN 1744843240 (the “*Property*”) from Highway Business-Conditional District (HB-CD) and Urban Residential-12 (UR-12) to Highway Business-Conditional District (HB-CD) and Residential Mixed Use-Conditional District (RMX-CD). This rezoning complements the Master Plan application for the proposed ParkStone development (the “*Development*”), a shopping center and multi-family residential development proposed by Knightdale Development Ownership, LLC (“*Developer*”). The Proposed Rezoning will be appropriate for the location of the Development, the nature of adjoining and nearby land uses, and the Town of Knightdale’s investment in existing infrastructure.

II. LOCATION, CURRENT ZONING, AND COMPREHENSIVE PLAN CONTEXT

The Proposed Rezoning addresses approximately 57 acres abutting U.S. Highway 64 Business (Knightdale Boulevard) designated as Lot #1 through Lot #14, inclusive, as shown on the Sheets C2.0 and C2.1 of the Master Plan.

The Town’s 2027 Comprehensive Plan designates Lot #1 as a Neighborhood Design area and Lots #2 through #14 as a Highway Design area, including a portion of a Primary Activity Center. Lots #2 through #14 and a portion of Lot #1 are currently zoned Highway Business-Conditional District, and a portion of Lot #1 is currently zoned Urban Residential-12.

III. STATEMENT OF COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposed zoning districts and proposed conditions align the zoning of the Property

with its Design District designations on the Town's 2027 Comprehensive Plan. They also permit the Property to be developed in a fashion that is appropriate for the location of the Development, the nature of adjoining and nearby land uses, and the Town's investment in existing infrastructure.

The Town's 2027 Comprehensive Plan designates the northern portion of the Property (Lots #2 through #14 as shown on Sheet C2.0 of the Master Plan submitted with this Zoning Map Amendment application) as a Highway Design area, including a portion of a Primary Activity Center. Per Chapter 5 of the Comprehensive Plan, the Highway Design District is intended to provide primarily for auto-dependent uses in areas not amenable to easy pedestrian access nor a comfortable pedestrian environment. Development at the edges of the Highway Design District is required to provide a compatible transition to uses in adjacent districts. This portion of the property is currently zoned Highway Business-Conditional District (HB-CD), and the proposed rezoning would retain the HB-CD zoning, albeit with a new Master Plan and updated conditions. Among other uses, the HB district is intended to provide and encourage the development of retail and services, and to facilitate convenient access, along high-traffic roadways. Retaining HB-CD zoning for the Property will allow the zoning to continue to match the Comprehensive Plan's vision of providing convenient retail and services along a busy highway, and will allow for the Property to serve as an Activity Center.

The Comprehensive Plan designates the southern portion of the Property (Lot #1 as shown on Sheet C2.0 of the Master Plan submitted with this Zoning Map Amendment application) as a Neighborhood Design area. Per Chapter 5 of the Comprehensive Plan, the Neighborhood Design District primarily provides for suburban residential development surrounding the original town center and higher-density urban villages. Lot #1 is currently split-

zoned HB-CD and Urban Residential-12 (UR-12). The proposed rezoning would change the zoning on Lot #1 from a mix of HB-CD and UR-12 to a Residential Mixed Use (RMX) district. The RMX zoning district is intended to provide for areas for higher density residential development that are in close proximity to, that connect to, and that complement commercial centers. The proposed zoning provides a number of benefits. It unifies the zoning of Lot #1 to a residential district, provides a transition between the single-family residential uses to the south and the commercial uses proposed on the northern portion of the property, and provides for residential development that is appropriate for a Neighborhood Design District.

IV. LIST OF PROPOSED LAND USE CLASSIFICATIONS

For purposes of the Proposed Rezoning, the term “*Allowable Commercial Uses*” shall mean and refer to those uses identified in Section 2.3.C. of the UDO, including all of the following: Hotels/Motels/Inns; Animal Services; ATM; Banks, Credit Unions, Financial Services; Business Support Services; Community Service Organization; Cremation Facilities; Drive Thru Service; Equipment Rental; Funeral Homes; Government Services; Medical Services; Personal Services; Professional Services; Studio – Art, dance, martial arts, music; Tattoo Shop; Vehicle Services – Maintenance/Body Work/Repair; Auto Parts Sales; Bar/Tavern/Night Club; Drive-Thru Retail/Restaurants; Gas Station with Convenience Store; Neighborhood Retail/Restaurant – 2,000 sf or less; General Retail – 10,000 sf or less; General Retail – 10,001 sf to 50,000 sf; General Retail – Greater than 50,000 sf; Restaurant; Shopping Center – Community Center; Shopping Center – Neighborhood Center; Amusements, Indoor – 5,000 sf or less; Amusements, Indoor – 5,001 sf – 20,000 sf; Amusements, Indoor – Greater than 20,000 sf; Amusements, Outdoor; Cultural or Community Facility; Recreation Facilities, Indoor; Recreation Facilities, Outdoor; Theater, Live Performance; Theater, Movie; Laboratory –

Medical, analytical, research & development; Laundry, dry cleaning plant; Media Production; Mini-Warehouses; Research and Development; Storage – Warehouse, indoor storage; Wholesaling and distribution; Hospital; Public Safety Facility; Religious Institutions; Schools – Vocational/Technical; Wireless Telecommunication Facility – Stealth; Utilities-Class 1 & 2; and Utilities-Class 3.

For purposes of the Proposed Rezoning, “*Allowable Residential Uses*” shall mean and refer to those uses identified in Section 2.3.C. of the UDO, including all of the following: Dwelling-Single Family; Dwelling-Duplex; Dwelling-Multifamily 4 units/bldg or less; Dwelling-Multifamily more than 4 units/bldg; Family Care Home (6 or Less residents); Home Occupation; Housing Service for the Elderly; Live-Work Units; Rooming or Boarding House; ATM; Child/Adult Day Care Home (Fewer than 6 people); Child/Adult Day Care Home (6 or more people); Community Service Organization; Government Services; Medical Services; Personal Services; Post Office; Professional Services; Studio – Art, dance, martial arts, music; Neighborhood Retail/Restaurant – 2,000 sf or less; Amusements, Indoor – 5,000 sf or less; Amusements, Indoor – 5,001 sf – 20,000 sf; Amusements, Outdoor; Cultural or Community Facility; Meeting Facilities; Recreation Facilities, Indoor; and Recreation Facilities, Outdoor.

For purposes of the Proposed Rezoning, “*Prohibited Uses*” shall mean and refer to the following uses identified in Section 2.3.C of the UDO: Bed and Breakfast Inns; Vehicle/Heavy Equipment Sales; Manufacturing, Light; Manufacturing, Neighborhood; Campground; Cemeteries; Transit, Road & Ground Passenger Services.

Except as otherwise expressly limited herein, the Allowable Commercial Uses shall be permitted by-right on Lots #2 through #14 and shall not require a special use permit. Except as otherwise expressly limited herein, the Residential Mixed Use District Uses shall be permitted

by-right on Lot #1 and shall not require a special use permit. The Prohibited Uses shall not be permitted within the Development.

V. FAIR AND REASONABLE CONDITIONS

A. Utility Allocation Agreement.

The Developer and owners of the Property shall agree to a Utility Allocation Agreement with the Town in roughly the form of the draft Utility Allocation Agreement submitted herewith.

B. Buffers.

Type B and/or D yards will be provided between the Property and the residential uses to the east and south of the Property, as shown on Sheets C2.0, C2.1, L2.0, and L2.1 of the Master Plan.

There shall be installed and maintained within the Development a six-foot-high wooden fence to be located along the eastern boundary of the Property commencing at Lot #6 adjacent to the existing NMX zoning boundary and extending south to the southeastern corner of the proposed stormwater pond #1 to be located on Lot #1 as shown on Sheets C2.0 and C2.1 of the Master Plan. The privacy fence to be constructed will be a common element of the Development, and either the Developer or a designated operator under an operating agreement for the Development or a property owners' association for the Development shall maintain such privacy fence.

C. Unity of Development.

All buildings will generally exhibit architectural compatibility with the illustrative Elevations attached to the Master Plan application through integrated design features, common building materials and appropriate scale of development; provided that color shall not be required to be one of the design elements unifying the Development. Because the Elevations are

illustrative in nature, the unity of development standards for each individual lot comprising the Property may be modified and determined on a site specific basis.

D. Landscape Maintenance and Location.

Either the Developer or a designated operator under an operating agreement for the Development or a property owners' association for the Development shall maintain the common areas within the Development, including the stormwater detention ponds as shown on Sheets C2.0 and C2.1 of the Master Plan. Landscaping of the Development shall be in accordance with the Landscape Plan attached as Sheets L2.0 and L2.1 of the Master Plan.

E. Stormwater Management.

Stormwater management for the Development shall be provided in accordance with Sheets C3.0 and C3.1 and the Stormwater Plan included with the Master Plan application submittal.

Stormwater management infrastructure may change in size or shape at the time of submission of construction drawings. Stormwater collection systems in public rights-of-way shall conform to the Town's standards and specifications. Collection systems on private property may utilize storage devices, bioretention areas or rain gardens, and other alternative design concepts.

F. Road Construction

A North-South Street shall be constructed in accordance with the street sections shown on Sheet C5.0 of the Master Plan. Village Park Drive and the North-South Street, upon completion and dedication to the Town, will be public roads, which are designated as local collector streets on the Town's Arterial and Collector Plan. In connection with the construction of any public roads within the Development as shown on Sheets C2.0 and C2.1 of the Master

Plan, the Town shall be identified as the applicant on any permit(s) to cross or otherwise impact jurisdictional wetlands and/or stream buffers if such permits are required by the State of North Carolina or the United States Army Corps of Engineers. Developer and/or the owner of the lot requiring any permit to cross or otherwise impact jurisdictional wetlands and/or stream buffers shall bear the sole cost and expense associated with any permits to be procured hereunder.

As further provided on Sheets C2.0 and C2.1 of the Master Plan, subject to North Carolina Department of Transportation approval, the intersection of Knightdale Boulevard and the North-South Street will be signalized as part of the Development and an additional right turn lane within eastbound Knightdale Boulevard onto the North-South Street will be constructed. All recommended traffic and roadway improvements for the Development are described in the Traffic Impact Analysis submitted herewith and will be constructed, provided such improvements are approved by the North Carolina Department of Transportation and the Town of Knightdale.

G. Pedestrian Orientation and Bicycle Parking.

Sidewalks of five feet (5') in width shall be constructed along both sides of the North-South Street, Village Park Drive, and the private right-in, right-out entrance to the Development along Knightdale Boulevard; between the multifamily residential buildings and parking areas on Lot #1; and between each building on Lots #2 through #14 and the adjoining parking areas, all as shown on Sheets C2.0 and C2.1 of the Master Plan. As individual lots within the Development are submitted for site plan approval, only those portions of the sidewalks that are contained within each lot must be constructed prior to issuance of a building permit for such lot.

* * * *