LAND USE REVIEW BOARD
MEETING AGENDA

950 Steeple Square Court, Knightdale, North Carolina 27545

September 14, 2020
7:00 p.m.

ITEM I.	ADOPTION OF AGENDA	
ITEM II.	APPROVAL OF MINUTES August 10, 2020 Minutes	
ITEM III.	BOARD OF ADJUSTMENT	
ITEM IV.	PLANNING BOARD ZMA-1-20 –7630 Knightdale Blvd Mixed Use	Senior Planner
ITEM V.	COMMUNITY APPEARANCE COMMISION Appearance Award Update	Planning Technician
ITEM VI.	TREE BOARD Street Tree Update	Planner
ITEM VII.	OTHER BUSINESS A. UDO Update B. Past Council Actions	Assistant DS Director
ITEM VIII.	NEW BUSINESS	
ITEM IX.	ADJOURNMENT	

KNIGHTDALE
LAND USE REVIEW BOARD MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

August 10, 2020

Due to the State of Emergency issued in response to the COVID-19 pandemic, the Knightdale Land Use Review Board met electronically at 7:00 p.m. via Zoom.

LURB MEMBERS PRESENT (*remotely*): Rita Blackmon, Steve Evans, Gentry Lassiter, Tiffanie Meyers, Latatious Morris, Chris Parker, and Bradley Pope.

ABSENT: Darryl Blevins.

STAFF MEMBERS PRESENT (*remotely*): Chris Hills, Development Services Director; Jason Brown, Assistant Development Services Director; Kevin Lewis, Senior Planner; Aquila Blackwell, Planning Technician; Heather Smith, Town Clerk; and Dustin Tripp, Assistant Town Manager.

TOWN COUNCIL MEMBERS PRESENT(*remotely*): Councilor Mark Swan.

Meeting called to order by Chair Morris at 7:01 p.m.

ITEM I. ADOPTION OF AGENDA
Chair Morris introduced the agenda.

...Motion by Ms. Meyers to adopt the agenda. Motion seconded by Mr. Pope and carried unanimously.

ITEM II. APPROVAL OF MINUTES
A. July 13, 2020 Minutes
Chair Morris introduced the minutes of July 13, 2020.

…Motion by Mr. Evans to approve the minutes of July 13, 2020. Motion seconded by Mr. Pope and carried unanimously.

B. Quasi-Judicial July 13, 2020 Minutes
Chair Morris introduced the Quasi-Judicial minutes of July 13, 2020.

…Motion by Vice Chair Lassiter to approve the minutes of July 13, 2020. Motion seconded by Mr. Parker and carried unanimously.

ITEM III. BOARD OF ADJUSTMENT
None at this time.

ITEM IV. PLANNING BOARD
ZMA-3-20 Merritt Properties Conditional District Rezoning

Development Services Senior Planner Kevin Lewis presented ZMA-3-20, a request to rezone property located at 123 Hinton Oaks Boulevard from Highway Business (HB) and Manufacturing & Industrial (MI) to Manufacturing & Industrial Conditional District (MI-CD) in order to develop flex office space for light industrial and light manufacturing. The proposed land use would consist of 271,450 square feet across five buildings and include 543 parking spaces. The Board heard the original request at the July 15, 2020 Joint Public Hearing.

Mr. Lewis reviewed the project timeline, vicinity map, surrounding area land uses, proposed site plan and provided both a site plan analysis including proposed elevations and permitted uses and a transportation analysis, addressing both vehicular and pedestrian access and improvements. He also recapped the public hearing findings and the joint public hearing comments.

Mr. Lewis explained that by law, the Board must adopt a statement of plan consistency and reasonableness of action. The Development Services Department recommended that the Land Use Review Board recommend approval of ZMA-3-20 and forward the following advisory statement and to the Town Council: "The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as achieving infill development of under-utilized land and promoting economic vitality by adding new and unique non-residential development for small and locally owned businesses. Further, it is consistent with the General Growth Framework and Growth & Conservation Map's designation as a "Light Industrial" placetype. The request is reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people not only desire to visit, but to also live, work, and play."

LURB members inquired if the applicant had responded to the pedestrian access. Mr. Lewis explained that the applicant has concerns about the cost associated and the scope of the work, but he noted that have discussed it extensively with the applicant. LURB members also asked if the roads were up to code or standard width. Mr. Lewis explained that the UDO requires specific measures, but it has exceptions for site limitations, and he also explained that fire and police did not have any major concerns.

…Motion by Mr. Parker to approve ZMA-3-20 and to forward staff's written advisory statement to the Town Council. Motion seconded by Vice Chair Lassiter.

Mr. Hills clarified if the motion included the staff recommended condition of further consideration of the crossing at Knightdale Boulevard. According to Ms. Meyers, since the motion did not contain the additional recommendation, the motion should be withdrawn and then remade.

Mr. Parker withdrew his previous motion.

…Motion by Mr. Parker to approve ZMA-3-20 and to forward staff's written advisory statement and the staff recommended condition of further consideration of

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the crossing at Knightdale Boulevard to the Town Council. Motion seconded by Mr. Pope and carried unanimously.

ITEM V. COMMUNITY APPEARANCE COMMISSION
None at this time.

ITEM VI. TREE BOARD
None at this time.

ITEM VII. OTHER BUSINESS
UDO Update
Mr. Hills updated board members of the UDO update and noted that the Town is at the third step of the process.

ITEM VIII. NEW BUSINESS
None at this time.

ITEM IX. PAST COUNCIL ACTIONS
None at this time.

ITEM X. ADJOURNMENT
…Motion by Vice Chair Lassiter to adjourn at 7:32 p.m. Motion seconded by Ms. Blackmon and carried unanimously.

_____
Latatious Morris, Land Use Review Board Chairperson

_____
Aquila Blackwell, Planning Technician

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Town of Knightdale

Staff Report Cover Sheet

Title: ZMA-1-20 – 7630 Knightdale Blvd. Mixed-Use

Staff: Kevin Lewis, Senior Planner

Date: September 14, 2020

PURPOSE

- The purpose of this staff report is to provide an overview of a Zoning Map Amendment request for the 7.4 acres at 7630 Knightdale Blvd., north of Knightdale Station Park. The parcel is identified by the Wake County PIN 1754-65-5899. The Zoning Map Amendment request is to rezone the property from Highway Business (HB) to Neighborhood Mixed Use Planned Unit Development (NMX-PUD) to allow for the development of two four-story multi-family apartment buildings with 195 total units and a two-story 12,000 square foot office/retail building.

STRATEGIC PLAN PRIORITY AREA(S)

- Sustainable
- Connected & Inclusive

GENERAL STATUTE REFERENCE(S), *if applicable*

- N.C.G.S. 160A-381

TYPE OF PUBLIC HEARING, *if applicable*

- Legislative

FUNDING SOURCE(S), *if applicable*

- N/A

ATTACHMENT(S)

- Staff Report
- Application Packet
- PUD Document
- Neighborhood Meeting Information
- Master Plan with Elevations

STAFF RECOMMENDATION

- Review the request, forward the recommended advisory statement to Town Council, and recommend approval of ZMA-1-20, 7630 Knightdale Blvd Mixed Use, pending all comments and recommendations are addressed.

Town of Knightdale

Staff Report

Title: 7630 Knightdale Blvd Mixed Use

Staff : Kevin Lewis, Senior Planner

Date: September 14, 2020

Director Signature: CH

Asst. Town Manger Signature:

Town Manager Signature:

I. REQUEST:

Brown Investment Properties submitted an application to rezone and develop 7.4 acres at 7630 Knightdale Blvd, north of Knightdale Station Park and Knightdale Station Run. The parcel is identified by the Wake County PIN 1754-65-5899. The Zoning Map Amendment request is to rezone the property from Highway Business (HB) to Neighborhood Mixed Use Planned Unit Development (NMX-PUD) to allow for the development of two four-story multi-family apartment buildings with 195 total units and a two-story 12,000 square foot office/retail building.

II. PROJECT PROFILE:

PROPERTY LOCATION:	7630 Knightdale Blvd
WAKE COUNTY PIN:	1754-65-5899
CURRENT ZONING DISTRICT	Highway Business (HB)
PROPOSED ZONING DISTRICT:	Neighborhood Mixed Use Planned Unit Development (NMX-PUD)
NAME OF PROJECT:	7630 Knightdale Blvd. Mixed Use
APPLICANT:	Tobias Coleman, SmithAnderson
PROPERTY OWNER:	G&F Properties LLC
DEVELOPER:	Brown Investment Properties
PROPERTY SIZE:	7.4 acres
CURRENT LAND USE:	Vacant/Undeveloped
PROPOSED LAND USE:	Two four-story apartment buildings with 195 units A two-story 12,000 square foot office/retail building
PROPOSED PARKING:	316 spaces
PROPOSED OPEN SPACE:	34,444 square feet (.79 acres)

III. BACKGROUND INFORMATION:

The Planned Unit Development District (PUD) is a re-zoning process which is designed to encourage master planning of development and to coordinate such development so as to manage the impacts of the development on the provision of Town Services and infrastructure. The PUD encourages creativity and innovation in the design of developments, but in return for this flexibility the expectation is for communities to provide exceptional design, character, and quality; provide high quality community amenities; incorporate creative design in the layout of buildings; ensure compatibility with surrounding land uses and neighborhood character; encourage the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers; further the goals of the KnightdaleNext 2035 Comprehensive Plan including the Growth Framework and Growth & Conservation maps; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

There are several provisions which are required to be addressed by the applicant, including, but not limited to design guidelines and dimensional standards, public facilities, recreational open space, and Comprehensive Plan consistency. The applicant's specific exceptions are detailed in **Section VI** of this staff report.

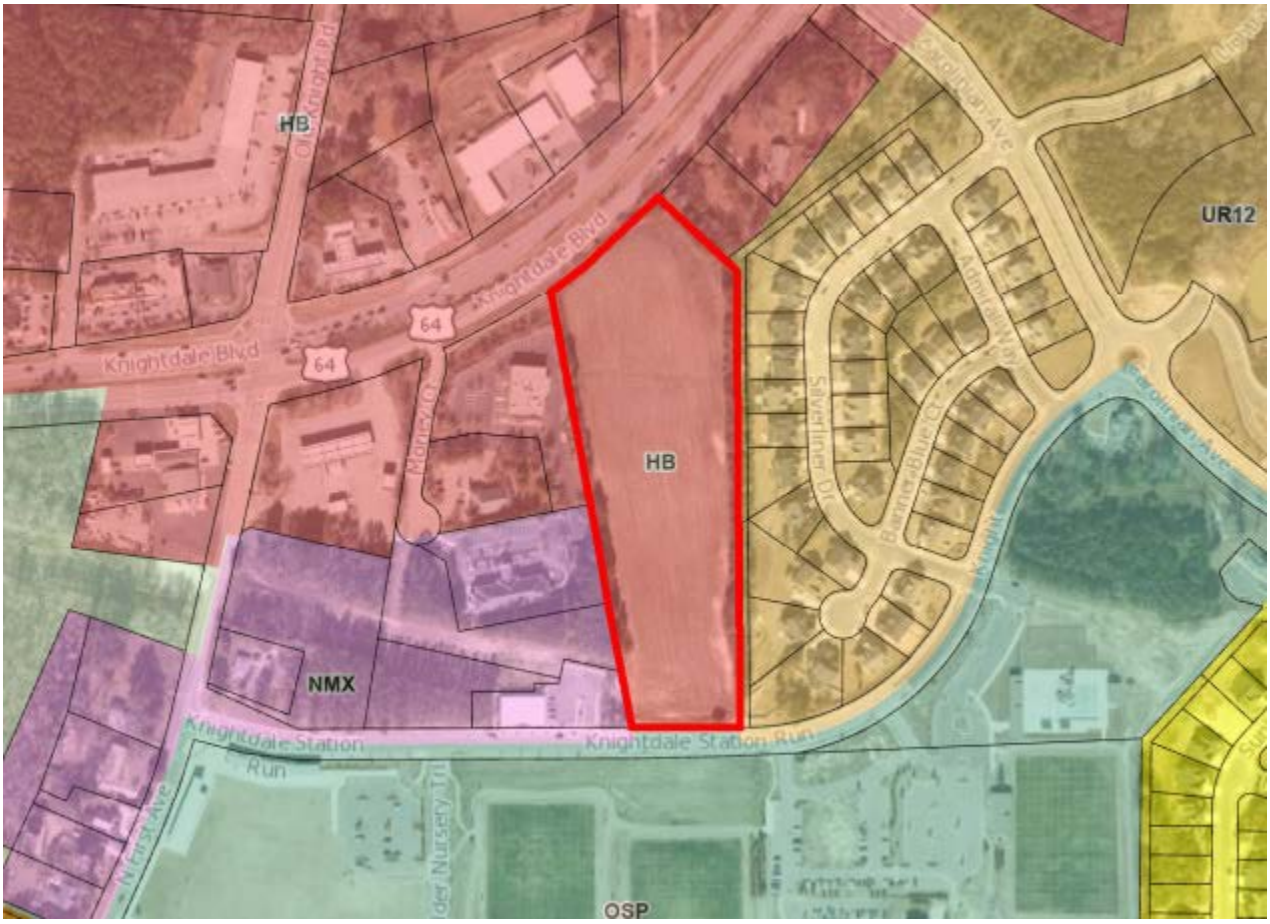
A joint public hearing with the Land Use Review Board and Town Council was held at the August 19, 2020 Town Council meeting. The following items were discussed by Council and LURB members at the meeting, and the applicant has provided additional information since.

1. **Parking**
    a. **Public Hearing Concern**: Will there be signage or markings directing residents and visitors where to park?
    b. **Applicant Response**: A shared parking study was conducted by the applicant and found that the use of the parking lot areas for the overall site will peak overnight as residents are at home. During the day, most residents of the apartments will be at their place of employment and more parking spaces will be available visitors to the office/retail building.
    c. **Staff Analysis**: That is a topic typically handled by the developer. Public parking is not restricted on Knightdale Station Run and the site meets all parking requirements found in the UDO.
2. **Knightdale Station Run and Traffic**
    a. **Public Hearing Concern**: The safety of pedestrians on Knightdale Station Run is important for Council. Will the proposed improvements allow for the safe crossing of this street while maintaining a free flow of traffic? Can raised crosswalks or other traffic calming measures be utilized?
    b. **Applicant Response**: The applicant can consider additional traffic calming measures with staff
    c. **Staff Analysis**: Development Services discussed options with Public Safety and Public Works staff. Raised crosswalks present problems for maintenance and response times.
3. **Building and Lot Dimensions**
    a. **Public Hearing Concern**: Council asked whether the current zoning would allow for a similar building.
    b. **Applicant Response**: The proposed development is consistent with the Comprehensive Plan and UDO.
    c. **Staff Analysis**: The lot is currently zoned Highway Business, which allows for a variety of uses and buildings up to five stories tall. The new zoning district limits buildings to four stories, and the applicant has proposed a limited number of commercial and office uses.

IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES:

The proposed rezoning features a single parcel, located directly north of Knightdale Station Run and Knightdale Station Park, and south of Knightdale Blvd. The parcel is located within the Town's Extra Territorial Jurisdiction and requires annexation into Corporate Limits, if approved.

DIRECTION	LAND USE	ZONING
North	Little Village retail center	HB
South	Knightdale Station Park	OSP
East	Knightdale Station neighborhood	UR12
West	Burn Bootcamp, Heather's Dance, Prime BBQ, etc.	HB & NMX

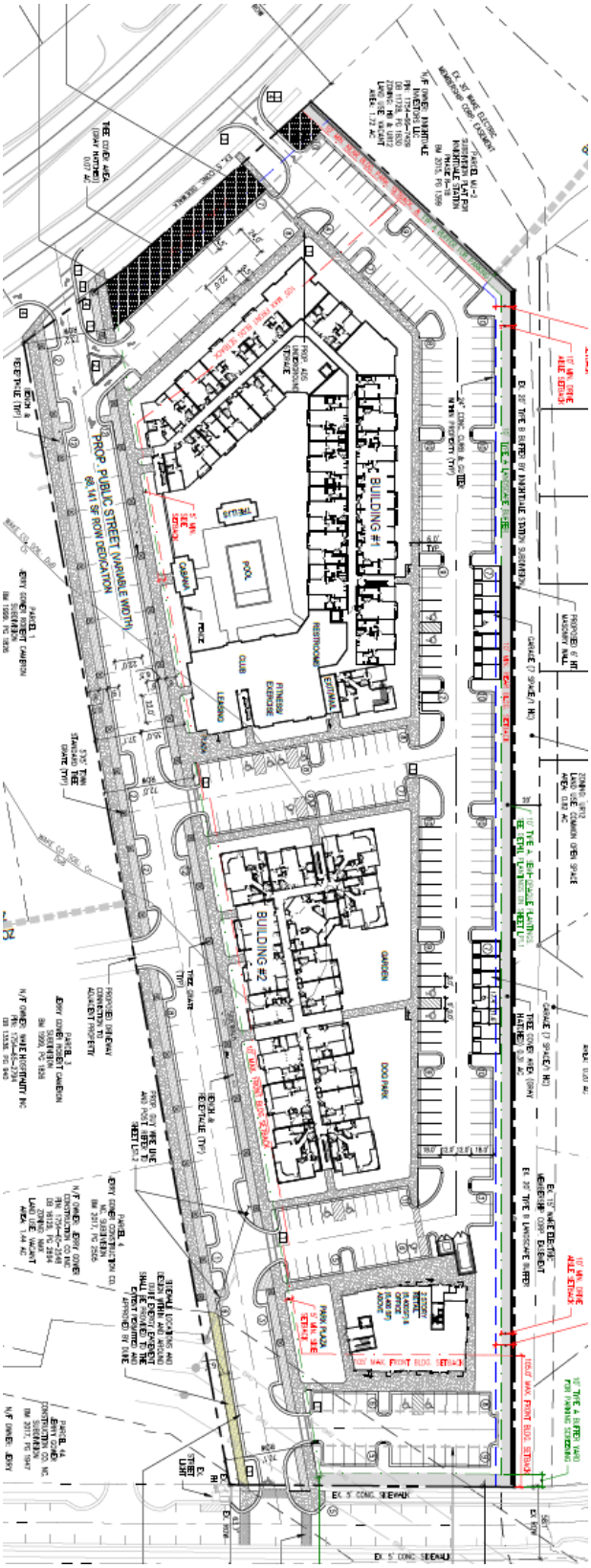


V. PROPOSED MASTER PLAN:

The applicant has submitted a full Master Plan in accordance Section 16.6 of the UDO. The applicant is proposing two four-story multi-family apartment buildings at four stories in height with a total of 195 units. The plan shows a two-story office/retail mixed use building with 12,000 square feet of space. The site contains 316 parking spaces, 60 of which are located on the new public street bisecting the site.

A 10-foot Type A buffer is provided along the eastern boundary of the property adjacent to the Knightdale Station neighborhood. In addition to the buffer, a six-foot masonry wall is shown. Over 34,000 square feet of open space is provided throughout the site containing amenities for residents and visitors. Street trees, parking lot buffers, and pedestrian plazas are provided throughout.

The applicant is proposing an underground cistern for the treatment of stormwater runoff. The new public street will connect Knightdale Blvd and Knightdale Station Run, and a new driveway will provide right-in/right-out access to Knightdale Blvd on the northeast corner of the site.

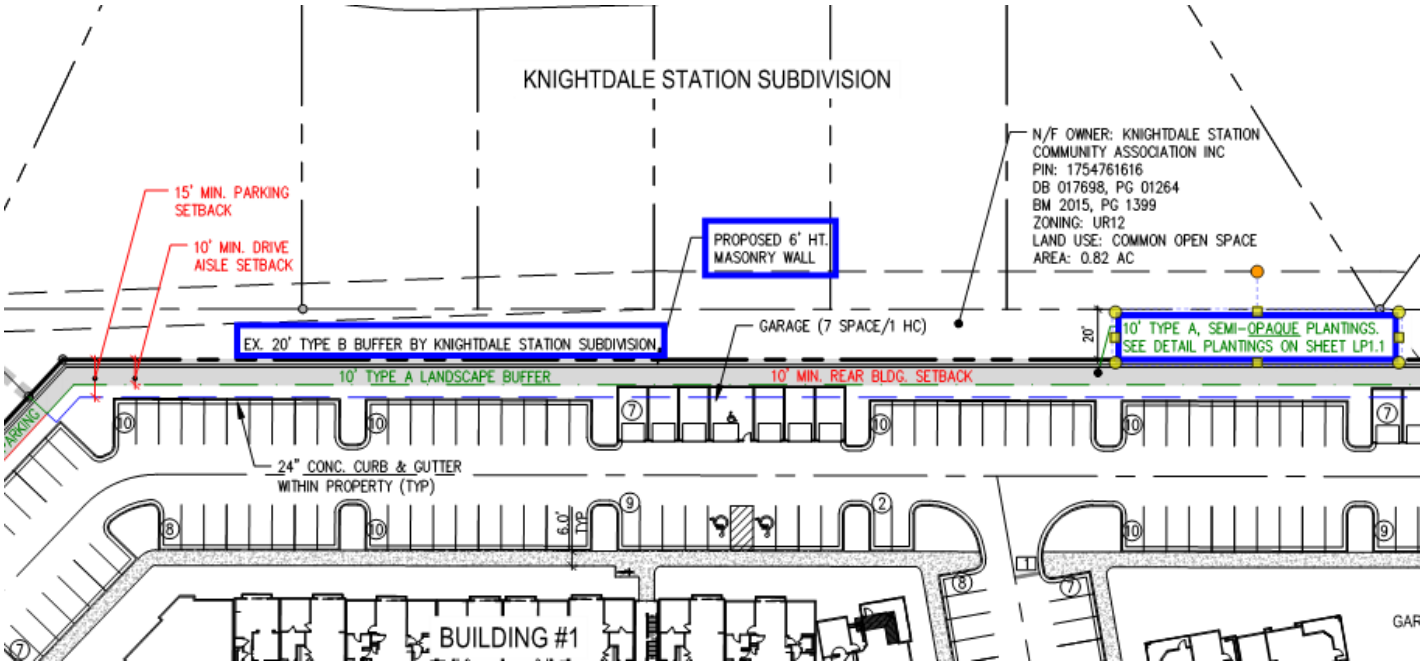

BUILDING #1
BUILDING #2
POOL
PROP. PUBLIC STREET (VARIABLE WIDTH)
GARDEN
DOG PARK
EX. 5' CONC. SIDEWALK

STAFF SITE PLAN ANALYSIS:

Staff has reviewed the plan for consistency with the UDO and found the site plan to generally be in compliance with the required provisions. The following items are being highlighted for Council review and further consideration.

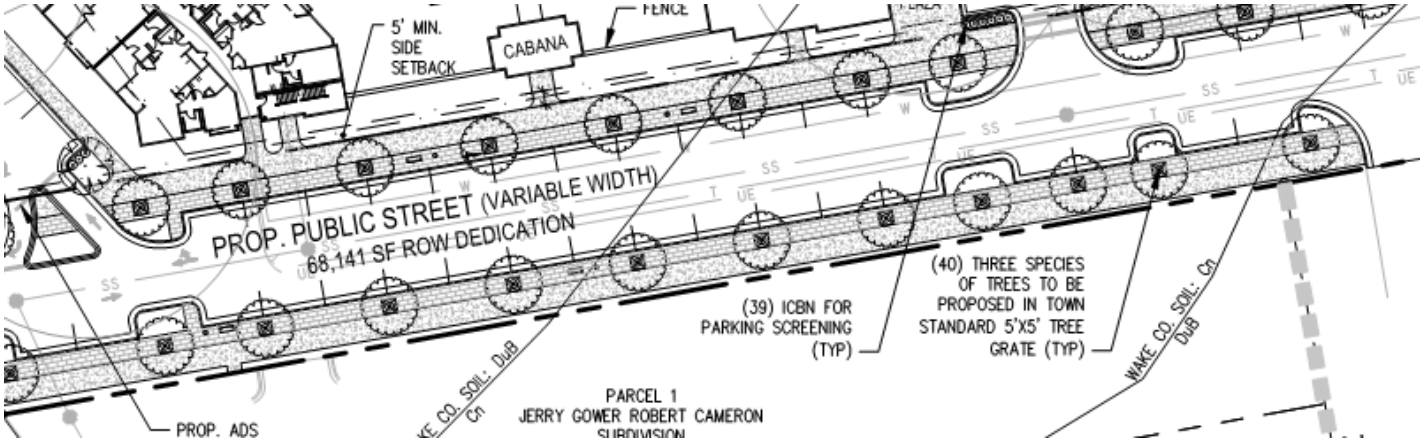
Buffers

UDO Section 8.6.A requires a 10-foot Type A buffer between the NMX and UR12 zoning districts. The Master Plan includes this required buffer along the eastern boundary adjacent to the Knightdale Station neighborhood. Additionally, to provide further screening and buffering, the applicant has agreed to install a 6-foot masonry wall in the buffer for additional screening after discussions with neighbors. As seen below, there is an existing 20-foot Type B buffer owned and maintained by the Knightdale Station HOA in place.



New Public Road

Initial iterations of this proposal depicted angled parking along the western boundary of the property similar to a typical multi-family parking lot. After discussions with Public Works, the parking lot configuration was changed to a new public road running north-south, providing a connection between Knightdale Blvd. and Knightdale Station Run. This new road features parallel parking, sidewalks, street trees, trash receptables, benches and streetlights on both sides. This design and cross section match that of First Ave. and Knightdale Station Run, extending the feel of Old Town and the Park further out and bringing additional character to the proposal.



Open Space

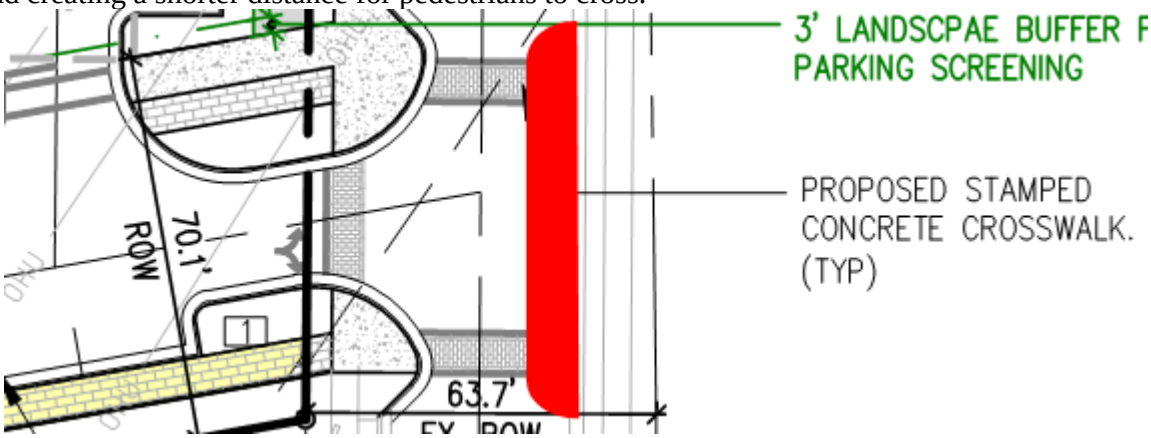
In addition to the typical amenities found at other multi-family developments, this proposal includes a "Sky Lounge" for residents, which overlooks the pool area, facing west away from the neighboring properties. Additional open space amenities include a garden, dog park, and enhanced landscaped area along Knightdale Blvd. A park plaza is also shown adjacent to the retail/office, fronting the new public street.

US HWY 64/KNIGHTDALE BOULEVARD FRONTAGE EXHIBIT

PARK PLAZA EXHIBIT AT OFFICE/RETAIL BUILDING

Knightdale Station Run

To assist in establishing pedestrian safety while creating a direct connection to Knightdale Station Park, the site plan shows a stamped concrete crosswalk at the site driveway and Knightdale Station Run, similar to what is seen along First Ave. Also shown in an extension of the curb, gutter, and sidewalk to help frame the on-street parking while reducing the distance required for pedestrians to safely cross. It was suggested at the Joint Public Hearing that the crosswalks here be raised to assist with safety concerns. Following the hearing, Development Services staff examined the request with members of the Public Safety and Public Works staff. The general consensus was that raised crosswalks cause damage to emergency response vehicles and present maintenance problems for Public Works staff. A proposed solution would be to add curb bulb-outs to the south side of Knightdale Station Run to match what is shown on the north side, thus narrowing the travel lane and creating a shorter distance for pedestrians to cross.



Elevations

Multiple sections of the UDO require the design of multi-family and mixed-use buildings to incorporate certain architectural elements. Section 3.3.U requires all multi-family structures to have flat roofs, helping to achieve a more urban style building. Sections 5.9 and 5.10 require buildings to be designed to the pedestrian level featuring large windows and doors, orientation towards the street, and buildings with lots of articulation and contrast. Design of the office/retail building matches that of the multi0family buildings.

VII. LEGISLATIVE CASE PROCEDURES:

Staff met with the development team in September 2019 to discuss the potential of a project at this location and worked with them through several preliminary sketch plan details. A Planned Unit Development rezoning is a legislative public hearing, which requires certain application procedures including having a pre-application meeting with staff, and holding a neighborhood meeting with any property owners within 200 feet of the outer boundaries of the subject development. Below is a timeline of the required elements.

- Pre-application meeting: September 3, 2019
- Neighborhood Meeting Notices Mailed: April 29, 2020
- Neighborhood Meeting: May 12, 2020

The virtual neighborhood meeting was held via WebEx on May 19, 2020. Approximately 56 interested neighbors attended the meeting and inquired about traffic impacts, pedestrian safety, buffers, building height and intensity of proposal, and timeline. A number of attendees spoke in opposition of the proposal and have provided comments since the meeting as well. A copy of the mailed notice, list of recipients, and summary of the meeting are attached as part of the application packet.

Additionally, the Town of Knightdale followed public hearing notice requirements as prescribed in the North Carolina state statutes.

- First Class Letters Mailed: August 7, 2020
- Sign Posted On Property: August 7, 2020
- Legal Ad Published in N&O: August 7 & 14, 2020

Following the formal submittal and review of the proposed master plan, the applicant met with the Development Review Committee (DRC) on July 9, 2020 to discuss the technical comments and details associated with the proposed subdivision plan. Staff disused with the applicant concerns involving buffers, landscaping, parking, and elevations/design. The DRC requested that the applicant provide a revised copy of the Master Plan, which is shown above.

The DRC voted unanimously to **continue** the proposal pending the applicant addressing the review comments and Town Council approving the Rezoning request.

VI. PROPOSED PLANNED UNIT DEVELOPMENT:

In support of their Master Plan, the applicant submitted a PUD document that includes a vision for their proposed development, statements of plan consistency, architectural design standards, proposed alternative standards, and open space information.

Staff has reviewed the submittal in accordance with UDO Sections 2.15.C and 16.5 and found that all submittal requirements have been met. Staff also reviewed the plans for conformance with the Neighborhood Mixed Use zoning district and other applicable UDO sections. The applicant's requested alternative standards are listed in the section below.

A. **Parking**: The applicant is proposing to provide 316 parking spaces, less than the 349 required by UDO Section 10.3. However, the applicant is developing a shared parking agreement to meet the needs of future residents and visitors to the site, in accordance with Section 10.3.G.3

B. **Public Utilities/Water Allocation Policy:** The applicant is proposing to connect to public water and sewer The proposed use meets the Water Allocation Policy with no further investment needed.

C. **Architectural Standards**: The proposed architectural standards are listed below. In addition to the proposed standards, the applicant generally adheres to the architectural standards in Sections 5.4, 5.9, and 5.10 of the UDO. Attached you will find the applicants PUD Document, containing building elevations.

   1. All stairwells in multistory buildings shall be located within the interior of the building.
   2. All exterior facades of buildings constructed upon the Property shall be constructed from one or more of the following materials: brick, stone, concrete masonry, wood, metal, and/or cementitious siding. This limitation shall not apply to soffits, fascia, corner boards, doors, and windows.
   3. Buildings constructed on the Property will have a roof with the following slope: no more than one (1) inch of vertical rise for every one (1) foot of horizontal run. Each building's roof with have raised parapets around the perimeter.
   4. Mechanical equipment for the buildings constructed on the Property will be located on the roof and will be screened by parapets at the edge of the roof.
   5. The exteriors of any apartment building constructed upon the Property shall be articulated with balconies. The balconies shall have a minimum depth of one and a half (1.5) feet in order to provide articulation to the façade.

D. **Stormwater – Underground Cisterns:** To maximize the amount of developable land on-site, the applicant is proposing to install two underground cisterns for the treatment of stormwater. The applicant is not proposing any deviation from the UDO requirements, found in Chapter 6, related to storm water management of the site, which shall meet town standards.

E. **Lighting**: The applicant is not proposing any deviations from the lighting standards as found in Section 11.4 of the UDO.

F. **Signage**: All site signage will be reviewed under a separate zoning review; however, the applicant is not proposing any deviations from the standards as found in UDO Section 12 for the RMX Zoning District.

G. **Zoning Conditions**: The following zoning conditions have been proposed by the applicant.

1. The following principal uses, if otherwise allowed in the NMX district, shall be prohibited uses on the Property:
    a. Cremation Facilities
    b. Drive-Thru Service
    c. Vehicle Services— Maintenance/Body Work/Repair
    d. Outdoor Amusements
    e. Outdoor Recreation Facilities
    f. Neighborhood Manufacturing
    g. Public Safety Facility establishments that serve primarily as jails, prisons, or other types of incarceration facilities are prohibited. All other Public Safety Facility uses otherwise allowed in the NMX district are permitted.
2. Beginning at the right-of-way of Knightdale Station Run as established at the time of site plan approval (or as close thereto as allowed by NCDOT and the Town's Transportation Services Staff) and extending along the boundary of the Property with parcel PINs 1754-76-1616 and 1754-65-7653 (Owner: Knightdale Station Community Association Inc.; deed recorded at Book 17698, Page 1264 of the Wake County Registry), there shall be constructed and maintained a masonry wall at least six (6) feet in height.
3. All stairwells in multistory buildings shall be located in the interior of the building.
4. All exterior facades of buildings constructed upon the Property shall be constructed from one or more of the following materials: brick, stone, concrete masonry, wood, metal, and/or cementitious siding. This limitation shall not apply to soffits, fascia, corner boards, doors, and windows.

PROPOSED UDO EXCEPTIONS:

In accordance with UDO Section 15.C.5, Planned Unit Development rezonings allow the applicant to request exceptions to certain standards identified in the General District (General Residential). These requests should be fair and reasonable, and the proposed alternate means of compliance should meet the spirit and intent of the UDO. The applicant's exception requests are as follows:

A. **Dimensional Requirements** (Section 2.9.B):

- **Required:** In accordance with UDO section 2.9.B, apartment and mixed-use buildings are required to have a maximum 25 foot and 10 foot front setback, respectively; and a minimum 10 foot side setback.
- **Requested**: Due to site constraints, the need to provide a drive isle around the front of the building, and an overhead powerline easement, the proposed front setback for Building #1 is 105 feet along Knightdale Blvd., while the side setback along the new public street is 5 feet. The front setback for Building #3 is 105 feet along Knightdale Station Run. Additionally, parking is provided in the front yard, where otherwise it is required in the rear.

B. **Open Space** (Section 7.3)**:**

- **Required:** In accordance with UDO Section 7.3, a minimum of 43,645 square feet of open space is required for this proposal.
- **Requested**: The applicant is providing 34,444 square feet of open space, which includes innovate designs that promote an urban style feel.

C. **Vehicle Accommodation Area Screening** (Section 8.7.A)**:**

- **Required:** Vehicle accommodation areas, including parking lots, are required to be screened from the public right-of-way with a minimum 10 foot Type A buffer.
- **Requested:** Where the parking areas abut the new public road being constructed with this project, the applicant is proposing a 3 foot wide plating strip to maintain a connection to the public space while providing separation and landscaping.

D. **Type A Buffer Yard Requirement** (Section 8.6.B.1):

- **Required**: A 10-foot Type A buffer is required on-site to screen the parking lot adjacent to Knightdale Station Run. That buffer has required performance standards including semi-opacity and while creating visual obstruction, and must contain certain required plantings.
- **Requested**: Due to the presence of an overhead powerline easement, certain plantings are not permitted. The applicant is proposing a 10-wide buffer consisting of understory trees and shrubs.

E. **Type B Buffer Yard Requirement** (Section 8.6.B.2):

- **Required**: A 20-foot Type B buffer is required to screen the parking area along Knightdale Blvd. That buffer has required performance standards including semi-opacity and while creating visual obstruction, and must contain certain required plantings.
- **Requested**: To assist with creating an urban, walkable community, the applicant is proposing a landscaped area with paved walking areas and a water feature.

F. **Tree Cover Area Requirement** (Section 8.11)

- **Required**: All proposals must retain a minimum amount of existing trees on site to ensure adequate tree coverage is maintained and to protect important environmental features.
- **Requested**: The site was formerly used for agricultural purposes and maintains few large trees. Of the .56 acres required, the applicant is showing 0.38 acres of tree cover area, while creating a compact, walkable development.

VII. PUD DOCUMENT ANALYSIS

The applicant submitted a PUD document to support their Master Plan. The attached document gives the applicant an opportunity to describe the proposed development in more detail. The applicant included a description of their proposed architectural standards, conditions, and detailed open space programming, as seen above. It is staff's opinion that the document is well written, descriptive, and achieves the goal of promoting the overall vision of their proposed development.

VIII. TRANSPORTATION ANALYSIS

As required by the UDO, a Traffic Impact Analysis (TIA) is required for any "proposed rezoning or Master Plan…if the nature of the proposed rezoning or development is such that the number of trips it can be expected to generate equals or exceeds 150 new peak hour trips (Sec 9.4.B.1)".

The TIA was reviewed by Town Staff and the Town's consulting engineer AMT and it meets all Town standards for level of service at all intersections. The TIA studied the following intersections:

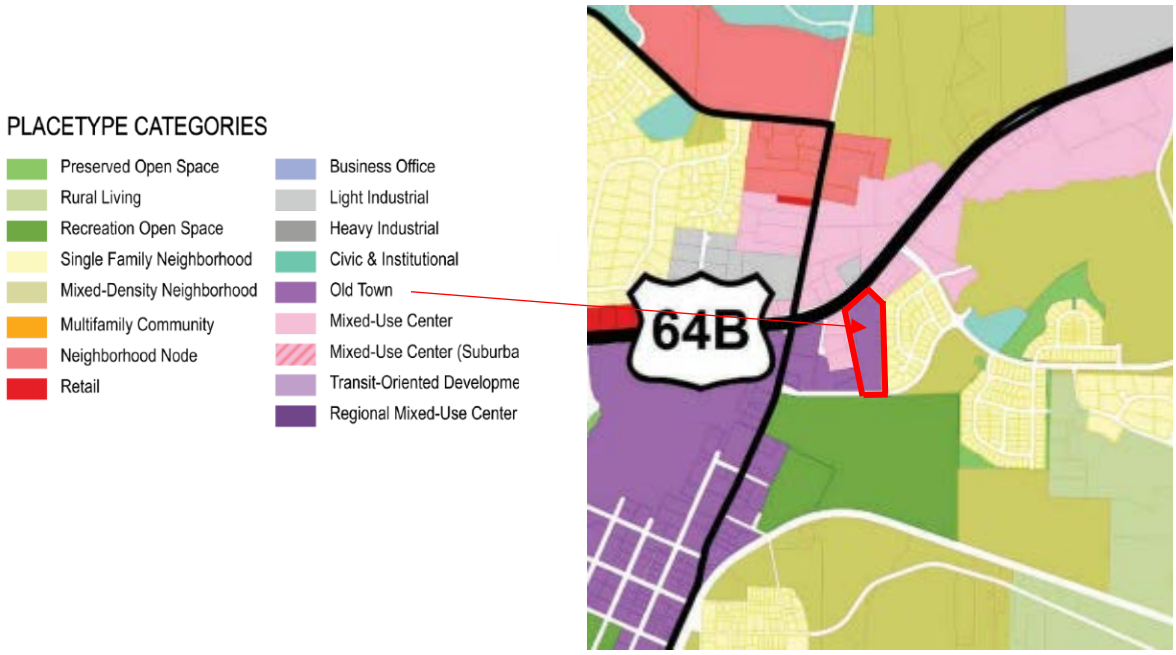
- Knightdale Station Run at First Ave.
- First Ave./Old Knight Rd. at Knightdale Blvd.
- Carolinian Ave. at Knightdale Blvd.
- Carolinian Ave. at Knightdale Station Run
- Site Driveways at Knightdale Blvd. and Knightdale Station Run

Due to existing queuing at **First Ave./Old Knight Rd. and Knightdale Blvd**., particular attention was paid to how future trips would affect that the intersection. Staff analysis found that, with future signal timing optimization planned by NCDOT, the added trips would not negatively affect the LOS.

As previously mentioned, the Master Plan shows the addition of sidewalks along the new public street connecting to existing sidewalk on Knightdale Blvd. and Knightdale Station Run. A driveway connection is being made to the commercial development to the west, which will serve as an additional access point for residents and guests. The improvements proposed are in line with those typically seen in urban, walkable neighborhoods and build upon previous efforts by the Town in this area.

IX. COMPREHENSIVE PLAN:

The proposed use of this property is consistent with the KnightdaleNext 2035 Comprehensive Plan. The subject property is designated as "Old Town" as a place type.



The "Old Town" place type is defined as:

> The Old Town center supports mixed use development, architectural continuity, civic spaces and social interaction at a scale that celebrates community and the beginnings of Knightdale. Uses and buildings are located on small blocks with streets designed to extend the grid network and encourage pedestrian activity. Buildings in the core typically stand one to three stories tall with residential units or office space above some storefronts. The compact, walkable environment and mix of residential and non-residential uses in Old Town support multiple modes of transportation.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:
North Carolina General Statute 160A-383 requires that **prior to** adoption or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action to be reasonable and in the public interest. It is staff's opinion that the proposed development is consistent with the KnightdaleNext 2035 Comprehensive Plan, and the following guiding principle categories would be applicable to this request.

UNIQUE ACTIVITY CENTERS

Encourage the development of unique activity centers that include a mix of uses and activities located close together, providing people with new options for places to live, work, shop, and participate in civic life. Centers should vary in scale, use, and intensity, represented by a hierarchy of rural hamlets, neighborhood activity nodes, mixed-use activity centers, transit-focused activity centers, and Old Town. The presence of activity centers should further the economic vitality and sustainability of the Town, while also promoting social interaction and community building.

The look and vibe of activity centers in the Town should communicate a distinct sense of place and identify what is uniquely Knightdale, creating places that are interesting, beautiful, useful, and likely to provide longstanding value.

NATURAL ENVIRONMENT

Promote and expand opportunities for people to experience natural settings in Knightdale and surrounding Wake County, increase their proximity to multiple recreational opportunities, and enjoy a safe and healthy lifestyle. Safeguard the Town's natural resources including lakes, streams, wetlands, woodlands, trails, agricultural lands, tree canopy, and the services they provide. Strive to create interconnected green spaces that conserve these areas, provide recreational linkages, protect water quality and quantity, and celebrate nature as a centerpiece of the Town's identity and sense of place.

INFILL DEVELOPMENT AND REDEVELOPMENT

Promote infill development and redevelopment activities for vacant and under-utilized areas of Knightdale. In doing so, prioritize the transformation of older properties throughout Town that might not be economically-viable in the future (such as declining retail shopping centers).

COMPACT DEVELOPMENT PATTERNS

Guide future growth into more compact and efficient development patterns that will help manage the timing, location, and magnitude (length and size) of expensive infrastructure investments. Prioritize infill development and redevelopment in identified activity centers over continued green field development patterns, and use public infrastructure investments in the activity centers to encourage and leverage future private investments. Acknowledge that increased densities and intensities, and a mix of residential and nonresidential uses, will be needed in the activity centers to accommodate anticipated Town growth. Activity centers added to the Growth and Conservation Map in the future should reflect orderly and incremental growth patterns away from existing and identified activity centers in the 2035 KnightdaleNext Comprehensive Plan.

COMMUNITY DESIGN

Celebrate a distinct brand and sense of place that is uniquely Knightdale, while still tapping into the talent and creativity of the people that shape its residents, business owners, property owners, developers, planning and design professionals, etc. to keep things relevant and authentic. Prioritize Town investments in the spaces around, between, and within buildings (the "public realm") that create a certain vibe, identity, and reputation for Knightdale as a place for pedestrians and active public spaces. Use investments in the public realm—street improvements, public spaces, lighting, landscaping, artwork, etc.—to leverage greater private investment in terms of building use, scale, placement, materials and interactions with the public realm.

ECONOMIC VITALITY

Promote a healthy and sustainable business environment by investing actively in infrastructure, providing favorable incentives, and building a community that is attractive to employers and their workers. Continue to promote Knightdale as a vibrant place, and build a competitive advantage to attract knowledge-based businesses to the area. Investment and recruitment initiatives should realize "triple bottom-line" benefits for Town residents by seeking to improve the tax base, promote economic vitality for local shops and businesses, and increase access to employment opportunities in the Town.

GREAT NEIGHBORHOODS AND EXPANDED HOME CHOICES

Promote distinct, safe, and vibrant neighborhoods throughout Knightdale that provide greater access to a range of housing choices people need at different stages of their life, including young adults, families, empty-nesters, retirees, seniors, and people of different income levels. Housing opportunities should include single family homes of all sizes, townhomes, apartments, condominiums, senior living units, live-work units, and accessory dwelling units. New neighborhoods should mix two or more housing choices into one community. Strong neighborhoods and a diverse housing strategy will make Knightdale a more livable community—one where residents can live their entire lives.

PROPOSED WRITTEN ADVISORY STATEMENT REGARDING PLAN CONSISTENCY:

> *"The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as providing unique mixed-use activity centers; offering new residents nearby recreational activities; achieving compact, infill development of under-utilized land; celebrating community design through the enhanced public investiture being built; promoting economic vitality by adding new and unique non-residential development for small and locally owned businesses; and expanding housing choices to serve more families. Further, it is consistent with the General Growth Framework and Growth & Conservation Map's designation as a "Old Town" placetype. The request is reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people not only desire to visit, but to also live, work, and play."*

XI. JOINT PUBLIC HEARING SUMMARY:

As previously mentioned, a joint public hearing with the Land Use Review Board and Town Council was held at the August 19, 2020 Town Council meeting. On behalf of the developer, Toby Coleman provided a short presentation and spoke in favor of the project. The developer's transportation engineer, Dionne Brown, detailed the process for developing the Transportation Impact Analysis as well. The Town received 11 electronic comments from Knightdale residents and nearby property owners opposing the proposal citing concerns over property values, parking, traffic, and safety.

The following concerns were voiced by members of the Town Council and Land Use Review Board. Staff has discussed each item with the applicant and their response is included.

1. **Parking:** Many comments received during the public hearing concerned the number of parking spaces provided on site. Residents shared concerns that the site lacks parking and will cause strain on adjacent streets. Council members asked if there were plans to provide signage or markings to direct future residents to designated parking. The applicant conducted a shared parking analysis which determined that the peak use of parking spaces on site would happen overnight as residents are at home. Additionally, the majority of

parking for the office/retail building will happen during business hours when most residents will be at work. The site is adequately parked according to the study.

Staff reviewed the site plan and found that the number of parking spaces provided meet the UDO requirements for this type of use. Generally, the UDO and Comprehensive Plan aim to make sure sites are not over-parked, where parking lots are designed to provide too many spaces which largely remain unused. Public parking on Knightdale Station Run is not restricted.

2. **Knightdale Station Run and Traffic:** Another topic stressed by residents was the concern over how this proposal would affect traffic in the area and specifically along Knightdale Station Run. The TIA found that the current infrastructure and Level of Service would not be negatively impacted to the degree which would require additional improvements. Council shared the concern that pedestrian safety should be paramount. The applicant has shown stamped concrete crosswalks on Knightdale Station Run, similar to those along First Ave. Council asked whether raised crosswalks or other traffic calming devices could be used as well.

   Development Services Staff consulted with staff from Public Safety and Public Works to determine the best solution. Raised crosswalks present problems to the response times of emergency response vehicles. Additionally, the maintenance of public infrastructure and emergency response vehicles associated with these crosswalks can be costly. It was determined that adding a bulb-out on the south side of Knightdale Station Run to match those proposed on the north side would help to reduce the crossing length for pedestrians and help slow down motorists.

3. **Building and Lot Dimensions:** Council asked if the current zoning (Highway Business) would allow for buildings in similar sizes. The current zoning allows for buildings up to five stories, while the proposed zoning limits building heights to four stories. Additionally, the applicant has provided a six-foot masonry wall adjacent to the UDO required buffer. Proposed zoning conditions will limit the uses allowed in the office/retail building to help restrict impacts as well.

X. STAFF RECOMMENDATION:

Review the request, forward the preceding advisory statement to Town Council, and recommend approval of ZMA-1-20, 7630 Knightdale Blvd Mixed Use, pending all comments and recommendations are addressed

TOWN OF KNIGHTDALE

DEVELOPMENT SERVICES DEPARTMENT

www.knightdalenc.gov

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2243
(f) 919.217.2249

MASTER PLAN

In accordance with Development Process outlined in Chapter 15 of the Unified Development Ordinance, Master Plan submittals are required for all Site Plans, Major Subdivisions, Special Use Permits, and Conditional Districts. Completed applications shall include all of the submittal requirements included on Page 2 of this package, and must be submitted in accordance with the schedule established by the Development Services Department. Approval of the Master Plan is not an authorization to begin site construction.

PROJECT INFORMATION

PROJECT NAME: Knightdale Station Apartments

PROJECT ADDRESS: 7630 Knighdale Blvd.

WAKE COUNTY PIN(s): 1754-65-5899

PROPOSED USE: Mixed Use

PROPOSED SQ. FT.: 278,360 PROPOSED LOTS: 1 DENSITY (DWELLING/ACRE): 33.61

ZONING DISTRICT: Current: HB Proposed: NMX SITE ACRES: 7.4 INSIDE CORPORATE LIMITS: No

CONTACT INFORMATION

APPLICANT: Tobias R. Coleman PHONE: (919)821-6778 FAX: (919) 821-6800

ADDRESS: 150 Fayetteville St., Suite 2300
Raleigh, NC 27601

EMAIL: tcoleman@smithlaw.com

SIGNATURE:

PROPERTY OWNER: G&F PROPERTIES LLC PHONE: (919) 632-0607 FAX:

ADDRESS: Edward J. Gehrke III, Manager
PO Box 767
Wendell, NC 27591-0767 EMAIL: gehrkee@nationwide.com

SIGNATURE: Edward J. Gehrke, II

DEVELOPER: Brown Investment Properties PHONE: 336-379-8771 FAX:

ADDRESS: 440 West Market Street
Greensboro, NC 27401

EMAIL: chefbrown@bipinc.com

SIGNATURE:

THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY

CASE NUMBER: SUBMITTAL DATE: X-REFERENCE(s):

FILING FEE: SKETCH PLAN MEETING DATE:

KNIGHTDALE
development services

Town of Knightdale | 950 Steeple Square Ct.
Knightdale, NC 27545 | KnightdaleNC.gov

PLANNED UNIT DEVELOPMENT APPLICATION

In accordance with Unified Development Ordinance Section 2.16, a Planned Unit Development (PUD) is a type of Planned Development District (PDD) that encourages master planning of development and to manage such development with the impacts of the development on the provision of Town services and infrastructure. Completed applications shall include all of the submittal requirements included on Page 2 of this application and on the corresponding application checklist. Applications must be submitted in accordance with the schedule established by the Development Services Department.

PROJECT INFORMATION

TYPE OF APPLICATION:	PLANNED UNIT DEVELOPMENT		
PROJECT ADDRESS:	7630 Knightdale Blvd.		
WAKE COUNTY PIN(s):	1754-65-5899		
PROPOSED PROJECT NAME:			
PROPOSED USE:	Mixed Use		
PROPOSED SQ. FT.:	278,360	TOWN LIMITS/ETJ:	ETJ
CURRENT ZONING DISTRICT:	HB	PROPOSED ZONING DISTRICT:	NMX
PROPOSED LOTS:	1	DENSITY (DWELLING/ACRE):	33.61

CONTACT INFORMATION

APPLICANT:	Tobias R. Coleman		
ADDRESS:	150 Fayetteville St., Ste. 2300, Raleigh, NC 27601		
PHONE:	(919)821-6778	EMAIL:	tcoleman@smithlaw.com
SIGNATURE:			
PROPERTY OWNER:	G&F PROPERTIES LLC		
ADDRESS:	Edward J. Gehrke III, Manager, PO Box 767, Wendell, NC 27591-0767		
PHONE:	(919) 632-0607	EMAIL:	GEHRKEE@nationwide.com
SIGNATURE:			
DEVELOPER:	Brown Investment Properties		
ADDRESS:	440 West Market St., Greensboro, NC 27401		
PHONE:	336-379-8771	EMAIL:	chetbrown@bipinc.com
SIGNATURE:			

THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY

CASE NUMBER: PUD - _____ - _____ SUBMITTAL DATE: X-REFERENCE(s):

FILING FEE: SKETCH PLAN MEETING DATE:

THE LOFTS AT KNIGHTDALE STATION PLANNED UNIT DEVELOPMENT

7630 Knightdale Blvd.
Town of Knightdale
Case # ZMA-1-20
Second Submittal July 31, 2020

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THE LOFTS AT KNIGHTDALE STATION

Planned Unit Development
7630 Knightdale Blvd.

Submittal Dates
First Submittal: June 22, 2020
Second Submittal: July 31, 2020

Developer
Brown Investment Properties
440 West Market St.
Greensboro, NC 27401

PART 1 | Vision and Intent

The Lofts at Knightdale Station is a mixed-use, walkable development adjacent to Knightdale Station Park. The Lofts at Knightdale Station will redevelop of vacant property located in the Old Town center into a place where people can live, shop, work and play in one community. The Lofts at Knightdale Station will:

Provide exceptional design, character, and quality

The Lofts at Knightdale Station is an infill development adjacent to Knightdale Station Park that uses its location next to the town's central park as an organizing element and inspiration. Appreciating the area's suburban past and urbanizing future, The Lofts at Knightdale Station is a mixed-use infill development that creates a pedestrian-scale, walkable neighborhood that de-emphasizes the car while still providing adequate on-site parking. Two- and four-story buildings with a mix of office, retail, and apartments are located on small blocks to encourage pedestrian movement and active public spaces. Two of the three buildings will line the edge of a new public street that will run through the development, screening parking lots from view and creating a pedestrian-scale, walkable neighborhood. The streetscape of the new street is designed to include wide sidewalks with brick pavers and parallel on-street parking consistent with the streetscape seen in other parts of Old Town center.

Provide high quality community amenities

The Lofts at Knightdale Station's best community amenity is Knightdale Station Park, which is located directly south of the property. Knightdale's proximity and accessibility to the town's central park will be of great value and benefit to those who work, live, and play in the development. On site, Knightdale will have landscaped courtyards and a plaza/green space. A pool, cabana, club and fitness area will be available for residents of the apartments.

Incorporate creative design in the layout of the buildings

The buildings will be located along the new public street on small blocks, a pedestrian-focused layout that will encourage walking, screen parking, and create a cohesive development consistent with other parts of the Old Town center.

Ensure compatibility with surrounding land uses and neighborhood character

The Lofts at Knightdale Station is a mixed-use development located in an area that is part of the Old Town center, an area designated for mixed-use development. The property is located on Knightdale

Boulevard, a major highway, and is between commercial uses to the west and residential uses to the east. The mixed-use development provides an appropriate transition between these uses.

Encourage the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers

The Lofts at Knightdale Station is a mixed use center with residential, office, and retail uses, and will contribute to the continuing transformation of the town center into a pedestrian-friendly area with spaces to live, work, shop, and play.

Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map;

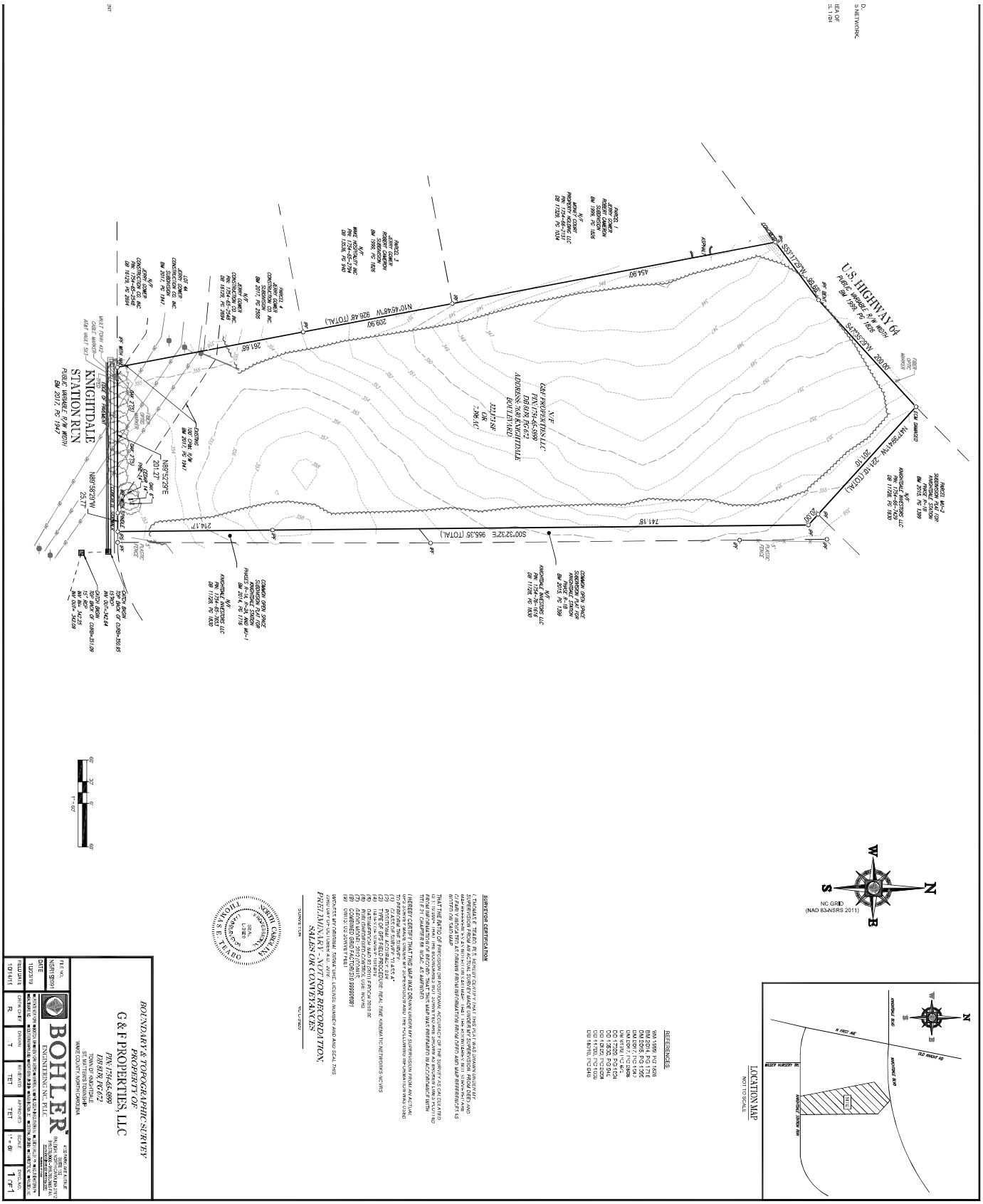
Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

The Lofts at Knightdale Station is designed to be compact and efficient, and by necessity is laid out so that no space is wasted or underutilized.

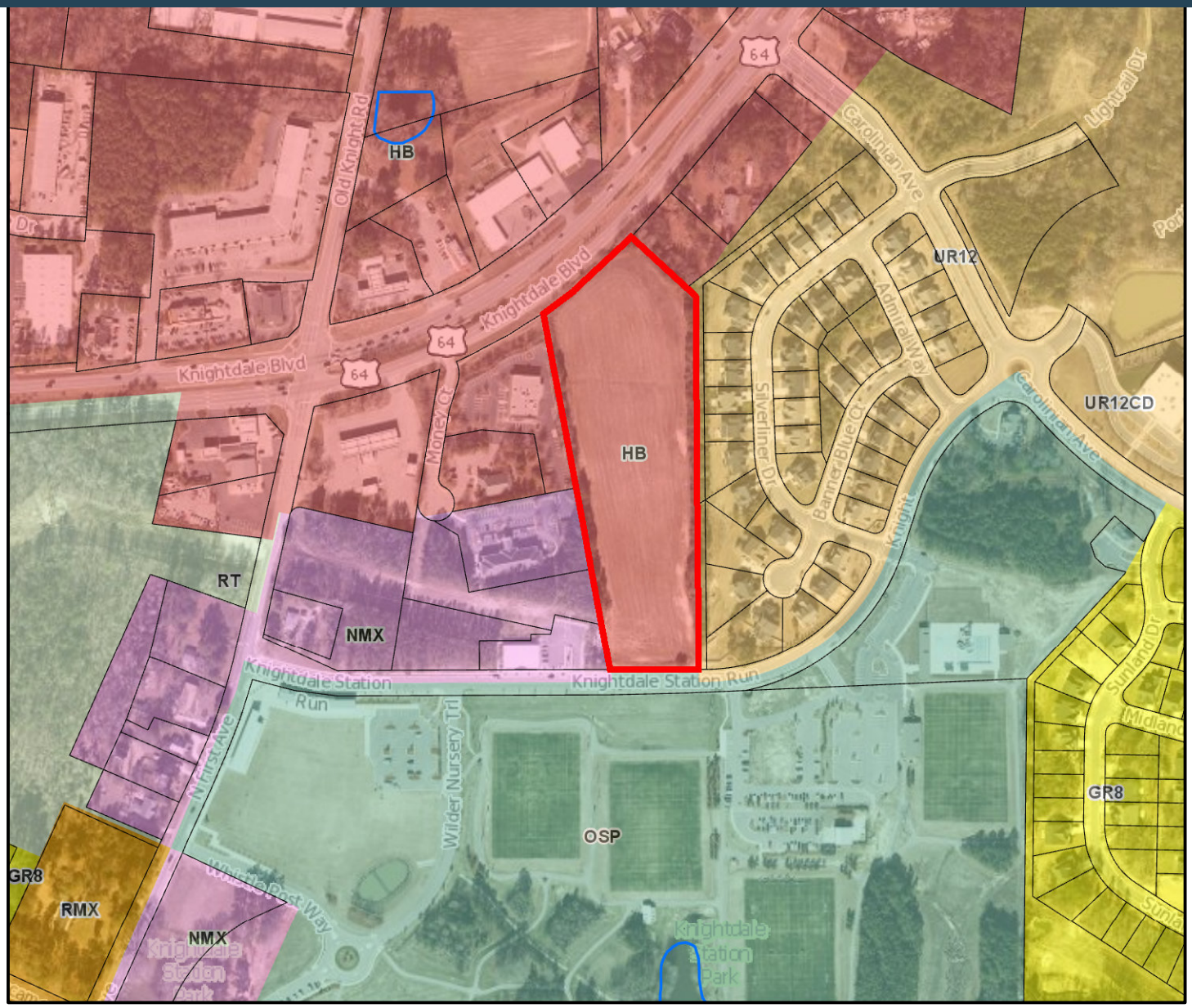
PART 2 | Existing Conditions

The Lofts at Knightdale Station is located on a parcel with a street address of 7630 Knightdale Boulevard with a Wake County Property Identification Number as 1754655899. The parcel slopes down west and north from the southeast, which is the high point of the parcel. There are no streams, ponds, or wetlands on the parcel. The existing site is fallow agricultural field occupying nearly 100% of the study site. The agricultural field is surrounded by a narrow hedgerow comprised of trees and shrubs.

Boundary & Topographic Survey



Current Zoning Map / Vicinity Map



N

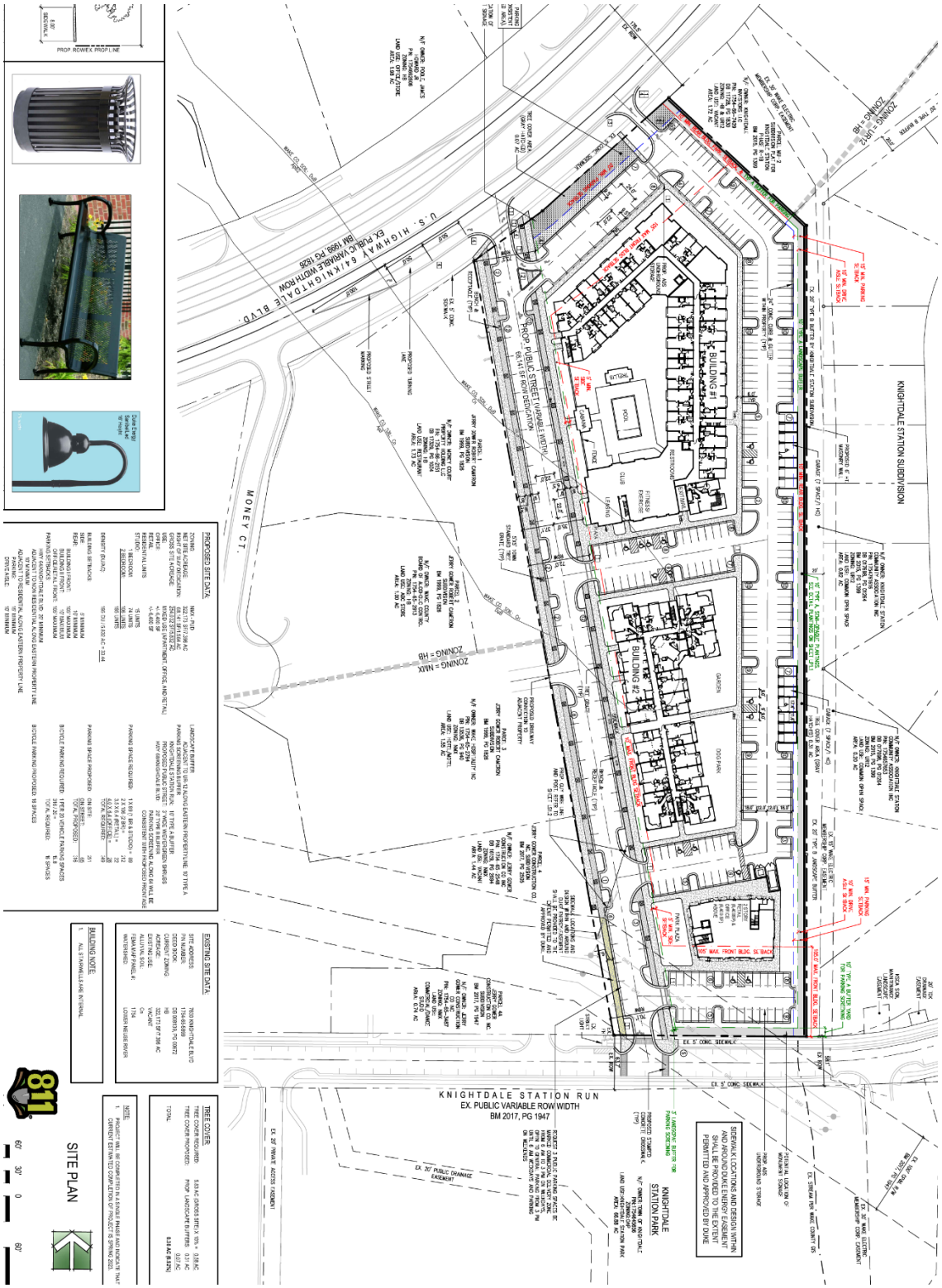
0 215 430 860 ft

1 inch = 400 feet

Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*

Site Improvements & Dimensions



PART 3 | Planned Unit Development Master Plan

Development Details

The Lofts at Knightdale Station is a mixed-use development with 195 apartment units, 6,200 sf of retail and 6,200 sf of office space designed to the NMX and Planned Unit Development standards of the Knightdale UDO. The Lofts at Knightdale Station will provide quality housing choices and office spaces for current and future residents as well as a number of amenities for residents in the development, including a pool, club, and fitness center. The development is located across Knightdale Station Run from the Knightdale Station Park. The Lofts at Knightdale Station's proximity to Knightdale Station Park is an organizing principal of the design of the development. The Lofts at Knightdale Station will complement the town's central park and increase the amount of pedestrian-oriented development in the Old Town center.

Overall Development Mix

The development will have three buildings—two mixed-use buildings and an apartment building. Building #1 will have a mix of apartments, office, and amenity uses. Building #2 will be an apartment building. Building #3 will be a mixed-use building with ground-floor retail with office above.

In sum, the total amount of each use is as follows:

	Units/Sq. Feet
Residential Units (total)	195 Units
Office	+/- 6,400 SF
Retail	+/- 6,400 SF

The apartments on the development will be a mix of studio, 1 bedroom, and 2 bedroom units. The current anticipated mix is as follows:

	Units
Studio Units	+/- 15 Units
1 Bedroom	+/- 74 Units
2 Bedroom	+/- 106 Units

PART 4 | UDO and Comprehensive Plan Consistency

UDO Consistency

The Lofts at Knightdale Station is designed to meet the requirements of the UDO where practical and achievable.

Consistent with § 10.3(G)(2) and (3) of the UDO, the Project will utilize Combined/Shared Parking to satisfy parking requirements.

The applicant is seeking eight modifications to provisions of the UDO as part of this PUD. The requested modifications are listed below:

Modification to NMX Dimensional Requirements for Apartment Building Types

Section 2.9 of the UDO requires that apartment buildings have a front setback of no more than 25' and a minimum side setback of 10' between buildings.

The property fronts U.S. 64 and for site access purposes there needs to be a drive aisle between U.S. 64 and Building #1, making it impractical to place Building #1 within 25' of U.S. 64. To accommodate a drive aisle and parallel parking spaces along both sides of the drive aisle, Building #1 will have a maximum front setback of 105'.

To foster a pedestrian-scale, walkable development, Building #1 will have a minimum side setback of 5' along the new public street.

These proposed modifications to the UDO are consistent with the spirit and intent of the UDO in that they permit a walkable, Mixed-Use Development where the on-site parking on private roads is consistent with the parallel parking being provided on the new public street.

Accordingly, where the proposed master plan reflects an Apartment Building with a front setback greater than 25' or a side setback less than 10' between buildings, the maximum front setback and minimum side setback set out in § 2.9(B)(3) shall not be applicable.

Modification to NMX Dimensional Requirements for Mixed-Use and Commercial Building Types

Section 2.9 of the UDO requires that mixed use and commercial buildings have a front setback of no more than 10'. A transmission line and associated utility easement run across the southern portion of the property, making it impossible to place Building #3 within 10' of Knightdale Station Run. Building #3 will have a maximum front setback of 105 feet.

The proposed modification is consistent with the purpose and intent of the UDO in that it will permit the development of a walkable, mixed use development with active retail uses facing Knightdale Station Run and parking in front of the building.

Accordingly, where the proposed master plan reflects a Mixed-Use Building or Commercial Building with a front setback greater than 10', the maximum front setback requirement set out in § 2.9(B)(3) shall not be applicable.

Modification to Recreational Open Space Criteria

Strict compliance with this requirement would result in approximately 17.5% of the property (1.03 acres) being set aside for open space. A compact and walkable development cannot be achieved on the property if nearly a fifth of the land area has to be preserved as open space. Such a requirement is unnecessary in this context, where the development is located across the street from the 76-acre Knightdale Station Park.

The Lofts at Knightdale Station will have 0.79 acres (34,444 square feet) of open space containing a mix of active uses and passive uses. The active open space provided will exceed the amount required under the UDO.

Therefore, the open space dedication requirement set out in § 7.3 of the UDO shall not be applicable.

The proposed modification is consistent with the UDO in that it facilitates a compact development pattern and walkable mixed use development.

Modification to Vehicle Accommodation Area Screening Requirement

Section 8.7(A)(1) of the UDO requires that the sides of parking areas fronting a public right-of-way be screened with a 10' Type A Buffer Yard.

The proposed master plan for the Lofts at Knightdale Station provides for the new public street to be accessed by private drives with urban, single-bay parking. A 10' wide landscaped buffer yard would be inconsistent with the compact development pattern and walkable aesthetic of The Lofts at Knightdale Station. A 3' landscaped buffer shall be provided to screen planned parking from the new public road. Accordingly, the buffer yard requirements set out in § 8.7 of the UDO shall not be applicable to those portions of parking lots fronting the new public right-of-way.

The proposed modification is consistent with the UDO in that it facilitates a compact development pattern and walkable mixed use development.

Modification to Type A Buffer Yard Requirement

Section 8.6(B)(1) of the UDO requires all Type A Buffer Yards meet a "performance standard" for semi-opacity and visual obstruction and contain certain required plantings. Portions of the Type A Buffer Yard that will be provided along Knightdale Station Run and the new public right-of-way will be beneath a transmission line and within an associated utility easement that authorizes Duke Energy Progress to clear trees and other landscaping from the easement and surrounding area.

In addition, the landscaped buffer yards screening the parking areas fronting on the new public right-of-way will only be 3' wide. As a result of their size, those areas cannot meet the performance standards or planting requirements for Type A Buffers.

Accordingly, the Type A Buffer Yard performance standards and required plantings set out in § 8.6(B)(1) of the UDO shall not be applicable to those portions of the Type A Buffer yards located (i) within and around the transmission line easement and (ii) along the new public right-of-way.

The proposed modification is consistent with the UDO in that it facilitates development of the property along Knightdale Station Run and permits interconnectivity via the development of a new public right-of-way.

Modification to Type B Buffer Yard Requirement

Section 8.7(A)(2) and Section 8.6(B)(2) of the UDO requires a 20' wide Type B Buffer Yard along the Property's frontage with U.S. 64. As part of the development of this property as a compact and walkable mixed-use development, the master plan calls for a landscaped open space area containing paved walkways and a water feature. Therefore, the Type B Buffer Yard performance standards and required plantings set out in § 8.6(B)(s) of the UDO shall not be applicable to the Property's frontage along U.S. 64.

The proposed modification is consistent with the UDO in that it allows for a landscaped open space area along the Property's frontage with U.S. 64 and permits interconnectivity via the development of a new public right-of-way.

Modification to Overall Tree Cover Area Requirement

Section 8.11 of the UDO requires 10% of the existing site (0.52 acres) to be dedicated tree cover area. The existing property is almost entirely a fallow agricultural field. As a result, tree cover provided on the Property will consist primarily of entirely of newly-planted trees that add to the

Town's tree canopy. The master plan calls for 6.52% of the site (0.38 acres) to be dedicated tree cover area. A compact and walkable development cannot be achieved on the property if 10% of the Property has to be preserved as open space. Therefore, the tree cover area requirement shall not be applicable.

The proposed modification is consistent with the UDO in that it permits the development of the property in a manner consistent with the UDO and the KnightdaleNext 2035 Comprehensive Plan.

KnightdaleNext 2035 Comprehensive Plan Consistency

The Lofts at Knightdale Station is consistent with the Grown Framework Map, Growth and Conservation Map, and the following Guiding Principles in the KnightdaleNext 2035 Comprehensive Plan ("KCP"):

1. Unique Activity Areas: This principle encourages the development of unique activity centers that include a mix of uses and activities close together, providing people with new options for places to live, work, shop, and participate in civic life. The Lofts at Knightdale Station provides a mix of residential and office/retail uses, providing Knightdale with a new place to live, work, and shop right across the street from Knightdale Station Park in the Old Town center.

2. Infill development and redevelopment: This guiding principle aims to promote infill development for vacant areas of Knightdale. The Growth Framework Map designates this site as within a Target Investment Area, in which infill development, including increased residential density are encouraged. The Lofts at Knightdale Station is consistent with this guideline by developing a mixed use development with apartments on property that is currently vacant.

3. Park and recreation: This principle aims to promote and expand opportunities where people can be more involved in an active lifestyle represented by the presences of high quality parks located near where people live. The Lofts at Knightdale Station's location across the street from Knightdale Station Park will directly achieve the goals of this principle.

4. Compact Development Patterns: The principal aims to guide future growth into more compact and efficient development patterns, encouraging infill development and identified activity center. The principal acknowledges that increased densities with a mix of residential and nonresidential uses are needed to accommodate Town growth. The Lofts at Knightdale Station provides compact and efficient mixed use development across the street from Knightdale Station Park, one of the Town's most prominent public infrastructure investments.

5. Community Investment: The Lofts at Knightdale Station will include street improvements, walkable sidewalks, landscaping, and other investments in the public realm that will create active public spaces with a prominent place for pedestrians.

6. Economic Vitality: This guideline seeks to promote a healthy and sustainable business environment. The Lofts at Knightdale Station is a mixed-use development that will include office/retail space and apartments, creating a vibrant place and building an attractive community that will improve the tax base and increase access to employment opportunities in the Town.

7. Great neighborhoods and expanded home choices: This principle aims to promote vibrant neighborhoods that provide greater access to a range of housing choices that people need at various stages of life. The Lofts at Knightdale Station will provide apartments within a mixed-use development that will make the Town a more livable community.

1. All stairwells in multistory buildings shall be located in the interior of the building.

2. All exterior facades of buildings constructed upon the Property shall be constructed from one or more of the following materials: brick, stone, concrete masonry, wood, metal, and/or cementitious siding. This limitation shall not apply to soffits, fascia, corner boards, doors, and windows.

3. The roof of all three buildings will be a "low slope roof" (no more than one (1) inch of vertical rise for every one (1) foot of horizontal run) with raised parapets around the perimeter.

4. Mechanical equipment for the buildings will be located on the roof and will be screened by parapets at the edge of the roof.

5. The exteriors of any apartment building constructed upon the Property shall be articulated with balconies. The balconies shall have a minimum depth of one-and-a-half (1.5) feet in order to provide articulation to the façade.

*Administrator Approval of Minor Variances. The Staff may approve minor variances to Specific Requirements listed above provided that such minor variance(s) meet the overall intent of these Design Guidelines and conform to the Comprehensive Plan and other adopted plans of the Town.

PART 6 | Recreational Open Space and Amenities

The Lofts at Knightdale Station will provide both active and passive recreation areas within the development.

Within the Lofts at Knightdale Station, more than 13% of the total land area will be open space. A total of +/- 34,444 square feet (0.79 acres) of the Property will be dedicated as recreational open space. This constitutes the maximum amount of space available of the Property that can be dedicated to open space.

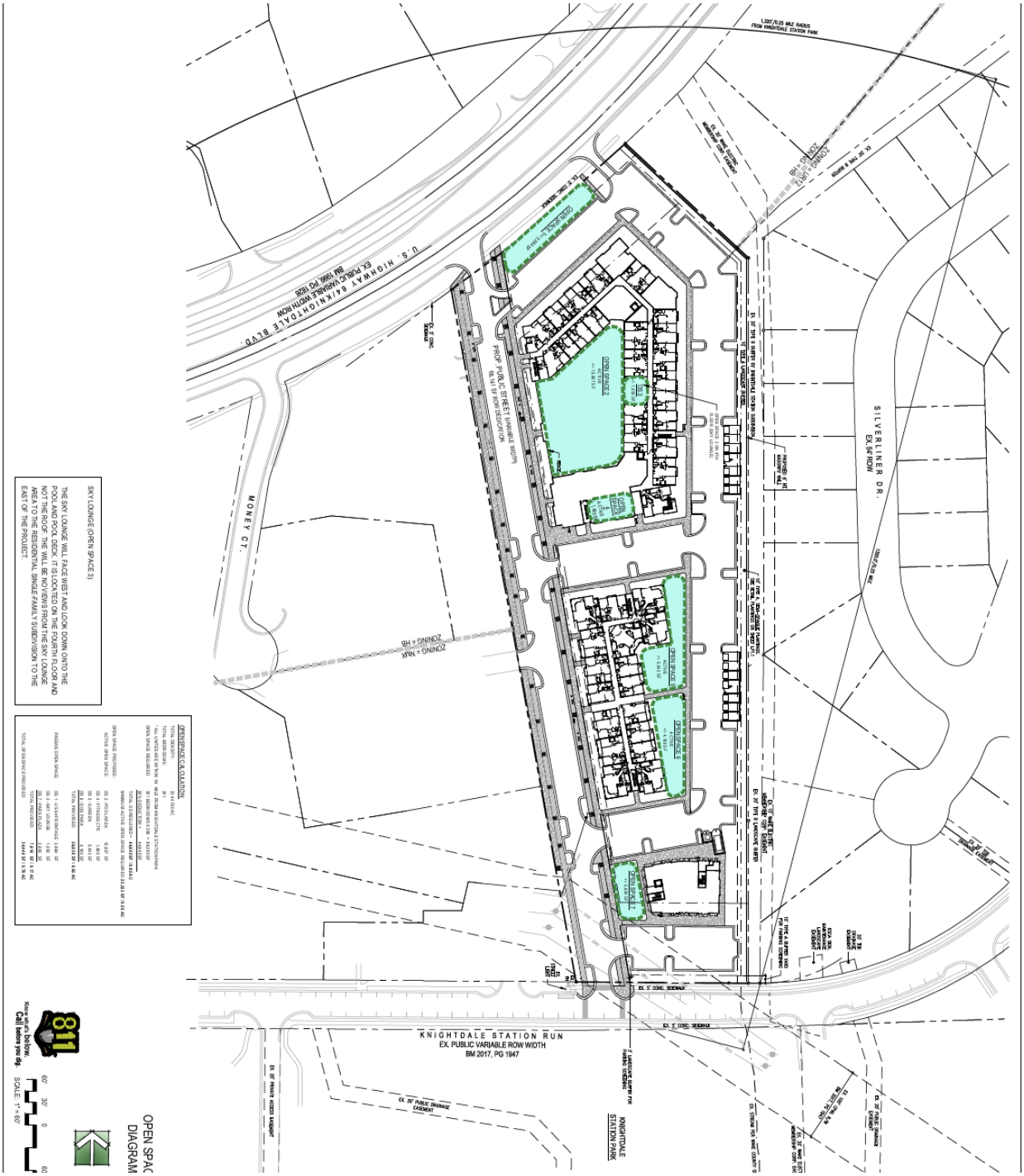
Open Space Standards

- Total recreation open space required: 44,645 SF (1.02 AC)
- Total recreation open space provided: +/- 34,444 SF (0.79 AC)

- Active recreation space required: 22,323 SF (0.50 AC)
- Active recreation space provided: 26,830 SF (0.62 AC)

- Passive recreation space required: 22,322 SF (0.50 AC)
- Passive recreation space provided: 7,614 SF (0.17 AC)

Open Space Map



PART 7 | Public Facilities

New Public Street

The Lofts at Knightdale Station will feature a new, pedestrian-friendly public street running north to south along the western side of the Property. The new street will meet the standards of the Town of Knightdale. Among other things, the street will be designed as a mixed use street and includes on-street parallel parking, a 14' wide pedestrian area with street tree grates, a brick-paved portion, and benches.

Stormwater

The Lofts at Knightdale Station is located within the Neuse River basin. The proposed development shall have underground stormwater storage facilities. The proposed development shall be subject to stormwater management requirements found in Chapter 6 of the UDO.

Water and Sewer

Water and sewer within the Lofts at Knightdale Station are designed to meet the standards required by the UDO.

Water Allocation Policy Compliance

The Lofts at Knightdale Station qualifies for at least 66 total points under the Town of Knightdale's Water Allocation Policy. The proposed development is a mixed use development, and therefore qualifies for 50 base points. In addition, the proposed development qualifies for at least 16 bonus points, including:

- Four bonus points for the provision of on-street parking on the new public street;
- Two bonus points for a resort-style pool;
- Two bonus points for a deck/patio that is more than 2,000 sf; and
- Eight bonus points for a clubhouse meeting space without a kitchen that is more than 3,500 sf.

Annexation

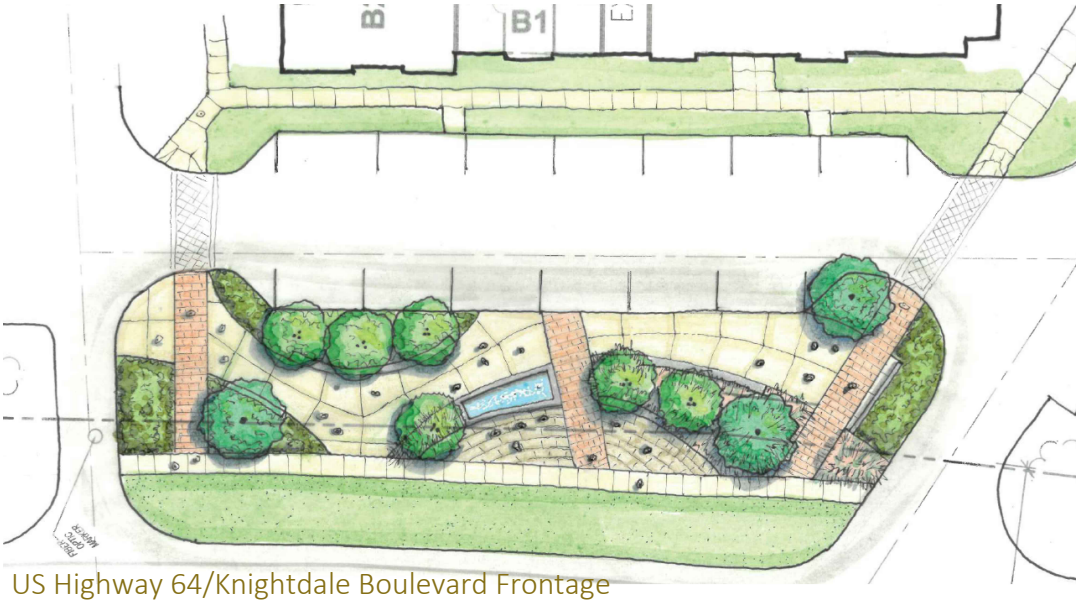
An Annexation Petition will be submitted for the property prior to development.

PART 8 | Landscaping

A 10’ Type A Buffer Yard will be provided along the eastern side of the lot abutting the adjoining Knightdale Station subdivision (zoned UR12). The Buffer Yard will satisfy or exceed the requirements of Section 8.6 of the UDO.

In addition, a masonry wall of a minimum 6’ in height will be placed along the eastern property line of the lot abutting the adjoining Knightdale Station subdivision.

The property frontage adjoining Knightdale Boulevard will be landscaped and developed for active open space with a water feature and pedestrian spaces.



US Highway 64/Knightdale Boulevard Frontage

A park plaza will be provided on the western side of Building #3 that will include landscaped area, a lawn, pedestrian walkways, and a seating court.

Park Plaza Adjacent to Building # 33

As feasible, planters will be added to paved areas between windows and entrances adjacent to Building #3.

PART 9 | Neighborhood Meeting Report

7630 Knightdale Blvd. Electronic Neighborhood Meeting
May 15, 2020, 5p.m., GoToWebinar

An electronic neighborhood meeting was held on May 15, 2020 at 5p.m. via GoToWebinar. Sixty people who attended the Electronic Neighborhood Meeting provided their name and/or contact information. Of those 60 people, approximately 10 people in attendance were Town staff or associated with the applicant. Approximately 50 people were interested citizens. A summary of discussions follows:

Summary of Discussions

Question/Concern #1:
Neighbors feel they would benefit from the inclusion of retail uses in the development.

Applicant Response:
Proposed plans have been revised to include ground-floor retail in Building #3 on the south side of the Property fronting Knightdale Station Run.

Question/Concern #2:
Questions and concerns regarding the size and nature of the buffer between development and adjoining single-family homes to the east to mitigate noise, light, and potential foot traffic.

Applicant Response:
A 10' Type A Buffer Yard meeting the Town's landscaping requirements will be located along the property's eastern property line. Along with the existing 20'wide Type B Buffer Yard owned by the Knightdale Station Community Association Inc. located immediately east to the property, a total of 30' of landscaped Buffer Yard will separate the proposed development and the rear lot lines of the adjoining single-family homes. In addition to the Buffer Yards, a masonry wall of at least 6' in height will be constructed and maintained along the portion of the Property's eastern property line with the property owned by Knightdale Station Community Association Inc.

Question/Concern #3:
Questions about whether residences built on property could be owner-occupied instead of for-rent product and expected rents for apartments.

Applicant Response:
Developer Brown Investment Properties has experience with development and operation of developments with apartments for rent, and does not have experience with construction of owner-occupied condominiums. The planned apartments will have high-quality construction and finishes, and target market will be individuals who rent by choice. Expected rents will start at $1000 and go up to $1500-$1600, which is equivalent to monthly mortgage payments for single-family homes in the area.

Question/Concern #4:
Concern about number of apartments proposed and height of apartment buildings.

Applicant Response:
Plan proposes 195 apartments in two four-story buildings. The four-story buildings will be set back a minimum of 90' feet from the Property's eastern property line with the Knightdale Station Community Association Inc., a minimum of 110' from the rear property lines of the adjoining single-family homes, and a minimum of 140' from the rear of the nearest single-family home. All adjoining single family homes will be buffered from the development by landscaped buffer yards totaling 30' in width and a masonry wall on the eastern property line that is 6' in height.

Question/Concern #5:
Question about number of bedrooms in apartments.

Applicant Response:
Current plan is for there to be a mix of studio, 1 bedroom, and 2 bedroom apartments. Actual unit mix is somewhat fluid, and could ultimately include some 3 bedroom apartments.

Question/Concern #6:
Will brick and stone be included in building exteriors in this development?

Applicant Response:
Yes, brick and/or masonry is anticipated to be one of the building materials included as part of the building exteriors.

Question/Concern #7:
Question about development timeline, phasing plan, and anticipated move-in date for apartments?

Applicant Response:
Current plan is to start construction spring of 2021, with buildings ready for occupancy in 2023. Development will be done in a single phase.

Question/Concern #8:
Question regarding mitigation of construction noise, traffic, and pollution.

Applicant Response:
Stormwater controls will be in place during construction. Development and construction of the Property will be in accord with all rules and relations from the Town.

Question/Concern #9:
Identify location of proposed stormwater retention facility?

Applicant Response:
Plan calls for underground stormwater retention facilities.

Question/Concern #10:
Questions about proposed sky lounge open space on fourth floor of Building #1.

Applicant Response:
Sky lounge is a common area for use by residents of apartments on a reservation basis. It is an enclosed area inside of Building #1, and will look over the pool to the west. There are no rooftop amenities on the Property.

Question/Concern #11:
Question regarding sufficiency of onsite parking.

Applicant Response:
Proposed development will provide sufficient onsite parking that will be shared by the proposed mixture of uses. As outlined in the Master Plan for the Proposed Unit Development, there will be approximately 316 spaces of onsite parking provided as part of the development.

Question/Concern #12:
Concerns about offsite parking impacts.

Applicant Response:
Project will provide adequate onsite parking. In addition to onsite parking, there is available onstreet parking on Knightdale Station Run, as well as public parking in Knightdale Station Park. There is more than sufficient onsite and public parking on Knightdale Station Run and Knightdale Station Park to ensure that there is little to no risk of users of the development parking on the streets of the adjoining Knightdale Station subdivision.

Question/Concern #13:
Concerns about proposed new public road connecting U.S. 64 to Knightdale Station Run.

Applicant Response:
The proposed public road has been requested by the Town as part of the development. Developer Brown Investment Properties reasonably believes that new public road will increase connectivity.

Question/Concern #14:
Concerns about traffic and safety impacts of development on Knightdale Station Run.

Applicant Response:
Developer Brown Investment Properties has completed a traffic impact analysis of the Project, including impacts on Knightdale Station Run, which includes estimated traffic impacts on Knightdale Station Run. The traffic impact analysis does not identify any improvements on Knightdale Station Run that are required to maintain the current levels of service.

Question/Concern #15:
Will drivers exiting from Property onto U.S. 64 be able to turn left onto westbound U.S. 64?

Applicant Response:
There is not currently a cut in the median separating westbound and eastbound lanes of U.S. 64 that would permit a left turn from the Property onto westbound U.S. 64. U.S. 64 is a NCDOT-maintained highway. Applicant does not currently anticipate that NCDOT will permit a cut in the median to facilitate a left turn from the Property onto westbound U.S. 64.

Question/Concern #16:
Concern about proposed development's impact on values of adjoining single-family homes.

Applicant Response:
Experience throughout the country has shown that mixed-use developments that include multifamily housing do not negatively impact values of nearby single-family homes, as evidenced

by various studies by the Urban Land Institute and others. The proposed development will be a high-quality project that will be an asset to the Town and the neighborhood.

Question/Concern #17:
Concern about demand for apartments and associated question about occupancy rates at other apartment developments in Knightdale.

Applicant Response:
Applicant believes there is significant demand for the proposed apartments in the area.

Question/Concern #18:
Question about proposed retail and office spaces and desire to have retail uses that serve nearby neighborhood.

Applicant Response:
Development will have approximately 6,200 sf of office space and approximately 6,200 sf of retail. Likely office and retail uses will serve Town residents.

Question/Concern #19:
Concern that proposed development's name, Knightdale Station, is similar to the name of the adjoining subdivision.

Applicant Response:
Applicant has revised the proposed development's name to the Lofts at Knightdale Station to distinguish it from the neighboring subdivision.

Question/Concern #20:
Question regarding Applicant's experience as a developer.

Applicant Response:
Applicant Brown Investment Properties has developed projects throughout North Carolina and the southeast. Brown Investment Properties owns and manages multifamily properties as well as office and retail properties.

Question/Concern #21:
Request for summary of Town's comments on proposed development prior to neighborhood meeting.

Applicant Response:

Brown Investment Properties went through an extensive Sketch Plan review process with the Town prior to the pre-application neighborhood meeting and formal submittal of rezoning request. Brown Investment Properties made various changes, including reducing the number of apartments, building design, and size and design of new public street.

Sign In Sheet

Registration Report

GoToWebinar

General Information

Webinar Name
Electronic Neighborhood Meeting: 7630 Knightdale Boulevard Rezoning

Webinar ID
457-927-947

Scheduled Start Date
05/12/2020

Registered
60

Scheduled Start Time
05:00:00 PM EDT

Opened Invitation
27

Scheduled Duration (minutes)
120

Clicked Registration Link
126

Registrants

First Name	Last Name	Email	Address	City	Follow up requested?
Ben	McDonald	bsmcdonald0513@gmail.com	1222 Sunday Silence Dr	Knightdale	No
Jordan	Wolfe	jordan.einstruction@gmail.com	426 Banner Blue Ct	Knightdale	Yes
COREY	GILLILAND	coreyn.gilliland@gmail.com	632 Twin Star Lane	Knightdale	Yes
Christopher	Basile	christopherbasile@yahoo.com	545 Silverliner Dr	Knightdale	
Robert	Quinn	paulquinn@alumni.ecu.edu	714 Sunland Dr	Knightdale	Yes
Tory	Cox	toryvcox@gmail.com	312 Banner Blue	Knightdale	
Marie	Olson Lounsbery	olsonlounsbery@yahoo.com	620 Twin Star Ln	Knightdale	No
Vincent	Parisi	vparisi77@gmail.com	622 Sunland dr	Knightdale	Yes
Paul	Fox	PaulF@310ai.com	302 Jefferson Street, Suite 250	Raleigh	
Will	Swaringen	wswaringen@mac.com	4130 Parklake Ave, STE 130	Raleigh	No
Patricia	Hutzler	pattihutzler@gmail.com	610 Heartland Flyer Dr	Knightdale	
Chris	Boyd	Rchris.boyd@gmail.com	306 Banner Blue Court	Knightdale	No
Dave	Granger	dgranger45@hotmail.com	722 Sunland	Knightdale	
Sue	LaDow	sladow@twc.com	622 Noon Flyer Way	Knightdale	No
Timothy	Figgins	sirfig@gmail.com	617 Gold Coast Drive	Knightdale	
maria	lindo	redeemed05@me.com	silverliner drive	knightdale	
Rich	Hallam	rich.hallam@knightdalenc.gov	Town Hall	Knightdale	No
Kip	Downer	kip.downer@gmail.com	706 Money Court	Knightdale	Yes
Joe	Blouin	joe.blouin@yahoo.com			No
Ryan	Wehmann	rpw1110@gmail.com			No
Roger	Howard	roger@rogerhoward.com	718 Sunland Drive	Knightdale	Yes
Brittany	Jewel	jewel5231@hotmail.com	429 liberty express place	knightdale	No
Brooke	White	brookeewhite@aol.com	410 Banner Blue Ct	Knightdale	Yes
Brooker	Darious	ndbrooker@gmail.com			
Megan	Quinn	mkrogers3@gmail.com	714 Sunland Dr	Knightdale	
Michael	Okyen	mjokyen@gmail.com	525 SILVERLINER DR	Knightdale	Yes
Robert	White	bobtwhite@aol.com	410 Banner Blue Ct	Knightdale	No
Jason	Brown	jsb1025@gmail.com	706 Sunland Drive	Knightdale	
sean	donahue	sean.donahue@citrix.com		knightdale	Yes
Cornelius	Cheatham	cmcheatham@gmail.com	533 Silverliner Drive	Knightdale	No
Colin	Watkins	colinvwatkins@gmail.com			No
Mark	Despagni	mdespagni@gmail.com	417 Liberty Express Pl	Knightdalr	No
Sabrina	Parker	sabrinacroom@hotmail.com	315 Banner Blue Ct.	Knightdale	No
Alan	Smith	alanr3277@gmail.com	626 Sunland Dr.	Knightdale	Yes
Doug	Pagliolo	pagliologd@gmail.com	549 Silverliner Dr	Knightdale	No
Carole	Noyes	cs_noyes@yahoo.com	723 Twin Star Ln	Knightdale	Yes
Lisa	Lisson	llisson@yahoo.com			
Vincent	Certoma	certomav@gmail.com			
Luke	Basile	Infinityluke60@gmail.com	545 Silverliner Drive	Knightdale	Yes
Deborah	Ryan	deborahryan878@gmail.com	545 Silverliner Drive	Knightdale	Yes
William	White	wwhite@whiteoakcommercial.com	403 E Six Forks Rd	Raleigh	No

Ashley	Veglahn	ashley@hooklineandthreader.com	514 Sunland Drive	Knightdale	No
David	Newkirk	dbnewkirk@gmail.com	406 Banner blue ct	Knightdale	No
Joseph	Olivia	jolivia74@yahoo.com	611 Sunland Dr	Knightdale	Yes
Sawako	Bush	sawakob@jdavisarchitects.com	510 S Wilmington Street	Raleigh	
Wyatt	Bone	wbone@bohlereng.com	4130 ParkLake Avenue, Suite 130	Raleigh	No
Matthew	Ansley	matta@jdavisarchitects.com	510 South Wilmington Street	Raleigh	
Rob (Smith Anderson)	Baker	rbaker@smithlaw.com	155 Fayetteville St	Raleigh	
Don	Meriweather	guitarxy@gmail.com	619 Sunland Drive	Knightdale	
Nicholas	Barber	nickmbarber@gmail.com			
Gina	Chambers	ginatchambers@gmail.com	517 Silverliner Drive	Knightdale	Yes
Tom	Chambers	tgmchambers@gmail.com	517 Silverliner Dr	Knightdale	Yes
Ben	Howard	bhoward@windsorcommercial.com			No
Robert	Lisson	rlisson1@yahoo.com	406 LIBERTY EXPRESS PLACE	Knightdale	No
Ken	Thompson	kent@jdavisarchitects.com	510 S.Wilmington St.	Raleigh	No
Samantha	Zottola	sazottola@gmail.com	615 Sunland Dr	KNIGHTDALE	No
Chester	Brown III	chetbrown@bipinc.com	1211 Hill Street	Greensboro, N.C.	No
Robert	Baker	webmaster@smithlaw.com	150 Fayetteville St	Raleigh	
Kevin	Lewis	kevin.lewis@knightdalenc.gov			
Toby	Coleman	tcoleman@smithlaw.com	150 Fayetteville St., Ste. 2300	Raleigh	No

PART 10 | Zoning Conditions

1. The following principal uses, if otherwise allowed in the NMX district, shall be prohibited uses on the Property: Cremation Facilities, Drive-Thru Service, Vehicle Services—Maintenance/Body Work/Repair, Outdoor Amusements, Outdoor Recreation Facilities and Neighborhood Manufacturing. Public Safety Facility establishments that serve primarily as jails, prisons, or other types of incarceration facilities are prohibited. All other Public Safety Facility uses otherwise allowed in the NMX district are permitted.

2. Beginning at the right-of-way of Knightdale Station Run as established at the time of site plan approval (or as close thereto as allowed by NCDOT and the Town's Transportation Services Staff) and extending along the boundary of the Property with parcel PINs 1754-76-1616 and 1754-65-7653 (Owner: Knightdale Station Community Association Inc.; deed recorded at Book 17698, Page 1264 of the Wake County Registry), there shall be constructed and maintained a masonry wall at least six (6) feet in height.

3. All stairwells in multistory buildings shall be located in the interior of the building.

4. All exterior facades of buildings constructed upon the Property shall be constructed from one or more of the following materials: brick, stone, concrete masonry, wood, metal, and/or cementitious siding. This limitation shall not apply to soffits, fascia, corner boards, doors, and windows.

5. Consistent with the Design Guidelines for this project:

    a. All stairwells in multistory buildings shall be located in the interior of the building.

    b. All exterior facades of buildings constructed upon the Property shall be constructed from one or more of the following materials: brick, stone, concrete masonry, wood, metal, and/or cementitious siding. This limitation shall not apply to soffits, fascia, corner boards, doors, and windows.

    c. Buildings constructed on the Property will have a roof with the following slope: no more than one (1) inch of vertical rise for every one (1) foot of horizontal run. Each building's roof with have raised parapets around the perimeter.

d. Mechanical equipment for the buildings constructed on the Property will be located on the roof and will be screened by parapets at the edge of the roof.

e. The exteriors of any apartment building constructed upon the Property shall be articulated with balconies. The balconies shall have a minimum depth of one-and-a-half (1.5) feet in order to provide articulation to the façade.

Neighborhood Meeting Summary

for ZMA-##-20 7630 Knightdale Blvd Mixed Use

1. Date: 5/12/20

2. Location: WebEx (electronic meeting)

3. Applicants Present: Chester Brown, Brown Investments; Toby Coleman, Smith Anderson

4. Staff Present: Kevin Lewis, Senior Planner - Current

5. Number of Citizens in Attendance: 56

6. Start time: 5:00 pm

7. End time: 8:30 pm

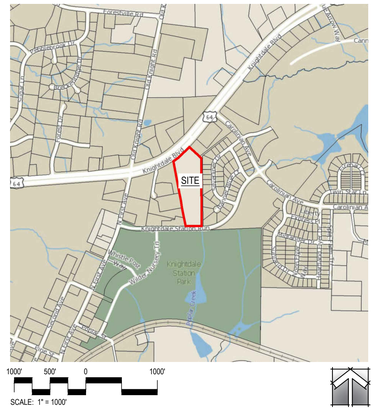
8. Process Guide

    a. Public Hearing Meeting: TBD
    b. LURB Meeting: TBD
    c. Town Council Action: TBD

9. Summary of Questions and Concerns by Citizens:

- What is the required buffer and what is being proposed? Can the applicant provide an increased buffer with a fence?
- Why apartments and not condos? Many residents felt that condos would be a better fit.
- What is the timeline for development? As of now, construction to begin in Spring of 2021 and move in starts in Spring of 2023.
- Where will the stormwater device be located? Proposed to be underground units in the parking lot, along the north and west sides of the project.
- Knightdale does not need more apartments.
- Many residents were concerned that the office building would end up not being built. The applicant indicated that the office building would be pashed to be built at the same time as the apartment buildings.
- Would the applicant consider more retail and commercial buildings? Many residents complained that there is a lack of commercial in this area. Some commented that this is not mixed use enough and more square footage should be dedicated to commercial uses.

- Is the 195 apartment unit a Town maximum or developer maximum? Based on town regulations for building height, parking, and landscaping, 195 units is the maximum number which can be built.
- Residents suggested off-site transportation improvements, citing concerns for safety, congestion, and the impact of this new proposal. A TIA has yet to be developed.
- The applicant gave some examples of potential office users. Tenants would be selected based off their business plan, use, and longevity. It was suggested that the applicant reach out to the Knightdale Chamber of Commerce to receive local suggestions. The design of the building has not yet been determined, however it will be similar in materials to the apartment buildings.
- Some commenters were concerned about the height. Suggestions included lowering the building height or moving it further back.
- Comments regarding the number of parking spaces indicated a concern about future residents parking at the park or along Knightdale Station Run.
- Rental rates expected to begin around $1,000 for the one-bedroom units. Most of the units would be two-bedrooms. The anticipated resident would be young professionals, empty-nesters, older adults, etc.
- Many residents felt that it does not add to the walkability of the area as it does not give them anything to walk to.
- One resident asked about lighting within the parking lot. UDO requires that lighting cannot spill over onto neighboring properties.
- Residents are concerned that this proposal would negatively affect the value of their homes.
- A “sky lounge” is shown on the plans. Concern over the orientation of it and how residents could see into neighboring properties.
- Is this proposed to be a part of the Knightdale Station neighborhood? The name suggests so.
- Residents were concerned about the timeline with the COVID-19 pandemic on-going.
- Has the applicant ever withdrawn a project which is met with a lot of pushback from neighbors? What are some other examples of development projects by this applicant? What input has the Town provided?
- Tree cover is below what is required by the UDO. What are the other proposed UDO expectations to be requested?
- Is there a plan to mitigate the impacts of construction?



ZMA-1-20

PUD MASTER PLAN

1st Submittal: 06.22.2020
2nd Submittal: 07.30.2020

The Lofts at Knightdale Station

Knightdale, North Carolina 27545

- FINAL SITE / LANDSCAPE DESIGN WITHIN/AROUND DUKE ENERGY EASEMENT TO BE APPROVED BY DUKE.
- FINAL STREET TREE PLANTINGS ALONG U.S. HIGHWAY/KNIGHTDALE BLVD. TO BE APPROVED BY NCDOT.

PROPOSED SITE DATA:

ZONING:	NMX - PUD
NET SITE ACREAGE:	322,173 SF/7.396 AC
RIGHT OF WAY DEDICATION:	68,141 SF/1.564 AC
GROSS SITE ACREAGE:	254,032 SF/5.832 AC
USE:	MIXED USE (APARTMENT, OFFICE, AND RETAIL)
OFFICE:	+/- 6,400 SF
RETAIL:	+/- 6,400 SF
RESIDENTIAL UNITS	
STUDIO:	15 UNITS
1 BEDROOM:	74 UNITS
2 BEDROOM:	106 UNITS
	195 UNITS
DENSITY (DU/AC):	195 DU / 5.832 AC = 33.44
BUILDING SETBACKS:	
SIDE:	5' MINIMUM
REAR:	10' MINIMUM
BUILDING I FRONT:	105' MAXIMUM
BUILDING II FRONT:	10' MAXIMUM
OFFICE/RETAIL FRONT:	105' MAXIMUM
PARKING SETBACKS:	
HWY 64/KNIGHTDALE BLVD:	20' MINIMUM
ADJACENT TO NON RESIDENTIAL ALONG EASTERN PROPERTY LINE	10' MINIMUM
ADJACENT TO RESIDENTIAL ALONG EASTERN PROPERTY LINE	
PARKING:	15' MINIMUM
DRIVE AISLE:	10' MINIMUM

LANDSCAPE BUFFER	
ADJACENT TO UR-12 ALONG EASTERN PROPERTY LINE:	10' TYPE A
PARKING SCREENING BUFFER	
KNIGHTDALE STATION RUN:	10' TYPE A BUFFER
PROPOSED PUBLIC STREET:	3' WIDE WIEVERGREEN SHRUBS
HWY 64/KNIGHDALE BLVD:	20' TYPE B BUFFER REQUIRED ALTERNATE IS PROPOSED PARKING SCREENING ALONG 64 WILL BE CONSISTENT WITH PROPOSED FRONTAGE
PARKING SPACE REQUIRED:	1 X 89 (1 BR & STUDIO) = 89 2 X 106 (2 BR) = 212 3.5 X 6.4 (RETAIL) = 22 4.0 X 6.4 (OFFICE) = 26 TOTAL REQUIRED: 349
PARKING SPACE PROPOSED:	ON SITE: 251 ON STREET: 65 TOTAL PROPOSED: 316
BICYCLE PARKING REQUIRED:	1 PER 20 VEHICLE PARKING SPACES 316 / 20 = 15.8 TOTAL REQUIRED: 16 SPACES
BICYCLE PARKING PROPOSED:	16 SPACES

OPEN SPACE CALCULATION:

TOTAL DENSITY:	33.44 DU/AC	
TOTAL BEDROOMS:	301	
* ALL UNITES ARE WITHIN 1/4 MILE FROM KNIGHTDALE STATION PARK		
OPEN SPACE REQUIRED:	301 BEDROOMS X 290 =	89,290 SF
	50% DEDUCTION =	44,645 SF
	TOTAL OS REQUIRED =	**44,645 SF / 0.92 AC**
	MINIMUM ACTIVE OPEN SPACE REQUIRED:	**22,323 SF / 0.50 AC**
OPEN SPACE PROPOSED:		
ACTIVE OPEN SPACE:	OS 2 - POOL AREA	15,807 SF
	OS 4 - FITNESS CTR	1,800 SF
	OS 5 - GARDEN	5,043 SF
	OS 6 - DOG PARK	4,180 SF
	TOTAL PROVIDED:	**26,830 SF / 0.62 AC**
PASSIVE OPEN SPACE:	OS 1 - US 64 FRONTAGE	3,964 SF
	OS 3 - SKY LOUNGE	1,050 SF
	OS 7 - PARK PLAZA	2,600 SF
	TOTAL PROVIDED:	**7,614 SF / 0.17 AC**
TOTAL OPEN SPACE PROVIDED:		**34,444 SF / 0.79 AC**

TREE COVER:

TREE COVER REQUIRED:	5.83 AC (GROSS SITE) X 10% =	0.58 AC
TREE COVER PROPOSED:	PROP. LANDSCAPE BUFFERS:	0.31 AC
		0.07 AC
TOTAL:		**0.38 AC (6.52%)**

ADDITIONAL USE STANDARDS FOR MULTIFAMILY DWELLINGS (UDO § 3.3.U)

- THE DEVELOPMENT SHALL MEET THE FOLLOWING STANDARDS.

U. DWELLING- MULTIFAMILY - 4 UNIT/BLDG. OR LESS & DWELLING - MULTIFAMILY MORE THAN 4 UNITS/BLDG. (UR*, RMX*, TC*, MHD*, TND*, & PUD*)

1. MUST BE LOCATED IN A GROWTH ACTIVITY CENTER OR PRIORITY INVESTMENT AREA AROUND ACTIVITY CENTERS AS D "DESIGNATED IN THE KNIGHTDALENEXT 2035 COMPREHENSIVE PLAN.
2. MUST CONTAIN A MIXTURE OF USES, INCLUDING BUT NOT LIMITED TO OFFICE, RETAIL, OR SERVICES WITH RETAIL AND SERVICES ON THE GROUND LEVEL AND OFFICES AND RESIDENCES ABOVE.
3. THE ROOF OR ROOF STRUCTURES ARE FLAT, OR HAVE A COMBINATION OF ROOF TYPES WHICH GIVE A PREDOMINANTLY FLAT APPEARANCE.

EXISTING SITE DATA:

SITE ADDRESS:	7630 KNIGHTDALE BLVD
PIN NUMBER:	1754-65-5899
DEED BOOK:	DB 008139, PG 00672
CURRENT ZONING:	HB
ACREAGE:	322,173 SF/7.396 AC
EXISTING USE:	VACANT
ALLUVIAL SOIL:	Cn
FEMA MAP PANEL #:	1754
WATERSHED:	LOWER NEUSE RIVER

811 Know what's **below.** **Call** before you dig.

Notes

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF KNIGHTDALE AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
4. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
5. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
6. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, CONTACT THE TOWN OF KNIGHTDALE.
7. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY BOHLER ENGINEERING NC, PLLC IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN OCTOBER 2019, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN OCTOBER 2019.
8. WITHIN THE SIGHT TRIANGLES, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
10. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
11. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
10. ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS; ELECTRICAL TRANSFORMERS; BACKFLOW-DEVICE HOTBOX; ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL. HVAC AND OTHER EQUIPMENT PLACED ON ROOF DOES NOT NEED TO BE SCREENED BY LANDSCAPING.
11. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
12. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
13. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
14. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
15. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH TOWN OF KNIGHTDALE PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
16. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.

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COVER	0
BOUNDARY & TOPOGRAPHIC SURVEY	1
SITE PLAN	LS1.1
EXHIBIT FOR DUKE ENERGY RIGHT OF WAY RESTRICTIONS	LS1.2
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Project Team

OWNER
G&F Properties LLC, Edward J Gehrke II
P.O. Box 767
Wendell, NC 27591
919.632.0607
gehrkee@nationwide.com

DEVELOPER
Brown Investment Properties
440 West Market Street
Greensboro, NC 27401
336.379.8771
336.274.9305 (fax)
chetbrown@bipinc.com

LANDSCAPE ARCHITECT
JDavis Architects, PLLC
510 S. Wilmington Street
Raleigh, North Carolina 27601
919.835.1500
919.835.1510 (fax)
kent@jdavisarchitects.com

ARCHITECT
JDavis Architects, PLLC
510 S. Wilmington Street
Raleigh, North Carolina 27601
919.835.1500
919.835.1510 (fax)
matta@jdavisarchitects.com

ENGINEER/SURVEYOR
BOHLER Engineering NC, PLLC
4130 Parklake Ave- Suite 130
Raleigh, NC 27612
919.578.9000
N/A (fax)
wbone@bohlereng.com

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JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
1216 Chestnut St. 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121

ZMA-1-20

Brown Investment Properties
The Lofts at Knightdale Station
Knightdale, North Carolina 27545

PUD-MASTER PLAN

PUD - MASTER PLAN

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT KENNETH D. THOMPSON
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT:	BIP-19048	DATE
ISSUE:	Sketch Plan	12.04.2019
	PUD Master Plan	06.22.2020
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REVISIONS:	1st Review Comments	07.30.2020
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DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	COVER	

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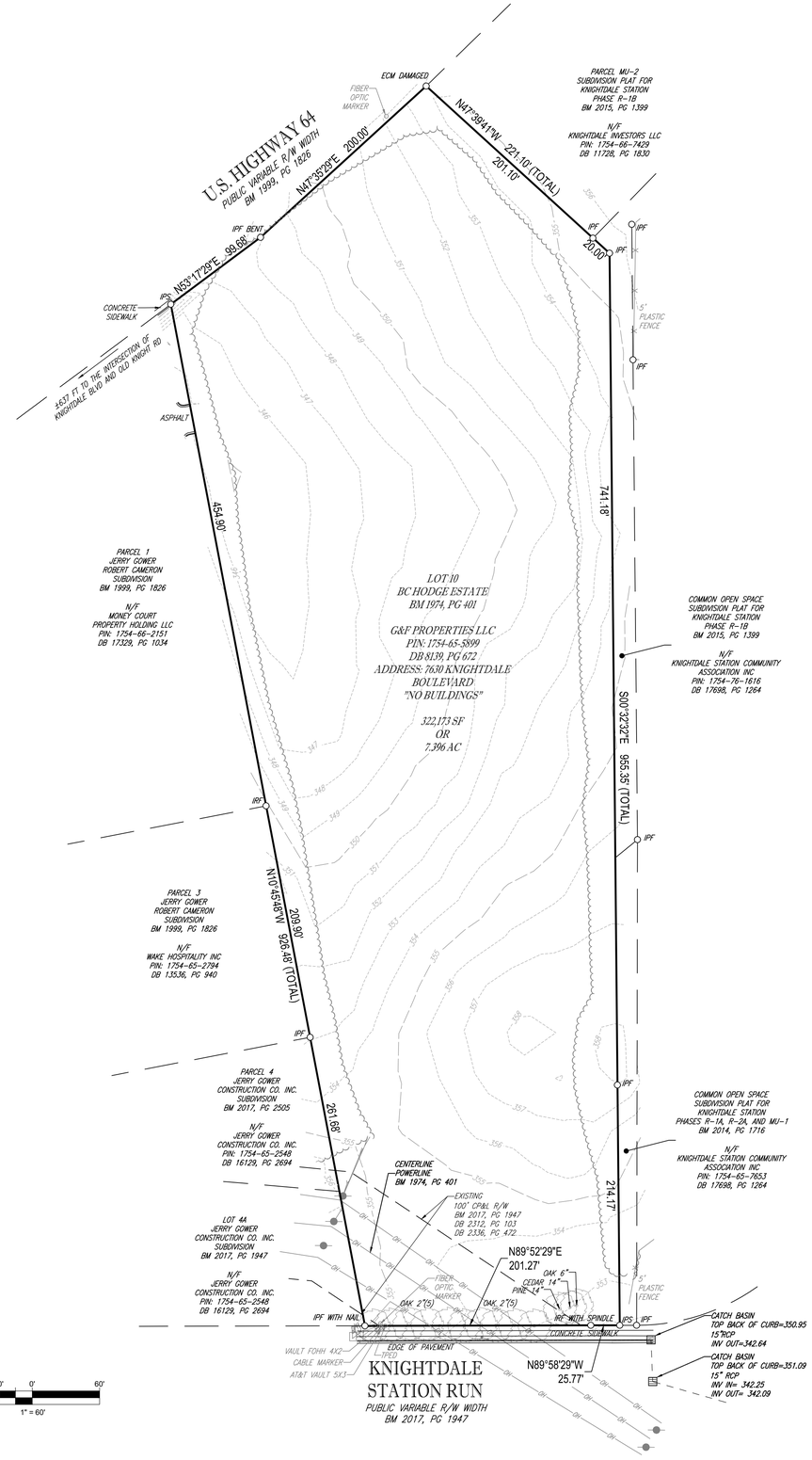
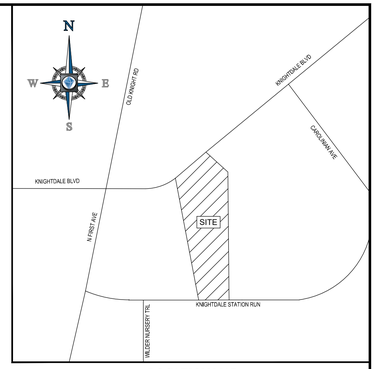
NOTES:

1) THE FIRM HAS RELIED UPON TITLE COMMITMENT BY METRO TITLE COMPANY DATED DECEMBER 2ND, 2019 AT 8:00AM, COMMITMENT NO.: MET2019-01768, WHILE AND IN PREPARING THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE EXCEPTIONS NOT DISCLOSED BY THE REFERENCED TITLE COMMITMENT.
2) AREAS COMPUTED BY COORDINATE METHOD.
3) PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4) ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5) RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
6) NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PRE THE NCVRS NETWORK.
7) BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
8) VERTICAL DATUM SHOWN HEREON IS NAVD88.
9) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720175400J, PANEL 1754 EFFECTIVE DATE MARCH 2, 2006.
10) NO OBSERVED ENCROACHMENTS ARE THE TIME OF SURVEY.
11) THE PROPERTY SHOWN HEREON IS LOCATED OUTSIDE OF TOWN OF KNIGHTDALE LIMITS, PER WAKE COUNTY GIS.
12) THE ADJACENT PROPERTIES ARE LOCATED INSIDE OF TOWN OF KNIGHTDALE LIMITS, PER WAKE COUNTY GIS.
13) ENVIRONMENTAL SURVEY PRODUCED BY NOVA ENGINEERING AND ENVIRONMENTAL, INC., DATED NOVEMBER 13, 2019.
14) NO WETLANDS, BUFFERS, OR WATERSHED PROTECTION DISTRICTS WERE OBSERVED AT THE TIME OF THE SURVEY.

TITLE COMMITMENT
METRO TITLE COMPANY
COMMITMENT NUMBER: MET2019-01768
COMMITMENT DATE: DECEMBER 2, 2019 AT 8:00AM
SCHEDULE B - SECTION II - EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
   NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
   NOT A SURVEY MATTER.
3. EASEMENTS, SETBACK LINES AND ANY OTHER MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 1974, PAGE 401, WAKE COUNTY REGISTRY.
   AFFECTS SUBJECT PROPERTY. PLOTTED AND SHOWN ON THE SURVEY.
4. ELECTRIC POWER LINE RIGHT OF WAY EASEMENT TO WAKE ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 2312, PAGE 103, WAKE COUNTY REGISTRY.
   AFFECTS SUBJECT PROPERTY. PLOTTED AND SHOWN ON THE SURVEY.
5. CONSENT JUDGMENT FILED BY CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2278, PAGE 621, WAKE COUNTY REGISTRY.
   AFFECTS SUBJECT PROPERTY. NOT A PLOTTABLE MATTER.
6. EASEMENT(S) IN FAVOR OF CAROLINA POWER & LIGHT COMPANY AS RECORDED IN BOOK 2336, PAGE 472, WAKE COUNTY REGISTRY.
   AFFECTS SUBJECT PROPERTY. PLOTTED AND SHOWN ON THE SURVEY.
7. CONSENT JUDGMENT FILED BY CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2383, PAGE 29, WAKE COUNTY REGISTRY.
   AFFECTS SUBJECT PROPERTY NOT A PLOTTABLE MATTER.
8. CONSENT JUDGMENT FILED BY CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2299, PAGE 674, WAKE COUNTY REGISTRY.
   AFFECTS SUBJECT PROPERTY NOT A PLOTTABLE MATTER.
9. NO COVERAGE IS PROVIDED AS TO THE AMOUNT OF ACREAGE OR SQUARE FOOTAGE OF THE LAND.
   BOUNDARY, SQUARE FOOTAGE, AND ACREAGE ARE SHOWN ON THE SURVEY.
10. ENCROACHMENTS, OVERLAPS, OVERHANGS, UNRECORDED EASEMENTS, VIOLATED RESTRICTIVE COVENANTS, DEFICIENCY IN QUANTITY OF GROUNDS, LACK OF ACCESS, VIOLATED BUILDING LOT LINES, OR ANY MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE LAND.
    THE ABOVE INFORMATION IS PLOTTED AND SHOWN ON THE SURVEY, AS PLOTTABLE AND APPLICABLE.
11. THIS POLICY SPECIFICALLY EXCLUDES ANY CLOSING PROTECTION SERVICES (COVERAGE OR INSURANCE) AS THEY APPLY TO THIS TRANSACTION.
    NOT A SURVEY MATTER.





LOCATION MAP
NOT TO SCALE

REFERENCES:

BM 1974, PG 401
BM 1999, PG 1826
BM 2014, PG 1716
BM 2015, PG 1399
BM 2017, PG 1947
BM 2017, PG 2505
DB 8139, PG 672
DB 2312, PG 103
DB 2336, PG 472
DB 17329, PG 1034
DB 13536, PG 940
DB 16129, PG 2694
DB 11728, PG 1830
DB 15318, PG 648

LEGEND

123	EXISTING CONTOUR
	LINE SURVEYED
	LINE NOT SURVEYED
WV	WATER VALVE
OH	OVERHEAD WIRES
	GRATE TOP INLET
	UTILITY POLE
IPS	IRON PIPE SET
IPF	IRON PIPE FOUND
IRF	IRON REBAR FOUND
ECM	EXISTING CONCRETE MONUMENT
	SIGN
	FENCE
	AREA LIGHT
	GUY WIRE

60' 30' 0' 60'
1" = 60'

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: 10/14/19
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.999906081
(9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 29TH DAY OF JULY A.D., 2020.

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

SURVEYOR NC L-3920

NORTH CAROLINA PROFESSIONAL SEAL L-3920 LAND SURVEYOR THOMAS E. TEABO

TO: G&F PROPERTIES, LLC, METRO TITLE COMPANY, COMMONWEALTH LAND TITLE INSURANCE COMPANY, BROWN INVESTMENT PROPERTIES, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13 & 14, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 14, 2019.

THOMAS E. TEABO, PLS
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L-3920

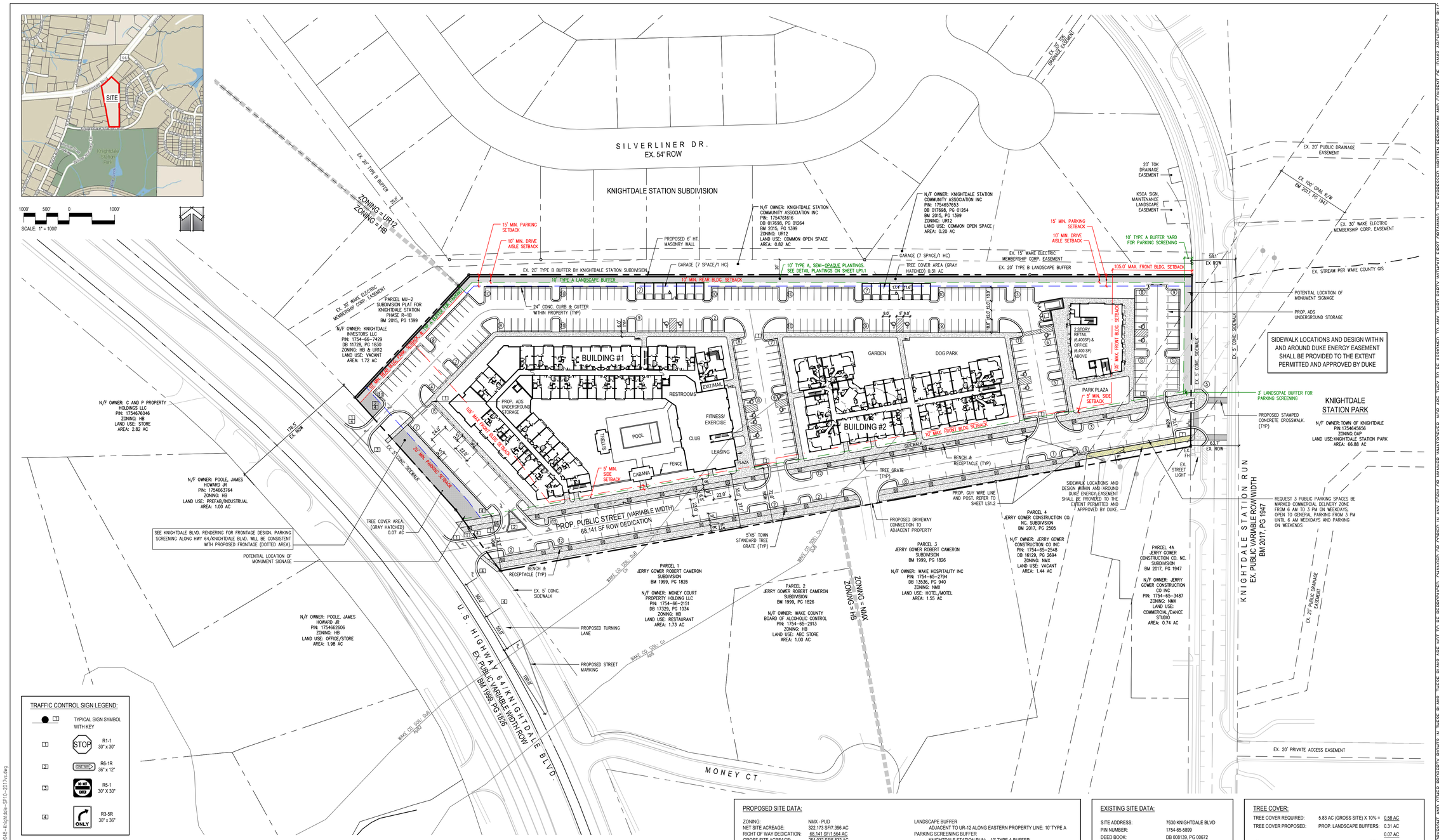
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

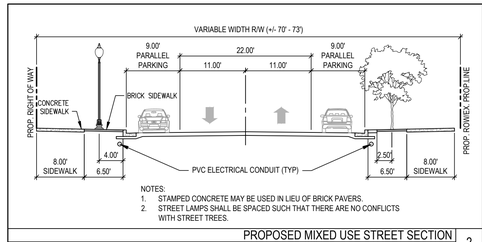
ALTA/NSPS LAND TITLE SURVEY
PROPERTY OF
G & F PROPERTIES, LLC
PIN: 1754-65-5899
DB 8139, PG 672
TOWN OF KNIGHTDALE
ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

BOHLER™ ENGINEERING NC, PLLC
4130 PARKLAKE AVENUE
SUITE 130
RALEIGH, NORTH CAROLINA 27612
919.578.9000 - 919.703.2665 FAX
www.bohlerengineering.com
NCBELS: P-1152
■ UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA
■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
NSR192091	07/29/2020	10/14/19	RJ	JT	TET	TET	1" = 60'	1 OF 1

BOHLER ENGINEERING, ALL RIGHTS RESERVED.
THE CONTENTS OF THIS DOCUMENT, OR ANY PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, IS PROHIBITED.





NOTES:
1. STAMPED CONCRETE MAY BE USED IN LIEU OF BRICK PAVERS.
2. STREET LAMPS SHALL BE SPACED SUCH THAT THERE ARE NO CONFLICTS WITH STREET TREES.

PROPOSED MIXED USE STREET SECTION 2
SCALE: NTS

PROPOSED MIXED USE AREA FURNISHING 1
SCALE: NTS

PROPOSED SITE DATA:

ZONING:	NMX - PUD
NET SITE ACREAGE:	322,173 SF/7.396 AC
RIGHT OF WAY DEDICATION:	68,141 SF/1.564 AC
GROSS SITE ACREAGE:	254,032 SF/5.832 AC
USE:	MIXED USE (APARTMENT, OFFICE, AND RETAIL)
OFFICE:	+/- 6,400 SF
RETAIL:	+/- 6,400 SF
RESIDENTIAL UNITS	
STUDIO:	15 UNITS
1 BEDROOM:	74 UNITS
2 BEDROOM:	106 UNITS
	195 UNITS
DENSITY (DU/AC):	195 DU / 5.832 AC = 33.44
BUILDING SETBACKS:	
SIDE:	5' MINIMUM
REAR:	10' MINIMUM
BUILDING I FRONT:	105' MAXIMUM
BUILDING II FRONT:	10' MAXIMUM
OFFICE/RETAIL FRONT:	105' MAXIMUM
PARKING SETBACKS:	
HWY 64/KNIGHTDALE BLVD:	20' MINIMUM
ADJACENT TO NON RESIDENTIAL ALONG EASTERN PROPERTY LINE	10' MINIMUM
ADJACENT TO RESIDENTIAL ALONG EASTERN PROPERTY LINE	
PARKING:	15' MINIMUM
DRIVE AISLE:	10' MINIMUM

LANDSCAPE BUFFER	
ADJACENT TO UR-12 ALONG EASTERN PROPERTY LINE:	10' TYPE A
PARKING SCREENING BUFFER	
KNIGHTDALE STATION RUN:	10' TYPE A BUFFER
PROPOSED PUBLIC STREET:	3' WIDE W/EVERGREEN SHRUBS
HWY 68/KNIGHDALE BLVD:	20' TYPE B BUFFER
	PARKING SCREENING ALONG 64 WILL BE CONSISTENT WITH PROPOSED FRONTAGE
PARKING SPACE REQUIRED:	1 X 89 (1 BR & STUDIO) = 89
	2 X 106 (2 BR) = 212
	3.5 X 6.4 (RETAIL) = 22
	4.0 X 6.4 (OFFICE) = 26
	TOTAL REQUIRED: 349
PARKING SPACE PROPOSED:	ON SITE: 251
	ON STREET: 65
	TOTAL PROPOSED: 316
BICYCLE PARKING REQUIRED:	1 PER 20 VEHICLE PARKING SPACES
	316 / 20 = 15.8
	TOTAL REQUIRED: 16 SPACES
BICYCLE PARKING PROPOSED:	16 SPACES

EXISTING SITE DATA:

SITE ADDRESS:	7630 KNIGHTDALE BLVD
PIN NUMBER:	1754-65-5899
DEED BOOK:	DB 008139, PG 00672
CURRENT ZONING:	HB
ACREAGE:	322,173 SF/7.396 AC
EXISTING USE:	VACANT
ALLUVIAL SOIL:	Cn
FEMA MAP PANEL #:	1754
WATERSHED:	LOWER NEUSE RIVER

BUILDING NOTE:

1. ALL STAIRWELLS ARE INTERNAL.

TREE COVER:

TREE COVER REQUIRED:	5.83 AC (GROSS SITE) X 10% =	0.58 AC
TREE COVER PROPOSED:	PROP. LANDSCAPE BUFFERS:	0.31 AC
		0.07 AC
TOTAL:		**0.38 AC (6.52%)**

NOTE:
1. PROJECT WILL BE COMPLETED IN A SINGLE PHASE AND INDICATE THAT CURRENT ESTIMATED COMPLETION OF PROJECT IS SPRING 2023.

SITE PLAN

Know what's **below.** **Call** before you dig.

60' 30' 0 60' 120'
SCALE: 1" = 60'

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ZMA-1-20

Brown Investment Properties
The Lofts at Knightdale Station
Knightdale, North Carolina 27545

PUD-MASTER PLAN

FOR REVIEW ONLY NOT FOR CONSTRUCTION

PUD - MASTER PLAN

PROJECT:	BIP-19048	DATE
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	PUD - Master Plan	06.22.2020
REVISIONS:	1st Review Comments	07.30.2020
DRAWN BY:	MA, SB	
CHECKED BY:	KT	
CONTENT:	SITE PLAN	

LS1.1

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DUKE ENERGY.

BUILDING A SMARTER ENERGY FUTURE™

DUKE ENERGY ELECTRIC TRANSMISSION RIGHT-OF-WAY GUIDELINES/RESTRICTIONS VALID FOR NORTH CAROLINA AND SOUTH CAROLINA (Revised 11/20/2014)

This list of right-of-way restrictions has been developed to answer the most frequently asked questions about property owner use of Duke Energy's electric transmission rights of way. This list does not cover all restrictions or all possible situations. You should contact the Asset Protection right-of-way specialist if you have additional concerns about the rights of way. This list of restrictions is subject to change at any time and without notice. Duke Energy reserves all rights conveyed to it by the right-of-way agreement applicable to the subject property. All activity within the rights of way shall be reviewed by an Asset Protection right-of-way specialist to obtain prior written approval. Engineering plans may be required. Compliance with the Duke Energy Right-of-Way Guidelines/Restrictions or approval of any plans by Duke Energy does not mean that the requirements of any local, county, state or federal government or other applicable agency with governing authority have been satisfied.

1. **Structures, buildings, manufactured/mobile homes, satellite systems, swimming pools (any associated equipment and decking), graves, billboards, dumpsters, signs, wells, deer stands, retaining walls, septic systems or tanks (whether above or below ground), debris of any type, flammable material, building material, wrecked or disabled vehicles and all other objects (whether above or below ground) which in Duke Energy's opinion interfere with the electric transmission right of way are not allowed within the right-of-way limits. Transformers, telephone/cable pedestals (and associated equipment) and fire hydrants are not allowed. Manholes, water valves, water meters, backflow preventers and irrigation heads are not permitted. Attachments to Duke Energy structures are prohibited.**
2. **Fences and gates shall not exceed 10 feet in height and shall be installed greater than 25 feet from poles, towers and guy anchors. Fences shall not parallel the centerline within the rights of way but may cross from one side to the other at any angle not less than 30 degrees with the centerline. If a fence crosses the right of way, a gate (16 feet wide at each crossing) shall be installed by the property owner, per Duke Energy's specifications. The property owner is required to install a Duke Energy lock on the gate to ensure access. Duke Energy will supply a lock.**
3. **Grading (cuts or fill) shall be no closer than 25 feet from poles, towers, guys and anchors (except for parking areas; see paragraph 7) and the slope shall not exceed 4:1. Grading or filling near Duke Energy facilities which will prevent free equipment access or create ground-to-conductor clearance violations will not be permitted. Storage or stockpiling of dirt or any other material is prohibited. Sedimentation control, including re-vegetation, is required per state regulations.**
4. **Streets, roads, driveways, sewer/water lines, other utility lines or any underground facilities shall not parallel the centerline within the right of way but may cross, from one side to the other, at any angle not less than 30 degrees with the centerline. No portion of such facility or corresponding easement shall be located within 25 feet of Duke Energy's facilities. Roundabouts, cul-de-sacs and intersections (such as roads, driveways and alleyways) are not permitted.**
5. **Any drainage feature that allows water to pond, causes erosion, directs stormwater toward the right of way or limits access to or around Duke Energy facilities is prohibited.**
6. **Contact Duke Energy prior to the construction of lakes, ponds, retention or detention facilities, etc.**
7. **Parking may be permitted within the right of way, provided that:**
   a. **Prior to grading, concrete barriers shall be installed at a minimum of 9 feet from the Duke Energy facilities. During construction, grading shall be no closer than 10 feet to any Duke Energy facility.**
   b. **After grading/paving activity is complete, a Duke Energy-approved barrier sufficient to withstand a 15mph vehicular impact shall be erected 9 feet from any Duke Energy facility.**
   c. **Any access areas, entrances or exits shall cross (from one side to the other) the right of way at any angle not less than 30 degrees with the centerline and shall not pass within 25 feet of any structure. Parking lot entrances/exits cannot create an intersection within the right of way.**
   d. **Lighting within the right-of-way limits must be approved by Duke Energy before installing. Due to engineering design standards, lighting <u>is not</u> allowed in the "Wire Zone." Where lighting is approved ("Border Zone"), the total height may not exceed 15 feet in Area A and 12 feet in Area B. See map on back of this page for Areas. Contact your Asset Protection right-of-way specialist as the "Wire Zone" varies for the different voltage lines.**
8. **Duke Energy will not object to certain vegetation plantings as long as:**
   a. **They do not interfere with the access to or the safe, reliable operation and maintenance of Duke Energy facilities.**
   b. **Duke Energy does not object to low-growing shrubs and grasses within the "Wire Zone." Tree species <u>are not</u> allowed within the "Wire Zone." Trees that are approved in the "Border Zone" may not exceed, at maturity, 15 feet in Area A and 12 feet in Area B. See map on back of page for areas. Contact the Asset Protection right-of-way specialist for "Wire Zone"/"Border Zone" definitions.**
   c. **For compliant mature height species, refer to <u>plants.ces.ncsu.edu/</u> for reference.**
   d. **Engineering drawings must indicate the <u>outermost</u> conductor.**
   e. **Vegetation that is not in compliance is subject to removal without notice.**
   f. **Duke Energy may exercise the right to cut "danger trees" outside the right-of-way limits as required to properly maintain and operate the transmission line.**

We hope this is useful information. If you have additional questions or plan any activity not mentioned above, please contact the Asset Protection right-of-way specialist for your area (see map).

Keywords: form; customer services; transmission - asset management; 02191
Applies to: Transmission - Carolinas (East and West)

FRM-TRMX-01047
Rev. 0 11/14
Page 1 of 1

AUTHORIZED COPY
Duke Energy Proprietary Business Information

SIDEWALK LOCATIONS AND DESIGN WITHIN AND AROUND DUKE ENERGY EASEMENT SHALL BE PROVIDED TO THE EXTENT PERMITTED AND APPROVED BY DUKE

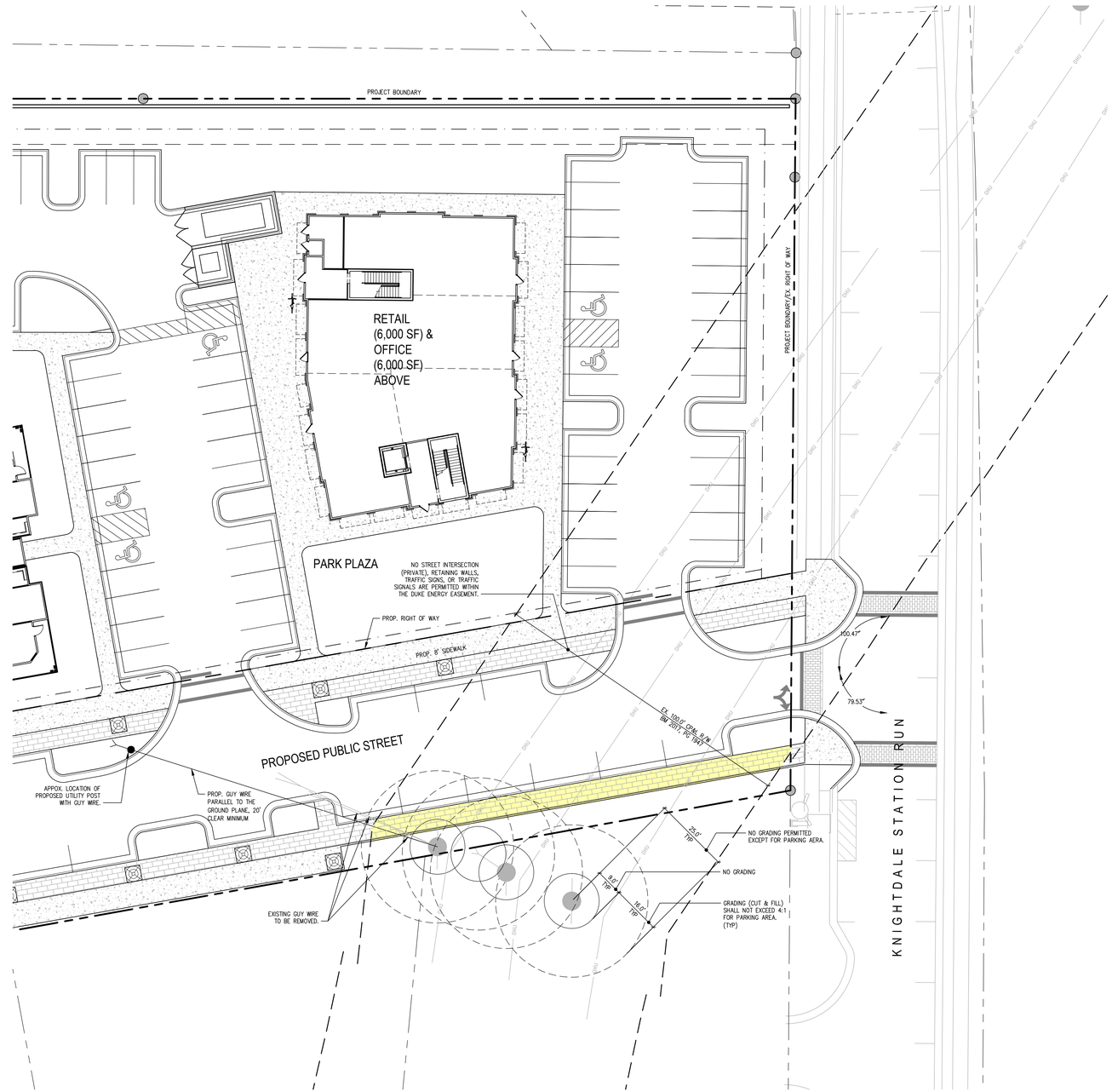

EXHIBIT FOR DUKE ENERGY RIGHT OF WAY RESTRICTIONS

811 Know what's **below.** **Call** before you dig.

20' 10' 0 20' 40'
SCALE: 1" = 20'

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ZMA-1-20

Brown Investment Properties
The Lofts at Knightdale Station
Knightdale, North Carolina 27545

PUD-MASTER PLAN

PUD - MASTER PLAN

NORTH CAROLINA PROFESSIONAL SEAL 019650 ENGINEER KENNETH D. THOMPSON
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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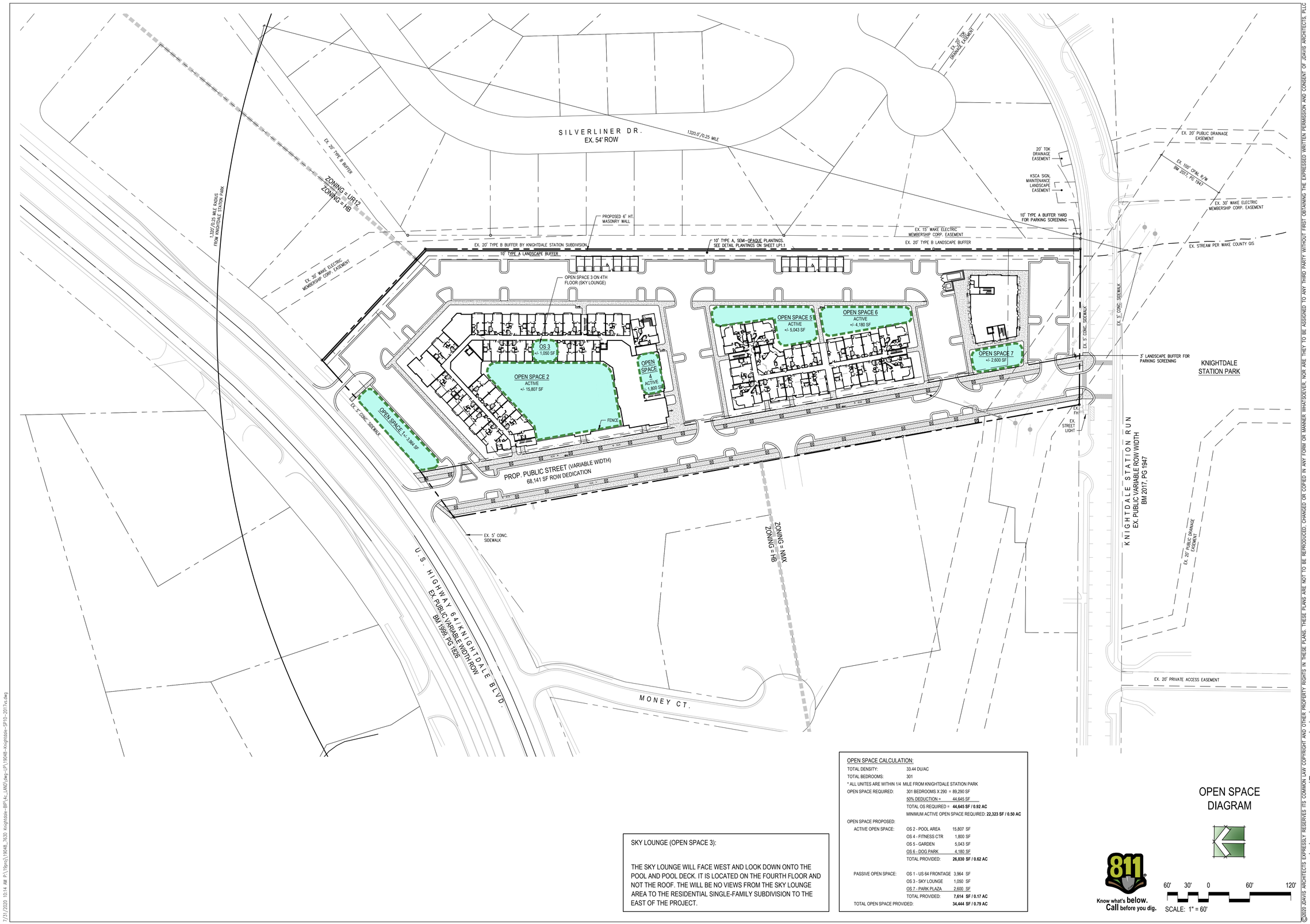
CONTENT:	EXIHIBIT FOR DUKE ENERGY RIGHT OF WAY RESTRICTIONS	

LS1.2

7/31/2020 6:22 AM P:\19proj\19048_7630 Knightdale-BIP\4-_LAND\dwg-LP\19048-Knightdale-SP1D-2017rc.dwg



OPEN SPACE CALCULATION:

TOTAL DENSITY:	33.44 DU/AC	
TOTAL BEDROOMS:	301	
* ALL UNITES ARE WITHIN 1/4 MILE FROM KNIGHTDALE STATION PARK		
OPEN SPACE REQUIRED:	301 BEDROOMS X 290 =	89,290 SF
	50% DEDUCTION =	44,645 SF
	TOTAL OS REQUIRED =	**44,645 SF / 0.92 AC**
	MINIMUM ACTIVE OPEN SPACE REQUIRED:	**22,323 SF / 0.50 AC**
OPEN SPACE PROPOSED:		
ACTIVE OPEN SPACE:	OS 2 - POOL AREA	15,807 SF
	OS 4 - FITNESS CTR	1,800 SF
	OS 5 - GARDEN	5,043 SF
	OS 6 - DOG PARK	4,180 SF
	TOTAL PROVIDED:	**26,830 SF / 0.62 AC**
PASSIVE OPEN SPACE:	OS 1 - US 64 FRONTAGE	3,964 SF
	OS 3 - SKY LOUNGE	1,050 SF
	OS 7 - PARK PLAZA	2,600 SF
	TOTAL PROVIDED:	**7,614 SF / 0.17 AC**
TOTAL OPEN SPACE PROVIDED:		**34,444 SF / 0.79 AC**

SKY LOUNGE (OPEN SPACE 3):

THE SKY LOUNGE WILL FACE WEST AND LOOK DOWN ONTO THE POOL AND POOL DECK. IT IS LOCATED ON THE FOURTH FLOOR AND NOT THE ROOF. THE WILL BE NO VIEWS FROM THE SKY LOUNGE AREA TO THE RESIDENTIAL SINGLE-FAMILY SUBDIVISION TO THE EAST OF THE PROJECT.

OPEN SPACE DIAGRAM

Know what's **below.** **Call** before you dig.

60' 30' 0 60' 120'

SCALE: 1" = 60'

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ZMA-1-20

Brown Investment Properties

The Lofts at Knightdale Station

Knightdale, North Carolina 27545

PUD-MASTER PLAN

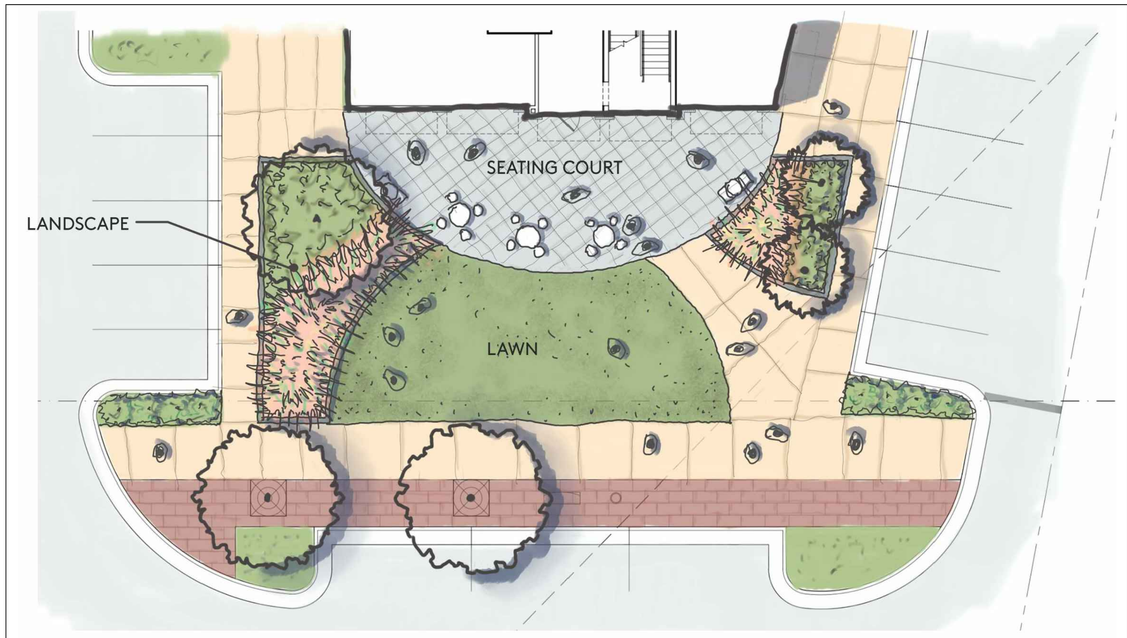
PUD - MASTER PLAN

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

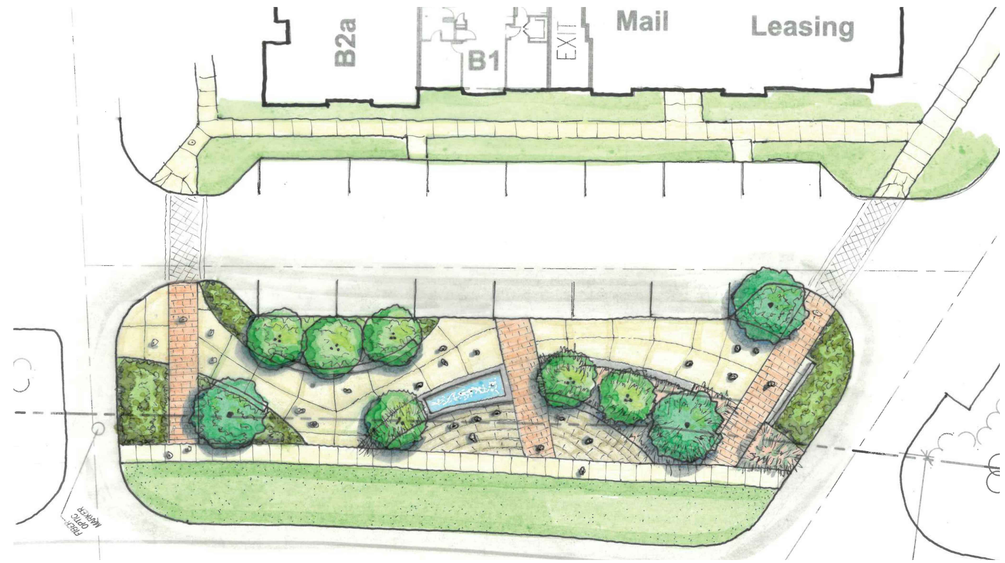
PROJECT:	BIP-19048	DATE
ISSUE:	Sketch Plan	12.04.2019
	PUD - Master Plan	06.22.2020
REVISIONS:	1st Review Comments	07.30.2020
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	OPEN SPACE DIAGRAM	

LS2.1

7/31/2020 10:14 AM P:\19proj\19048_7630 Knightdale-BIP\4c_LAND\dwg-LP\19048-Knightdale-SP1D-2017cc.dwg



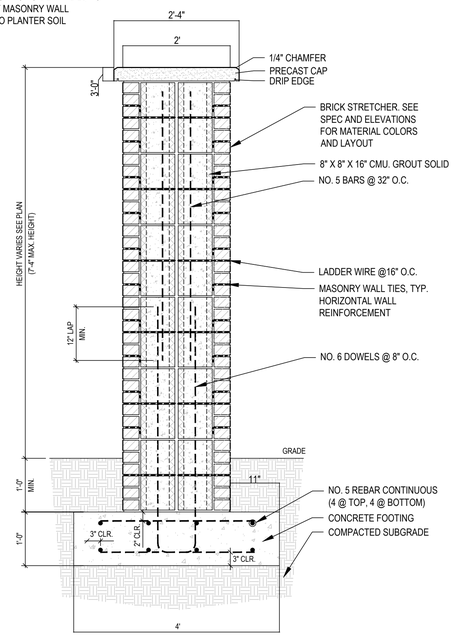
PARK PLAZA EXHIBIT AT OFFICE/RETAIL BUILDING | 3
SCALE: NTS



US HWY 64/KNIGHTDALE BOULEVARD FRONTAGE EXHIBIT | 2
SCALE: NTS

NOTES:

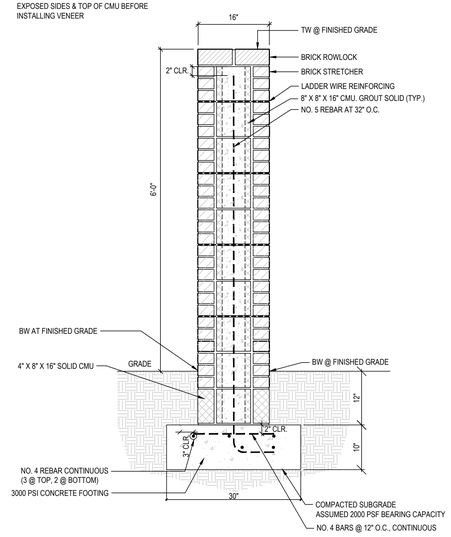
1. DAMP PROOFING TO BE APPLIED TO ALL EXPOSED SIDES & TOP OF CMU BEFORE INSTALLING VENEER. ADDITIONAL DAMP PROOFING TO BE APPLIED TO TOP OF BRICK WALL PRIOR TO INSTALLING BRICK CAP.
2. WATER PROOFING TO BE APPLIED TO SURFACE OF MASONRY WALL ADJACENT TO PLANTER SOIL



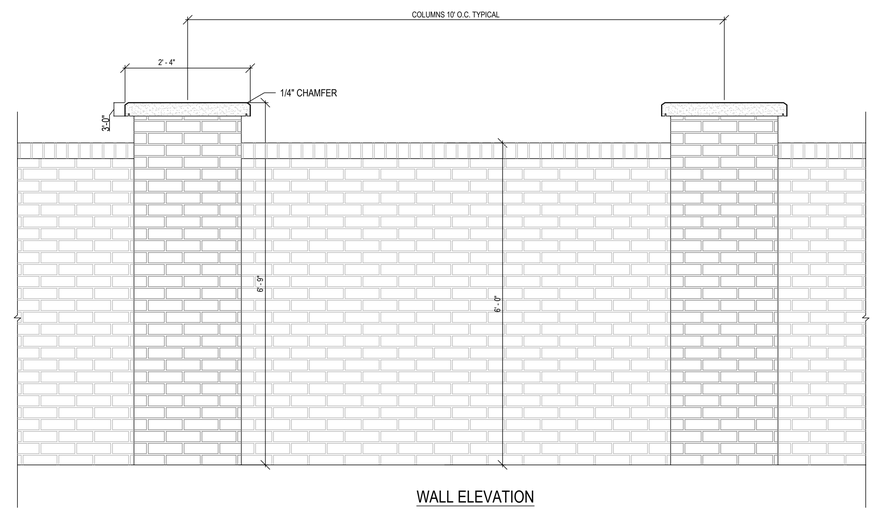
BRICK COLUMN SECTION

NOTES:

1. DAMP PROOFING TO BE APPLIED TO ALL EXPOSED SIDES & TOP OF CMU BEFORE INSTALLING VENEER



BRICK WALL SECTION



WALL ELEVATION

* THE WALL DETAILS & EXHIBIT ARE SCHEMATIC ONLY.

WALL DETAILS | 1
SCALE: 3/4"=1'-0"

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Brown Investment Properties
The Lofts at Knightdale Station
Knightdale, North Carolina 27545

PUD-MASTER PLAN

PUD - MASTER PLAN

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PROJECT:	BIP-19048	DATE
ISSUE:	Sketch Plan	12.04.2019
	PUD - Master Plan	06.22.2020
REVISIONS:	1st Review Comments	07.30.2020
DRAWN BY:	YM, SB	
CHECKED BY:	KT	
CONTENT:	WALL DETAILS, US HWY 64/KNIGHTDALE BLVD. FRONTAGE EXHIBIT & PARK PLAZA EXHIBIT	

LS3.1

7/31/2020 10:17 AM P:\19proj\19048_7630 Knightdale-BIP\4-LAND\dwg-LP\19048-Knightdale-DTL01-2017-rc.dwg

STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
7. INSTALL COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
8. INSTALL PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL list. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

*SERVICE SIZES CALLED OUT ON PLAN

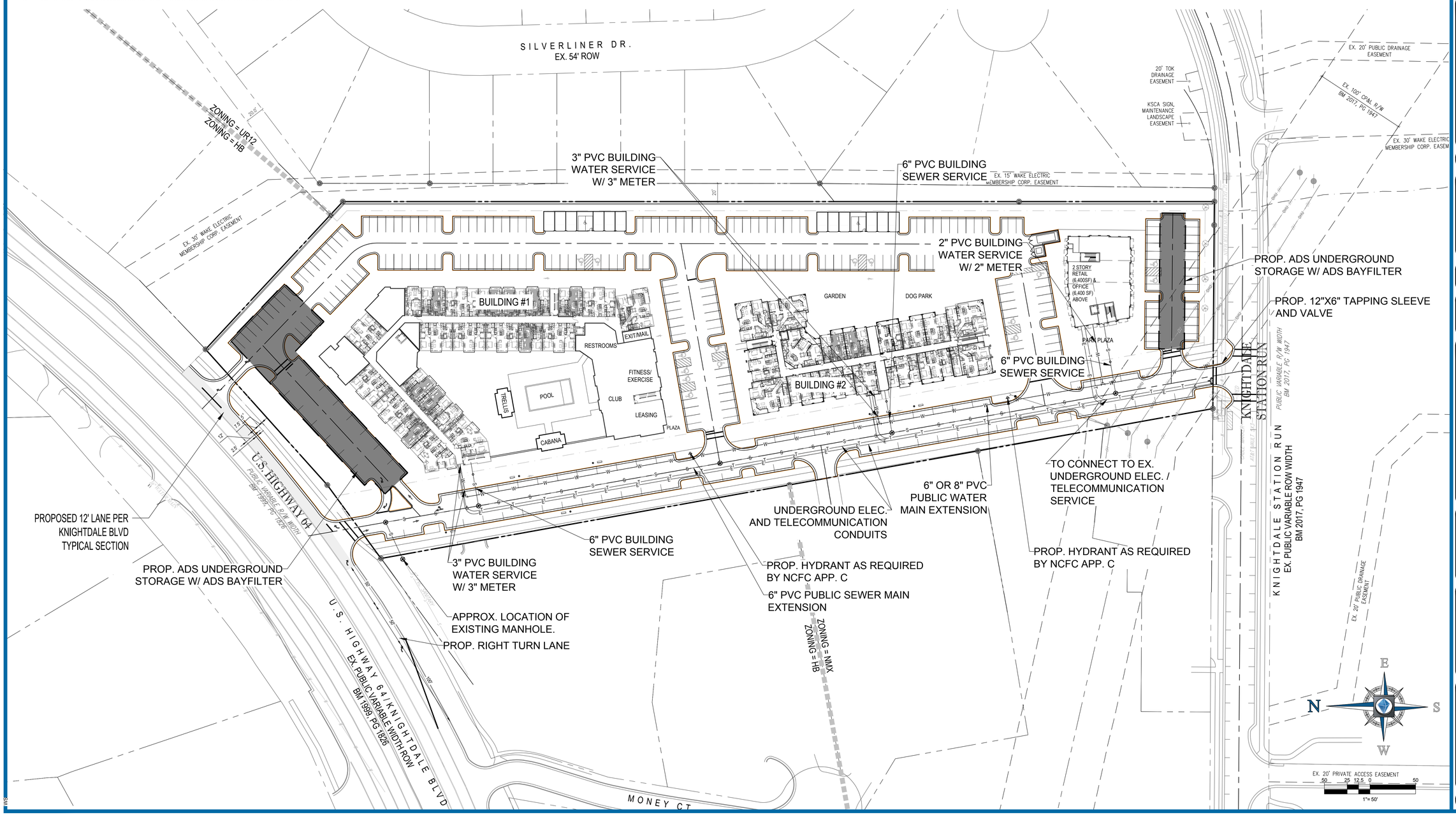
A FIRE FLOW TEST WAS CONDUCTED ON 7/21/20. AN ANALYSIS WAS COMPLETED BASED ON THOSE TEST RESULTS, AND SUFFICIENT FLOW IS AVAILABLE FOR HYDRANTS.

SITE INFORMATION

RESIDENTIAL (HEATED AREA)	254,146 SF
RETAIL (HEATED AREA)	6,200 SF
OFFICE (HEATED AREA)	6,200 SF
TOTAL PROJECT (HEATED AREA)	266,546 SF

WATER ALLOCATION POLICY

BASE POINTS	
MIXED USE DEVELOPMENT (GREENFIELD)	50
BONUS POINTS	
SECTION 2B - PARKING LOTS AND STORMWATER BMPS: PROVISIONS OF ON-STREET PUBLIC PARKING (1 POINT PER STALL UP TO 4 MAX)	4
SECTION 4B - POOL: RESORT STYLE POOL	2
SECTION 4C - OUTDOOR DECK/PATIO: DECK/PATIO - MORE THAN 2000 SF	2
SECTION 4E - CLUBHOUSE: MEETING SPACE WITHOUT KITCHEN MORE THAN 3500 SQUARE FEET	8
TOTAL POINTS:	**66**



BOHLER™ ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	6/22/20	PUD - MASTER PLAN	CB / WB

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FOR CONCEPT PURPOSES ONLY

PROJECT No.:	NCR192091
DRAWN BY:	WES
CHECKED BY:	WLB
DATE:	6/22/20
CAD I.D.:	PUD - MASTER PLAN

PROJECT:
PUD - MASTER PLAN
FOR
JDAVIS ARCHITECTS
JDAVIS
7630 KNIGHTDALE BLVD.
KNIGHTDALE, NC 27545

BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

SHEET TITLE:
SCM & UTILITY PLAN

SHEET NUMBER:
C-401

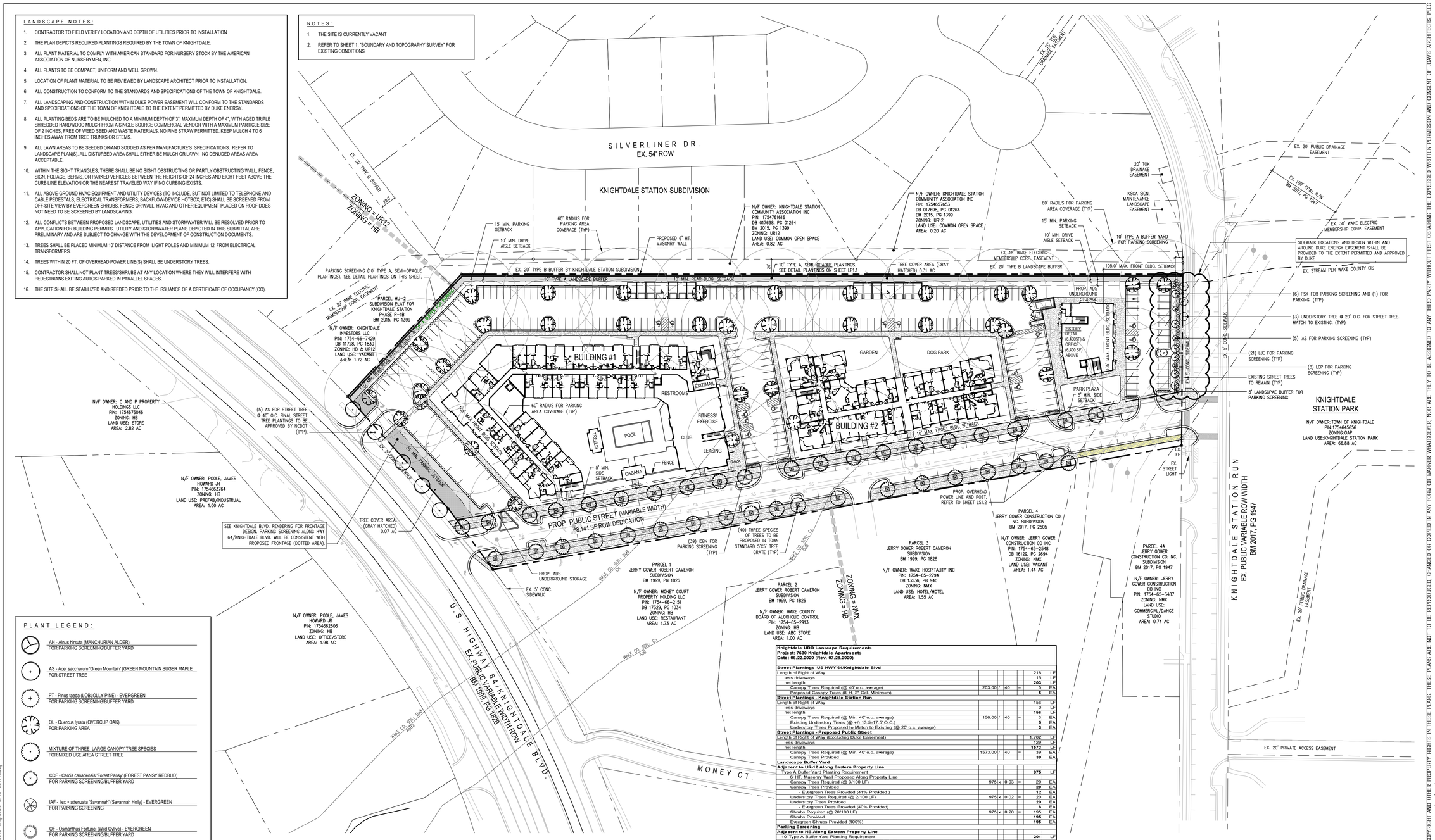
REVISION 1 - 6/22/20

LANDSCAPE NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
2. THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE TOWN OF KNIGHTDALE.
3. ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
5. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF KNIGHTDALE.
7. ALL LANDSCAPING AND CONSTRUCTION WITHIN DUKE POWER EASEMENT WILL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF KNIGHTDALE TO THE EXTENT PERMITTED BY DUKE ENERGY.
8. ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3". MAXIMUM DEPTH OF 4", WITH AGED TRIPLE SHREDDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES, FREE OF WEED SEED AND WASTE MATERIALS. NO PINE STRAW PERMITTED. KEEP MULCH 4 TO 6 INCHES AWAY FROM TREE TRUNKS OR STEMS.
9. ALL LAWN AREAS TO BE SEEDED OR/AND SODDED AS PER MANUFACTURE'S SPECIFICATIONS. REFER TO LANDSCAPE PLAN(S). ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN. NO DENUDED AREAS AREA ACCEPTABLE.
10. WITHIN THE SIGHT TRIANGLES, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
11. ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS; ELECTRICAL TRANSFORMERS; BACKFLOW-DEVICE HOTBOX; ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL. HVAC AND OTHER EQUIPMENT PLACED ON ROOF DOES NOT NEED TO BE SCREENED BY LANDSCAPING.
12. ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
13. TREES SHALL BE PLACED MINIMUM 10' DISTANCE FROM LIGHT POLES AND MINIMUM 12' FROM ELECTRICAL TRANSFORMERS.
14. TREES WITHIN 20 FT. OF OVERHEAD POWER LINE(S) SHALL BE UNDERSTORY TREES.
15. CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS EXITING AUTOS PARKED IN PARALLEL SPACES.
16. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).

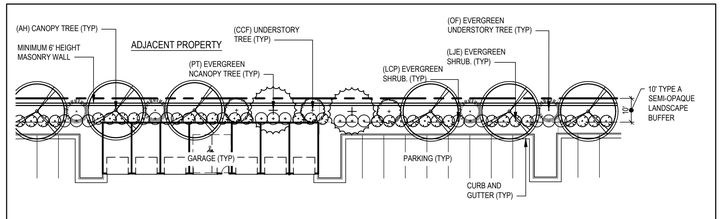
NOTES:

1. THE SITE IS CURRENTLY VACANT
2. REFER TO SHEET 1, "BOUNDARY AND TOPOGRAPHY SURVEY" FOR EXISTING CONDITIONS



PLANT LEGEND:

- AH - Alnus hirsuta (MANCHURIAN ALDER) FOR PARKING SCREENING/BUFFER YARD
- AS - Acer saccharum 'Green Mountain' (GREEN MOUNTAIN SUGER MAPLE FOR STREET TREE
- PT - Pinus taeda (LOBLOLLY PINE) - EVERGREEN FOR PARKING SCREENING/BUFFER YARD
- QL - Quercus lyrata (OVERCUP OAK) FOR PARKING AREA
- MIXTURE OF THREE LARGE CANOPY TREE SPECIES FOR MIXED USE AREA STREET TREE
- CCF - Cercis canadensis 'Forest Pansy' (FOREST PANSY REDBUD) FOR PARKING SCREENING/BUFFER YARD
- IAF - Ilex × attenuata 'Savannah' (Savannah Holly) - EVERGREEN FOR PARKING SCREENING
- OF - Osmanthus Fortunei (Wild Ovlive) - EVERGREEN FOR PARKING SCREENING/BUFFER YARD
- PSK - Prunus serrulata 'Kwanzan' (KWANZAN CHERRY) FOR PARKING AREA/PARKING SCREENING
- EXISTING STREET TREE FOR STREET TREE
- MATCH TO EXISTING TREE FOR STREET TREE
- LJE - Ligustrum japonicum 'East Bay' (EAST BAY LIGUSTRUM) - EVERGREEN FOR PARKING SCREENING/BUFFER YARD
- LCP - Loropetalum chinense 'Purple Diamond' (LOROPETALUM) - EVERGREEN FOR PARKING SCREENING/BUFFER YARD
- ICBN - Ilex cornuta 'Burfordii Nana' (DWARF BURFORD HOLLY) - EVERGREEN FOR PARKING SCREENING



PROPOSED 10' TYPE A SEMI-OPAQUE LANDSCAPE BUFFER
SCALE: NTS
1

Knightdale UDO Lanscape Requirements Project: 7630 Knightdale Apartments Date: 06.22.2020 (Rev. 07.28.2020)					
Street Plantings -US HWY 64/Knightdale Blvd					
Length of Right of Way				218	LF
less driveways				15	LF
net length				**203**	LF
Canopy Trees Required (@ 40' o.c. average)	203.00 /	40	=	5	EA
Proposed Canopy Trees (8' H, 2" Cal. Minimum)				**8**	EA
Street Plantings - Knightdale Station Run					
Length of Right of Way				156	LF
less driveways				0	LF
net length				**156**	LF
Canopy Trees Required (@ Min. 40' o.c. average)	156.00 /	40	=	3	EA
Existing Understory Trees (@ +/- 13.5'-17.5' O.C.)				**6**	EA
Understory Trees Proposed to Match to Existing (@ 20' o.c. average)				**3**	EA
Street Plantings - Proposed Public Street					
Length of Right of Way (Excluding Duke Easement)				1,702	LF
less driveways				129	LF
net length				**1573**	LF
Canopy Trees Required (@ Min. 40' o.c. average)	1573.00 /	40	=	39	EA
Canopy Trees Provided				**39**	EA
Landscape Buffer Yard					
Adjacent to UR-12 Along Eastern Property Line					
Type A Buffer Yard Planting Requirement				**978**	LF
6' HT. Masonry Wall Proposed Along Property Line					
Canopy Trees Required (@ 3/100 LF)	975 x	0.03	=	29	EA
Canopy Trees Provided				**29**	EA
- Evergreen Trees Provided (41% Provided)				**12**	EA
Understory Trees Required (@ 2/100 LF)	975 x	0.02	=	20	EA
Understory Trees Provided				**20**	EA
- Evergreen Trees Provided (40% Provided)				**8**	EA
Shrubs Required (@ 20/100 LF)	975 x	0.20	=	195	EA
Shrubs Provided				**195**	EA
Evergreen Shrubs Provided (100%)				**195**	EA
Parking Screening					
Adjacent to HB Along Eastern Property Line					
10' Type A Buffer Yard Planting Requirement				**201**	LF
6' HT. Masonry Wall Proposed Along Property Line					
Canopy Trees Required (@ 3/100 LF)	201 x	0.03	=	6	EA
Canopy Trees Provided				**6**	EA
- Evergreen Canopy Trees Provided (50%)				**3**	EA
Understory Trees Required (@ 2/100 LF)	201 x	0.02	=	4	EA
Understory Trees Provided				**4**	EA
- Evergreen UnderstoryTrees Provided (50% Provided)				**2**	EA
Shrubs Required (@ 20/100 LF)	201 x	0.20	=	40	EA
Evergreen Shrubs Provided (100%)				**40**	EA
Parking Screening					
Knightdale Station Run					
10' Type A Buffer Yard Planting Requirement				146	LF
Canopy Trees Required (@ 3/100 LF)	146 x	0.03	=	4	EA
Unenstory Trees Provided wtin/near Duke Easement				**8**	EA
Understory Trees Required (@ 2/100 LF)	146 x	0.02	=	3	EA
Understory Trees Provided				**3**	EA
- Evergreen UnderstoryTrees Provided for Canopy and Understory requirement (45%)				**6**	EA
Shrubs Required (@ 20/100 LF)	146 x	0.20	=	29	EA
Evergreen Shrubs Provided (100%)				**29**	EA
Parking Screening					
HWY 64/Knightdale Blvd					
20' Type B Buffer Yard Planting Requirement					
Alternate Frontage Proposed - See LS3.1 Exhibit					
Parking Screening					
Proposed Public Street Parking					
10' Type A Buffer Yard Planting Requirement					
3' Buffer Yard w/Evergreen Shrubs @ 3' O.C. Provided				**39**	EA
Plant Size at Time of Installation (Minimum Size)					
All Deciduous Canopy Trees	8' H, 2" Cal.				
All Evergreen Canopy Trees	6' H, 2" Cal.				
All Deciduous Understory Trees	6' H, 1-1/2" Cal.				
All Evergreen Understory Trees	6' H, 2" Cal.				
All Shrubs	3 Gal, 18" H, 12"-15" W				

SIDEWALK LOCATIONS AND DESIGN WITHIN AND AROUND DUKE ENERGY EASEMENT SHALL BE PROVIDED TO THE EXTENT PERMITTED AND APPROVED BY DUKE

LANDSCAPE PLAN

Know what's **below.** **Call** before you dig.

60' 30' 0 60' 120'
SCALE: 1" = 60'

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ZMA-1-20

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Knightdale, North Carolina 27545

PUD-MASTER PLAN

FOR REVIEW ONLY NOT FOR CONSTRUCTION
KENNETH D. THOMPSON

PUD - MASTER PLAN

PROJECT:	BIP-19048	DATE
ISSUE:	Sketch Plan	12.04.2019
	PUD - Master Plan	06.22.2020
REVISIONS:	1st Review Comments	07.30.2020
DRAWN BY:	MA, SB	
CHECKED BY:	KT	
CONTENT:	SKETCH PLAN	

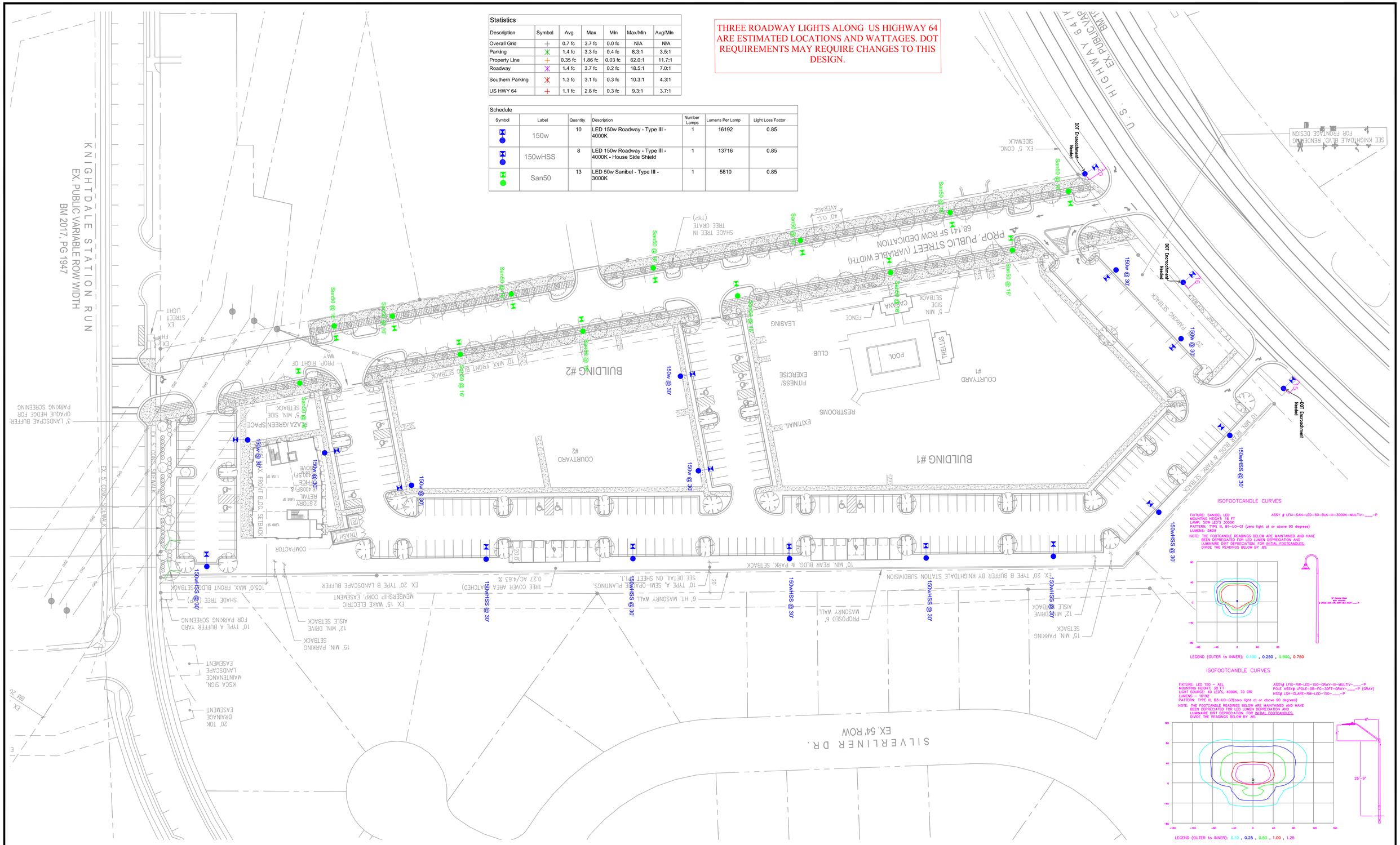
LP1.1

7/30/2020 5:45 PM P:\1Bproj\19048_7630 Knightdale-BIP\4c_LAND\dwg-LP\19048-Knightdale-SP10-2017xc.dwg

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Grid	+	0.7 fc	3.7 fc	0.0 fc	N/A	N/A
Parking	×	1.4 fc	3.3 fc	0.4 fc	8.3:1	3.5:1
Property Line	+	0.35 fc	1.86 fc	0.03 fc	62.0:1	11.7:1
Roadway	×	1.4 fc	3.7 fc	0.2 fc	18.5:1	7.0:1
Southern Parking	×	1.3 fc	3.1 fc	0.3 fc	10.3:1	4.3:1
US HWY 64	+	1.1 fc	2.8 fc	0.3 fc	9.3:1	3.7:1

THREE ROADWAY LIGHTS ALONG US HIGHWAY 64 ARE ESTIMATED LOCATIONS AND WATTAGES. DOT REQUIREMENTS MAY REQUIRE CHANGES TO THIS DESIGN.

Schedule						
Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	150w	10	LED 150w Roadway - Type III - 4000K	1	16192	0.85
	150wHSS	8	LED 150w Roadway - Type III - 4000K - House Side Shield	1	13716	0.85
	San50	13	LED 50w Sanibel - Type III - 3000K	1	5810	0.85



LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy Progress. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

Customer approval_____ Date_____

DISTANCE CALIBRATION (INCHES)

0 0.5 1.0 2.0 3.0 4.0

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7630 KNIGHTDALE BLVD

KNIGHTDALE, NC

SITE LIGHTING PLAN

Designed by DEP LIGHTING SOLUTIONS

Reviewed by N. Johnson Scale 1" = 40'

Date 07/27/2020 Size "Arch D"

Description LED 50w Sanibel & 150w Roadway

Drawing No. 20-0177C Sht. 1 OF 1

THREE ROADWAY LIGHTS ALONG US HIGHWAY 64 ARE ESTIMATED LOCATIONS AND WATTAGES. DOT REQUIREMENTS MAY REQUIRE CHANGES TO THIS DESIGN.

Statistics

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Overall Grid	+	0.7 fc	3.7 fc	0.0 fc	N/A	N/A
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US HWY 64	+	1.1 fc	2.8 fc	0.3 fc	9.3:1	3.7:1

Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
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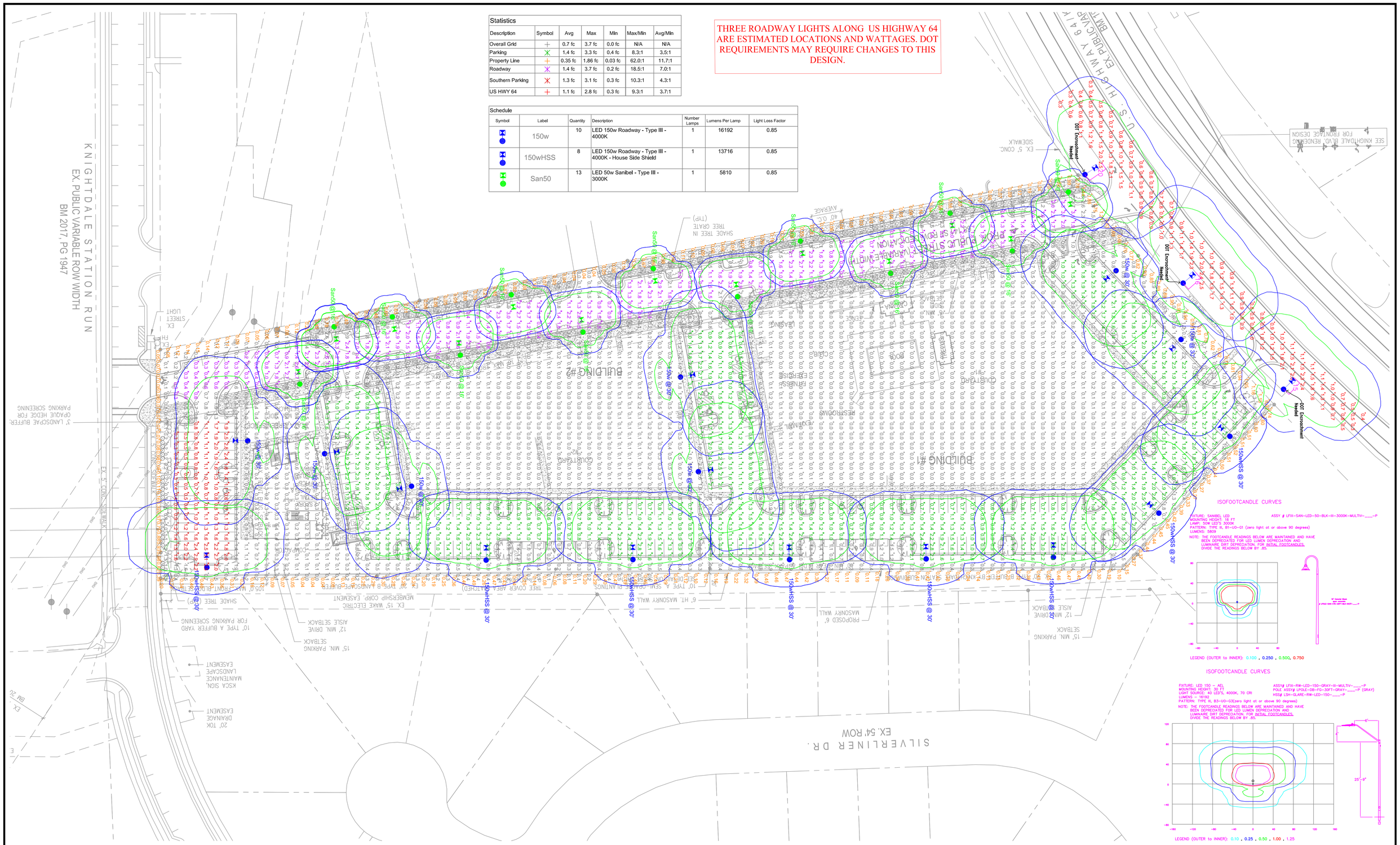

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Customer approval_____ Date_____

DISTANCE CALIBRATION (INCHES)

0 0.5 1.0 2.0 3.0 4.0

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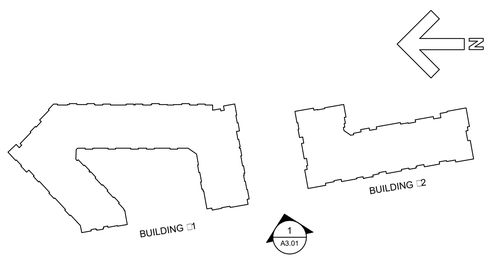
7630 KNIGHTDALE BLVD
KNIGHTDALE, NC
SITE LIGHTING PLAN

Designed by DEP LIGHTING SOLUTIONS
Reviewed by N. Johnson Scale 1" = 40'
Date 07/27/2020 Size "Arch D"
Description LED 50w Sanibel & 150w Roadway
Drawing No. 20-0177C Sht. 1 OF 1

TYPICAL FRONT ELEVATION
SCALE: N.T.S. | 5



BUILDINGS #1 & #2: KEY PLAN
SCALE: N.T.S. | 4

BUILDING #2 ELEVATION
SCALE: 1/16" = 1'-0" | 3

BUILDING # 1 ELEVATION
SCALE: 1/16" = 1'-0" | 2

ALL ELEVATIONS ARE SCHEMATIC ONLY

STREETSCAPE ELEVATION
SCALE: 1/30" = 1'-0" | 1

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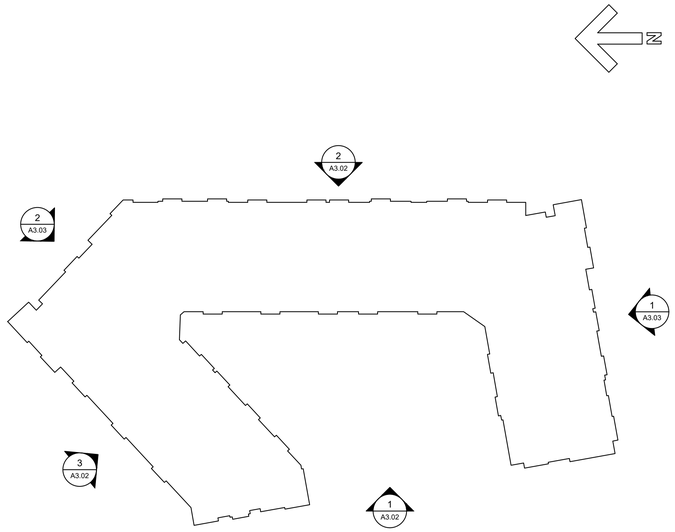
510 South Wilmington St. | Raleigh, NC 27601 | tel 919.835.1500
1518 Walnut St. Suite 1306 | Philadelphia, PA 19102 | tel 215.545.0721

Brown Investment Properties
The Lofts at Knightdale Station
7630 Knightdale Boulevard
Knightdale, North Carolina 27545

J. DAVIS ARCHITECTS, PLLC
REGISTERED ARCHITECTURAL COMPANY
CERT. NO. 51206
NORTH CAROLINA
RALEIGH, N.C.

		DATE
PROJECT:	2019125-Knightdale	
ISSUE:	SKETCH PLAN	12.04.2019
REVISIONS:	2nd Review Comments	02.12.2020
	PUD Submittal	06.22.2020
	1st Review Comments	07.30.2020
DRAWN BY:	-	
CHECKED BY:	-	
CONTENT:	-	
	BUILDING ELEVATIONS	

A3.01



BUILDING 1: KEY PLAN
SCALE: N.T.S.
4

BUILDING 1: SIDE ELEVATION
SCALE: 3/32" = 1'-0"
3

BUILDING 1: REAR ELEVATION
SCALE: 3/32" = 1'-0"
2

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BUILDING 1: STREETSCAPE ELEVATION
SCALE: 3/32" = 1'-0"
1

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1518 Walnut St. Suite 1308 | Philadelphia, PA 19102 | tel 215.545.0721

Brown Investment Properties
The Lofts at Knightdale Station
7630 Knightdale Boulevard
Knightdale, North Carolina 27545

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REGISTERED ARCHITECTURAL COMPANY
CERT. NO. 51208
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ISSUE:	SKETCH PLAN	12.04.2019
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	PUD Submittal	06.22.2020
	1st Review Comments	07.30.2020
DRAWN BY:	-	
CHECKED BY:	-	
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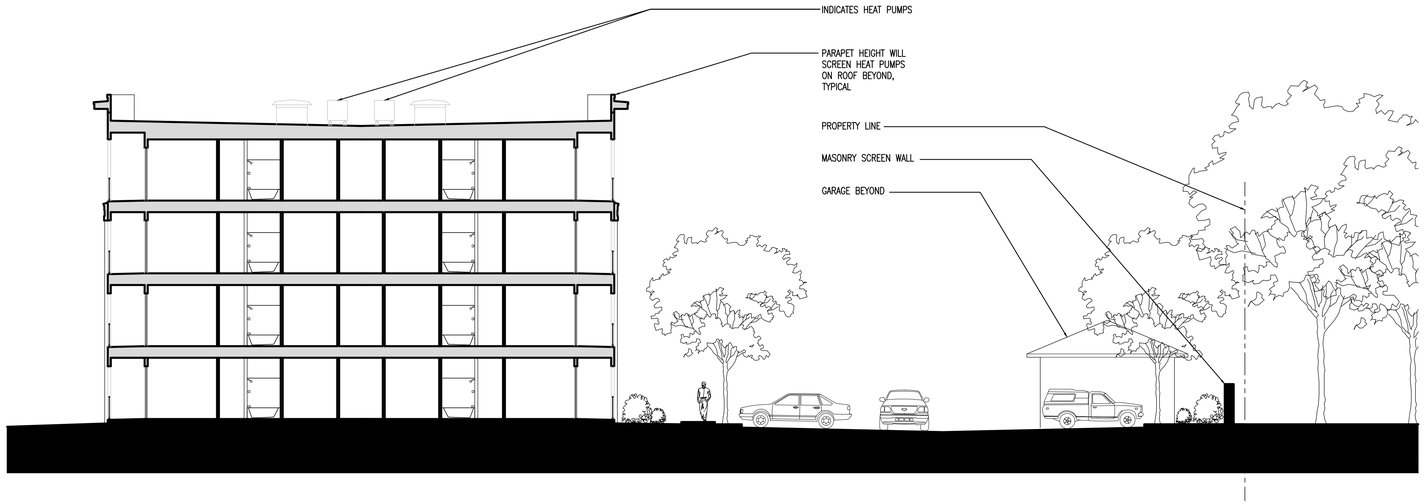
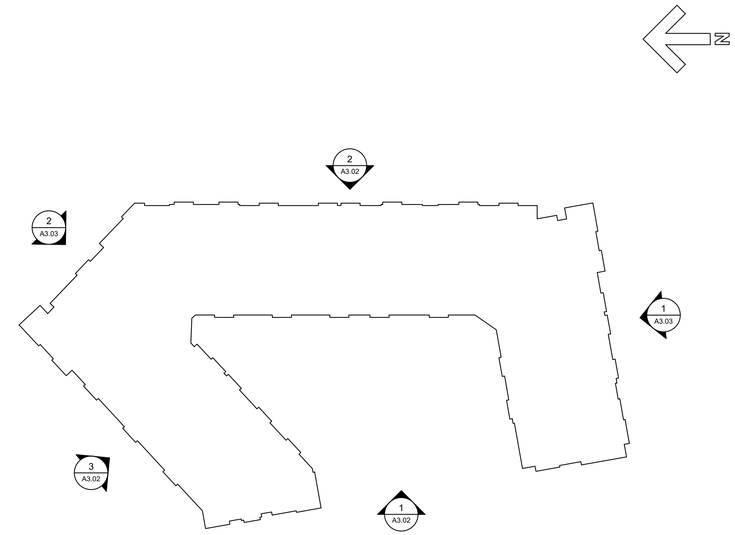
	BUILDING ELEVATIONS	

A3.02



SITE SECTION
SCALE: 3/32" = 1'-0"
4



BUILDING 1: KEY PLAN
SCALE: N.T.S.
3

BUILDING 1: SIDE ELEVATION
SCALE: 3/32" = 1'-0"
2

ALL ELEVATIONS ARE SCHEMATIC ONLY

BUILDING 1: SIDE ELEVATION
SCALE: 3/32" = 1'-0"
1

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	BUILDING ELEVATIONS	
	-	
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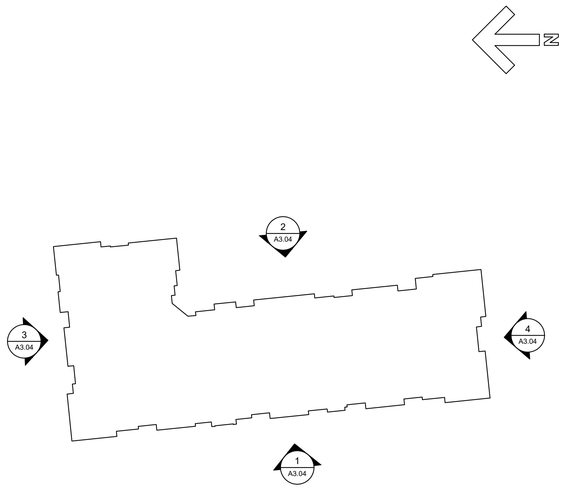
A3.03



BUILDING 2: KEY PLAN | 5
SCALE: N.T.S.

BUILDING 2: SIDE ELEVATION | 4
SCALE: 3/32" = 1'-0"

BUILDING 2: SIDE ELEVATION | 3
SCALE: 3/32" = 1'-0"

BUILDING 2: REAR ELEVATION | 2
SCALE: 3/32" = 1'-0"

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BUILDING 2: STREETSCAPE ELEVATION | 1
SCALE: 3/32" = 1'-0"

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CONTENT:	-	
	BUILDING ELEVATIONS	
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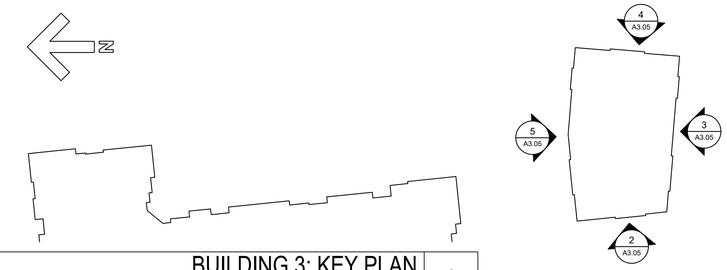
A3.04

ALL ELEVATIONS
ARE SCHEMATIC
ONLY



BUILDING 3: KEY PLAN 6
SCALE: N.T.S.

BUILDING 3: NORTH ELEVATION 5
SCALE: 1/8" = 1'-0"

BUILDING 3: EAST ELEVATION 4
SCALE: 1/8" = 1'-0"

BUILDING 3: SOUTH ELEVATION 3
SCALE: 1/8" = 1'-0"

BUILDING 2: WEST ELEVATION 2
SCALE: 1/8" = 1'-0"

NEW PUBLIC STREETSCAPE VIEW 1
SCALE: N.T.S.

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DRAWN BY:	-	
CHECKED BY:	-	
CONTENT:	BUILDING ELEVATIONS	

A3.05

Town of Knightdale

Staff Report

Title: Appearance Awards Update	Director Signature: CH
Staff: Aquila Blackwell, Planning Technician	Asst. Town Manger Signature:
Date: September 14, 2020	Town Manager Signature:

I. BACKGROUND INFORMATION:

One of the legislative duties delegated to the Land Use Review Board (LURB) by Town Council is to serve as the Community Appearance Board. While the LURB considers community appearance issues in their review of applications requiring their recommendation to Council, the LURB further serves as the Community Appearance Board through the nomination of an annual community Appearance Award winner(s). The appearance award program is intended to recognize the efforts of individuals, organizations or businesses that strive to enhance the appearance of Knightdale.

II. SUMMARY:

The purpose of this agenda item is to introduce the 2020 Appearance Awards. Staff will ask LURB members to submit nominations by October 30th. LURB will vote on the nominations at the November LURB meeting.

III. RECOMMENDATION:

Receive as information.

Town of Knightdale

Staff Report Cover Sheet

Title: Street Tree Project Update

Staff: Donna Tierney, Planner

Date: September 14, 2020

PURPOSE

- To review and discuss a potential change to this fiscal year's street tree project

STRATEGIC PLAN PRIORITY AREA(S)

- Sustainable

GENERAL STATUTE REFERENCE(S), *if applicable*

- N/A

TYPE OF PUBLIC HEARING, *if applicable*

- N/A

FUNDING SOURCE(S), *if applicable*

- FY21 Budget

ATTACHMENT(S)

- Full Staff Report

STAFF RECOMMENDATION

- Consider the new option for this year's street tree project and provide a motion in support.

Town of Knightdale

Staff Report

Title: Street Tree Project Update	Director Signature: CH
Staff: Donna Tierney, Planner	Asst. Town Manger Signature:
Date: September 14, 2020	Town Manager Signature:

I. BACKGROUND INFORMATION:

Since 2010 the Town of Knightdale has annually implemented a street tree beautification project. This initiative has been very successful and provides many physical, social, economic, and environmental benefits to Knightdale citizens. Additionally, the street tree program also helps the Town meet the eligibility standards of remaining a Tree City USA.

At the February 10, 2020 meeting, the LURB ranked their preferred street tree project corridors in the following order:

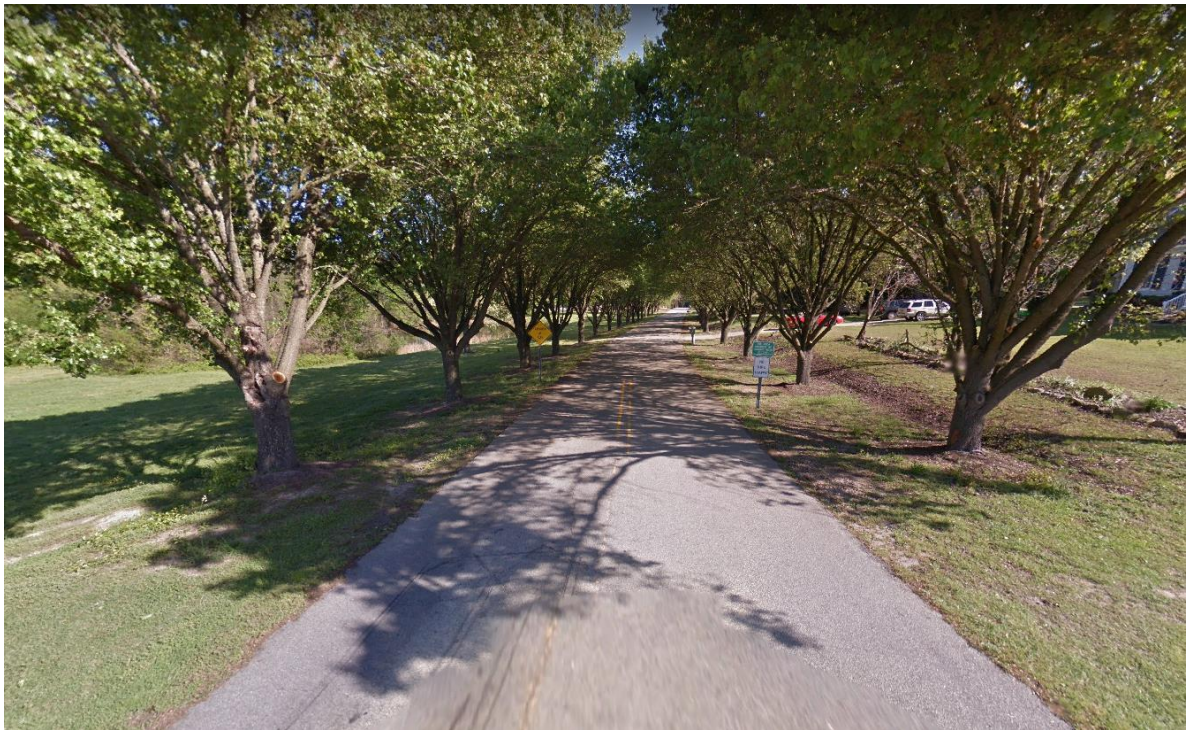
1. Knightdale Blvd. median (between McKnight Dr. and Old Knight Rd.)
2. Main Street at Harper Park
3. Smithfield Road, north of the I-87 interchange

Development Services included the ranked projects in the FY21 budget request, and the Town Council approved a $5,000 project budget.

II. PROPOSED PROJECT REVISION

The Public Works Department has been working with the residents of the Maplewood subdivision regarding the Bradford Pear trees planted in the right-of-way along Maplewood Drive, at the development entrance on Knightdale Blvd. The trees are in very poor condition and have reached the end of their typical lifespan. Over the summer, the Public Works Department responded to several situations where large sections of the trees have split off and created traffic and safety issues.

Based on the condition of the trees, Public Works would like to remove the trees in the next month and replant in October. There are currently 28 trees at the entrance, and a similar number will be replanted. The Town would work with the Maplewood HOA to determine a mixture of 2-3 species that would grow well and would provide some spring foliage and fall color.



View looking north on Maplewood Drive

III. STAFF ANALYSIS:

This is a highly visible area of Town and would be a great way to make an impact and demonstrate the positive effects of the Tree Board. The three projects that were previously selected can carry over to the FY22 budget request, or if the LURB desires, new corridors can be studied.

IV. RECOMMENDATION:

Review the request, and if in favor, make a recommendation of support.

Town of Knightdale

Staff Report Cover Sheet

Title: Unified Development Ordinance (UDO) Update

Staff: Jason S. Brown, AICP, CZO

Date: September 14, 2020

PURPOSE

- To provide an update on the status of the Unified Development Ordinance Update process.

STRATEGIC PLAN PRIORITY AREA(S)

- Connected & Inclusive
- Sustainable

GENERAL STATUTE REFERENCE(S), *if applicable*

- N/A

TYPE OF PUBLIC HEARING, *if applicable*

- N/A

FUNDING SOURCE(S), *if applicable*

- FY ’20-’21 Adopted Budget

ATTACHMENT(S)

- Staff Report
- Project Scope and Approach
- Draft Chapters 2, 3, 4, & 5
- UDO Advisory Committee Consensus Summary

STAFF RECOMMENDATION

- Receive as information

Town of Knightdale

Staff Report

Title: UDO Update

Staff: Jason S. Brown, Assistant Development Services Director

Date: August 10, 2020

Director Signature:

Asst. Town Manger Signature:

Town Manager Signature:

BACKGROUND INFORMATION

- The next phase of implementing the KnightdaleNext 2035 Comprehensive Plan is to update the UDO to ensure it is consistent and has the capabilities to deliver the community vision. The Town has retained the consulting services of Houseal Lavigne & Associates (HLA) and currently is in the third phase of the process. The UDO Update is a seven-step process. The project approach and process are outlined as an attachment to this staff report.

SUMMARY

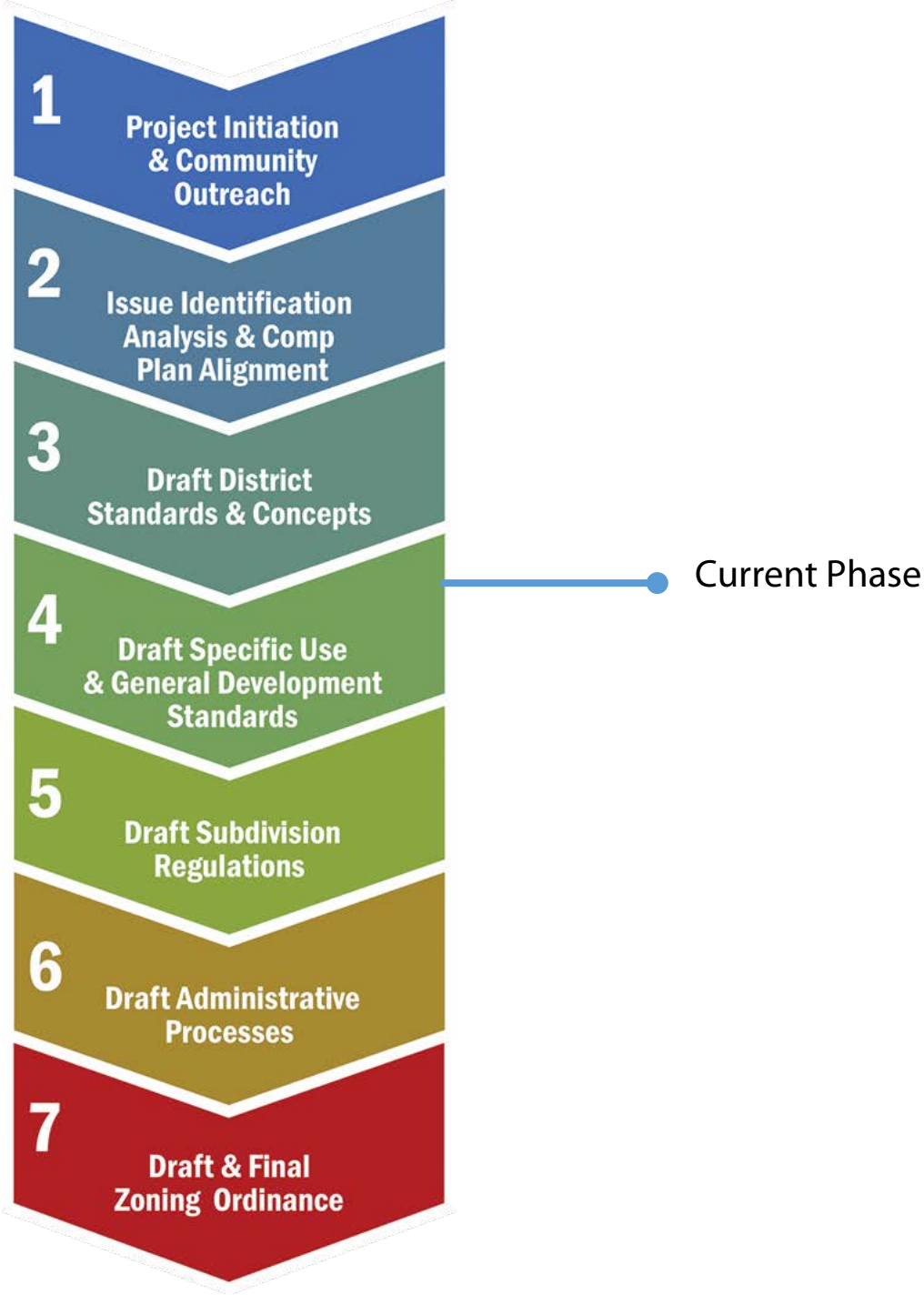
- The current phase is the draft district standards, specific district standards, and concepts. This includes a brief reorganization that brings in some of the draft specific and general use standards, which were originally part of the fourth phase. The proposed edits are more reorganization, streamlining, and ensuring consistency with the new zoning enabling legislation, NCGS §160D.

  The following draft chapters have been prepared and are attached for review:
  1. Chapter 2 "Establishment of Districts"
  2. Chapter 3 "Base District Specific Standards"
  3. Chapter 4 "Overlay District Specific Standards"
  4. Chapter 5 "Use Specific Standards"

  The UDO Advisory Committee met on August 27th to provide feedback on the draft chapters. There were several consensus points that were discussed and a meeting summary with consensus points is provided as an attachment to this staff report. After, the draft chapters have been edited based on the feedback from staff and UDO Advisory Committee, these will be released for public review and comment. The next phase will focus on Building Types and Signs before moving into the interdisciplinary development chapters.

RECOMMENDED ACTION

- Receive as information


1
Project Initiation & Community Outreach
2
Issue Identification Analysis & Comp Plan Alignment
3
Draft District Standards & Concepts
4
Draft Specific Use & General Development Standards
5
Draft Subdivision Regulations
6
Draft Administrative Processes
7
Draft & Final Zoning Ordinance
Current Phase

Chapter 2. Establishment of Districts

REVIEW GUIDE
References to be updated

2.1. Establishment of Districts 1
2.2. Purpose and Intent of Base Districts 2
2.3. Purpose and Intent of Conditional Districts 3
2.4. Purpose and Intent of Overlay Districts 4

2.1. Establishment of Districts

A. **Base Districts**. The Town of Knightdale, as indicated on the Official Zoning Map (Appendix D), is hereby divided into various districts that set forth uniform regulations for the development of land within each district. The purpose of these district regulations is to ensure the use of land and buildings in conditions of good health and safety and in conditions of orderly community development. These regulations shall apply to all land and structures within the respective zoning district. The base districts are listed as follows:

1. Open Space Preserve (OSP)
2. Rural Transition (RT)
3. Rural Residential (RR1)
4. General Residential Low Density (GR3)
5. General Residential Medium Density (GR8)
6. Urban Residential (UR12)
7. Residential Mixed-Use (RMX)
8. Neighborhood Mixed-Use (NMX)
9. Town Center (TC)
10. Highway Business (HB)
11. Business Office (BO)
12. Manufacturing and Industrial (MI)
13. Mining and Quarrying (MQ)

B. **Conditional Districts**. Each Base District is permitted a corresponding Conditional District subject to the submission of a Master Plan as a prerequisite to any development. These districts are described more fully in Section 2.16, and the process for establishing a Conditional District is detailed in Section 15.6C(4).

C. **Overlay Districts**. The following overlay districts are established. These overlay districts impose additional requirements on properties within one (1) or more underlying base or conditional districts.

1. Quarry Overlay (QOD)
2. Special Highway Overlay (SHOD)
3. Planned Unit Development Overlay (PUD)
4. Manufactured Housing Overlay (MH)

2.2. Purpose and Intent of Base Districts

A. **Open Space Preserve District**. The Open Space Preserve District is intended to protect areas that are permanently preserved as natural and/or environmentally significant lands. Such areas include rural parks, wetlands, and areas placed in a conservation easement.

B. **Rural Transition District**. The Rural Transition District is intended to accommodate extremely low density residential development and limited agricultural uses in areas that are currently rural in nature.

C. **Rural Residential District**. The Rural Residential District is intended to accommodate very low-density, rural residential and agricultural uses; and protect natural vistas and landscape features that define the rural heritage of the Town of Knightdale.

D. **General Residential Low Density District**. The General Residential Low Density District is intended to accommodate the Town's existing low density, predominately-residential neighborhoods as well as provide for new mixed density residential development with a maximum density of three (3) dwelling units per acre.

E. **General Residential Medium Density District**. The General Residential Medium Density District is intended to accommodate the Town's existing medium density, predominately-residential neighborhoods as well as provide for new mixed density residential development with a maximum density of eight (8) dwelling units per acre.

F. **Urban Residential District**. The Urban Residential District is intended to accommodate high density neighborhoods close to commercial centers such as the TC, NMX and HB districts and provides for a variety of compatible housing types and a limited mix of uses within a walkable quarter (0.25) to half (0.5) mile context.

G. **Residential Mixed Use District**. The Residential Mixed-Use District is intended to accommodate mixed density neighborhoods within a walkable quarter (0.25) to half (0.5) mile distance to existing and planned commercial centers such as the TC, NMX and HB districts. The intent is to create mixed density residential areas that compliment commercial districts with physical proximity and pedestrian connectivity. Different housing types and lot styles along with a limited mix of neighborhood-friendly uses are encouraged.

H. **Neighborhood Mixed Use District**. The Neighborhood Mixed-Use District is intended to accommodate pedestrian-scaled, higher density residential homes and opportunities for limited scale commercial activities along existing mixed-use corridors, in areas of transition, and at the functional center of new neighborhoods. Development in this district should encourage pedestrian activity through construction of mixed-use buildings and connections to adjacent neighborhoods. Buildings in this district are typically small and detached.

I. **Town Center District**. The Town Center District is intended for the traditional downtown area and the identified new town centers at future commuter rail stations. Individual buildings are encouraged to be multi-story with uses mixed vertically, street level commercial and upper level office and residential. Higher densities of residential development are encouraged. It is the purpose of these regulations to encourage vitality by excluding certain activities which have a negative effect on the public realm through auto-dominated or non-pedestrian oriented design or uses.

J. **Highway Business District**. The Highway Business District is intended to provide and encourage the development of high-intensity offices, services, retailing of durable and convenience goods, facilitate convenient access, minimize traffic congestion, and reduce the visual impact of excessive signage and parking lots.

K. **Business Office District**. The Business Office District is intended to accommodate both large scale buildings with employees for one business and areas with one or more buildings for multiple businesses that support and serve one another.

L. **Manufacturing and Industrial District**. The Manufacturing and Industrial District is intended to accommodate the development and operation of industrial and/or flex space uses that are typically too large in scale to fit within a neighborhood environment and should be buffered from surrounding neighborhood uses. In the interest of economic development this District is reserved for non-residential uses only to preserve adequate opportunities for future relocation and expansion of employment-based uses.

M. **Mining and Quarrying District**. The Mining and Quarrying District is intended to recognize the unique characteristics and predominant extractive nature of mines and quarries which do not fit the application of most development standards promulgated in a UDO. Due to this unique nature, however, it is important to establish specific provisions for the protection of the general welfare of adjacent properties and the community at large.

2.3. Purpose and Intent of Conditional Districts

A. Conditional Districts provide for orderly and flexible development under the spirit and intent of the general policies of the General District without the constraints of the principal structure dimensional standards. Conditional Districts are constructed in a comprehensive manner and therefore establish their own street, block, and lot pattern which may be unique from other surrounding blocks or neighborhoods. Conditional Districts may be self-imposed as detailed in Chapter ## or required as detailed in Chapter 3.

2.4. Purpose and Intent of Overlay Districts

A. **Quarry Overlay District**. The Quarry Overlay District is established to acknowledge the unique land use impact of mining and quarrying on neighboring land uses, the need to notify the owners of the presence of the neighboring quarry, and to reduce potential negative impacts of the quarry on adjacent land uses. The Quarry Overlay District shall be located on parcels that otherwise allow residential development and are adjacent to the primary quarry parcel up to a maximum of one-thousand (1,000) feet from the primary quarry parcel boundary as determined by the Town Council.

B. **Special Highway Overlay District**. The Special Highway Overlay District is intended to promote the safe movement of traffic, to maintain and enhance the scenic beauty viewed by travelers on the highway, and to reduce potential negative impacts of the highway on adjacent land uses. The Special Highway Overlay District is established along Interstate 540, U.S. 64 Bypass / I-87, and any other such roadway classified on the Capital Area Metropolitan Planning Organization's (CAMPO) Comprehensive Transportation Plan as a freeway. The Special Highway Overlay District shall be located on both sides of a freeway and shall be fifty (50) feet wide in depth measured from the right-of-way line.

C. **Planned Unit Development Overlay District**. The Planned Unit Development Overlay District is intended to visually represent areas of the community that are governed by Planned Unit Development Ordinances as detailed in Section #.## of this Code. The Planned Unit Development process encourages creativity and innovation in the design of developments through a master planning process that allows for flexibility from underlying zoning as approved by the Town Council.

D. **Manufactured Home Overlay District.** The Manufactured Home Overlay District is intended to provide for manufactured housing in an organized manner. To that end, the overlay district permits two (2) types of development beyond a single manufactured home on a qualifying lot in a GR or RR district:, the Manufactured Home Neighborhood and the Mobile Home Park, as detailed in Chapter 4.

Chapter 3. Base District Specific Standards

REVIEW GUIDE
References to be updated

3.1. Use Matrices 1
3.2. Lot and Yard Requirements 11
3.3. Calculating Dimensions 12
3.4. Bulk and Dimensional Standards 15
3.5. Permitted Bulk and Dimensional Standard Exceptions and Encroachments 16

3.1. Use Matrices

A. **Categories**. All uses permitted in this Code have been divided into ten (10) general categories as detailed in Chapter 19, Definitions and are generally defined as follows:

1. **Residential**: Premises available for long-term human habitation by means of ownership and rental but excluding short-term leasing or rental of less than a month's duration.
2. **Lodging**: Premises available for short-term human habitation, including daily and weekly rental.
3. **Office/Service**: Premises available for the transaction of general business and the provision of services, but excluding retail sales and manufacturing, except as a minority component.
4. **Retail/Restaurants**: Premises available for the commercial sale of merchandise, prepared foods, and food and drink consumption, but excluding manufacturing.
5. **Entertainment/Recreation**: Premises for the gathering of people for purposes such as arts and culture, amusement, and recreation.
6. **Manufacturing/Wholesale/Storage**: Premises available for the creation, assemblage, storage, and repair of items including their wholesale or retail sale.
7. **Civic/Institutional**: Premises available for organizations dedicated to religion, education, government, social service, health care, and other similar functions.
8. **Infrastructure**: Uses and structures dedicated to transportation, communication, information, and utilities.
9. **Accessory Uses.** Uses, buildings, and structures that are subordinate to and supportive of the principal building or principal use of a lot.
10. **Temporary Uses**. Uses established for a limited duration with the intent to discontinue such use upon the expiration of a specified time period.

B. **Interpretation of Use Matrices.** The following key is to be used in the interpretation of the Use Matrices.

1. **Permitted Uses**. Uses listed as "P" in the matrices shall be allowed subject to all applicable regulations of this Code.

2. **Special Uses**. Uses listed as "SU" in the matrices shall be allowed upon approval of a Special Use Permit as detailed in Section #.##.

3. **Conditional District Uses**. Uses listed as "CD" in the matrices shall be allowed upon approval of a Conditional District rezoning as detailed in Section #.##.

4. **Prohibited Uses**. A blank space in the matrices indicates that use type is not allowed in the respective zoning district unless it is otherwise expressly allowed by other regulations of this Code.

5. **Uses not Listed**. Any use not listed in the Use Matrices is prohibited unless the Administrator determines that it falls within the same class as a listed use as set forth in the Use Matrices.

6. **Additional Regulation**. If a use has use specific standards they are referenced in this column. Use specific standards shall apply to permitted and special uses.

C. Use Matrices

1. Residential Uses.

1. RESIDENTIAL USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Dwelling-Duplex					SU	P	P	P					
b	Dwelling-Multifamily, above ground floor as a part of mixed use						SU	P	P	P				
c	Dwelling-Multifamily, 4 units / bldg or less	5.2(A)					CD	CD	CD	CD				
d	Dwelling-Multifamily, more than 4 units / bldg	5.2(A)					CD	CD	CD	CD				
e	Dwelling-Single Family			P	P	P	P	P	P					
f	Family Care Home (6 or Less residents)	5.2(B)		P	P	P	P	P	P	P				
g	Housing Service for the Elderly	5.2(C)				P	P	P	P	P				
h	Live-Work Units	5.2(D)					P	P	P	P		P		
i	Manufactured Housing	5.2(E)		P	P									
j	Townhouse, 4 units or less						P	P	P	SU				
k	Townhouse, more than 4 units						SU	SU	SU	SU				

2. Lodging Uses.

2. LODGING USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Bed and Breakfast Inns	5.3(A)		P	P	P	P	P	P	P	P			
b	Hotels								CD	CD	P	P		

3. Office / Service Uses.

3. OFFICE / SERVICE USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Animal Services, Boarding	5.4(A)		SU	SU				SU	SU	SU	SU	SU	
b	Animal Services, Nonboarding	5.4(B)		SU	SU				P	P	P	P	P	
c	Banks, Credit Unions, Financial Services	5.4(C)							CD	CD	CD	CD	CD	
d	Business Support Services	5.4(D)							P	P	P	P	P	
e	Child/Adult Day Care Home (Fewer than 6 people)	5.4(E)		P	P	P	P	P	P	P				
f	Child/Adult Day Care Center (6 or more people)	5.4(F)			P		P	P	P	P				
g	Community Service Organization			P	P		P	P	P	P	P			
h	Corporate Campus	5.4(G)										CD	CD	
i	Cremation Facilities										SU		SU	
j	Equipment Rental	5.4(H)								P	CD		P	
k	Funeral Homes								P	P	P			
l	Government Services		P	P	P	P	P	P	P	P	P	P	P	
m	Medical Services							P	P	P	P	P	P	
n	Outdoor Animal Boarding/Equestrian Facilities	5.4(I)		SU	SU								SU	
o	Personal Services	5.4(J)						P	P	P	P	P	P	
p	Post Office							P	P	P		P	P	
q	Professional Services							P	P	P	P	P	P	
r	Studio – Art, dance, martial arts, music							P	P	P	P			
s	Tattoo Shop	5.4(K)									P		P	
t	Vehicle Services – Maintenance/Body Work/Repair	5.4(L)									CD		P	

4. Retail / Restaurant Uses.

4. RETAIL / RESTAURANT USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Auto Parts Sales	5.5(A)							CD		CD		CD	
b	Bar/Tavern/Night Club								P	P	P			
c	Gas Station with Convenience Store	5.5(B)							CD		CD			
d	General Retail – 10,000 sf or less								P	P	P	P		
e	General Retail – 10,001 sf – 50,000 sf									P	P			
f	General Retail – Greater than 50,000 sf									CD	CD			
g	Microbrewery								SU	P	P			
h	Neighborhood Retail/Restaurant – 2,000 sf or less							SU	P	P	P	P		
i	Restaurant								P	P	P			
j	Shopping Center – Community Center										CD	CD	CD	
k	Shopping Center – Neighborhood Center										CD			
l	Sweepstakes Center	5.5(C)											SU	
m	Tasting Room								P	P	P		P	
n	Vehicle/Heavy Equipment Sales	5.5(D)									CD		P	

5. Entertainment / Recreation Uses.

5. ENTERTAINMENT / RECREATION USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Adult Establishment	5.6(A)											SU	
b	Amusements, Indoor – 5,000 sf or less				SU	SU	SU	SU	P	P	P	P	P	
c	Amusements, Indoor – 5,001 sf – 20,000 sf							SU	SU	SU	P	P	P	
d	Amusements, Indoor – Greater than 20,000 sf										P	P	P	
e	Amusements, Outdoor	5.6(B)		SU	SU	SU	SU	P	P	P	P			
f	Cultural or Community Facility		SU	SU	SU	SU	SU	P	P	P	P	P	P	
g	Meeting Facilities		SU	SU	SU			P	P	P		P		
h	Recreation Facilities, Indoor	5.6(C)		P	P	P	P	P	P	P	P	P	P	
i	Recreation Facilities, Outdoor		P	SU	P	P	P	P	P	P	P			
k	Theater, Live Performance								CD	CD	CD	CD		
l	Theater, Movie								CD	CD	CD		CD	

6. Manufacturing / Wholesaling / Storage Uses.

6. MANUFACTURING / WHOLESALE / STORAGE USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Agribusiness, Outdoor	5.7(A)	P	P	P								P	
b	Agribusiness, Indoor												P	
c	Brewery / Winery / Distillery										P		P	
d	Laboratory - medical, analytical, research & development										P	P	P	
e	Manufacturing, Light	5.7(B)									P		P	
f	Manufacturing, Neighborhood	5.7(C)							P	P	P	P	P	
g	Manufacturing, Heavy												P	
h	Media Production									P	P	P	P	
i	Metal Products Fabrication, machine or welding shop											P	P	
j	Mini-Warehouses	5.7(D)											CD	
k	Quarrying and Stone Cutting												SU	P
l	Research and Development	5.7(E)									P	P	P	
m	Storage - Outdoor storage yard as a primary use	5.7(F)											P	
n	Storage - Warehouse, indoor storage	5.7(G)									P		P	
o	Wholesaling and Distribution	5.7(H)									SU		P	

7. Civic / Institutional Uses.

7. CIVIC / INSTITUTIONAL USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Campground		SU		SU								P	
b	Cemeteries	5.8(A)	P						P	P	P			
c	Colleges/Universities							CD	CD	CD		CD		
d	Group Care Facility (More than 6 residents)	5.8(B)			SU				SU	SU				
e	Hospital									CD	CD	CD	CD	
f	Public Safety Facility		P		P	P	P	P	P	P	P		P	
g	Religious Institutions				P	P	P	P	P	P	P			
h	Schools – Elementary & Secondary				SU	SU	CD	CD	CD	CD				
i	Schools – Vocational/Technical							CD	CD	CD	CD	CD	CD	

8. Infrastructure Uses.

8. INFRASTRUCTURE USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Airport	5.9(A)		SU	SU								SU	
b	Transit, Road & Ground Passenger Services	5.9(B)								P	P		P	
c	Wireless Telecommunication Facility-Stealth	5.9(C)				P	P	P	P	P	P	P	P	
d	Wireless Telecommunication Facility-Tower	5.9(D)			SU								P	
e	Wireless Telecommunication Facility – Small Wireless Facilities inside Right-of-Way	5.9(E)		P	P	P	P	P	P	P	P	P	P	
f	Wireless Telecommunication Facility – Small Wireless Facilities outside Right-of-Way	5.9(F)							P	P	P	P	P	
g	Utilities-Class 1 & 2		P	P	P	P	P	P	P	P	P	P	P	
h	Utilities-Class 3			SU	SU						SU	SU	P	

9. Accessory Uses.

9. ACCESSORY USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Accessory Building / Structure	5.10(A)		P	P	P	P	P	P	P	P	P	P	P
c	Drive-Thru Service	5.10(B)							CD		CD	CD	CD	
d	Drive-Thru Retail/Restaurants	5.10(B)									CD			
e	Dwelling-Secondary	5.10(C)		SU	SU	SU								
f	Home Occupation	5.10(D)		P	P	P	P	P	P	P				
l	Solar Energy Collection, Canopy	5.10(E)					SU	SU	SU	SU	P	P	P	
m	Solar Energy Collection, Ground Mounted	5.10(F)	P	P	P	P	P	P	P					
n	Solar Energy Collection, Roof Mounted	5.10(G)	P	P	P	P	P	P	P	P	P	P	P	P

10. **Temporary Uses.** Temporary uses may be approved by obtaining a Zoning Compliance Permit (Section 15.4B) from the Administrator subject to the following:

    a. **General Requirements**

        i. The Administrator may attach any conditions needed to protect the public health, safety, and welfare.

        ii. The use is clearly of a temporary nature, not exceeding fourteen (14) calendar days unless otherwise allowed in subsection (b) below.

        iii. Associated structures including but not limited to greenhouses, tents, and mobile units, shall be removed from the lot no later than the temporary use's zoning compliance permit expiration date.

        iv. Any building permits and fire inspections as required by the North Carolina Building Code for general construction or commercial use shall be obtained.

    b. **Specific Requirements**

        i. **Carnival or Circus.** A carnival or circus may be permitted for a period not to exceed twenty-one (21) calendar days.

        ii. **Seasonal Sales.** Holiday tree, fireworks and other seasonal sales in open lots may be permitted for a period not to exceed forty-five (45) calendar days within the NMX, TC, HB, and MI districts. Holiday tree sales may also be permitted for a period not to exceed forty-five (45) days on a portion of a lot primarily used for agribusiness purposes.

        iii. **Contractor's Office or Equipment Shed.** A contractor's office or equipment shed is permitted in any district for a period covering the construction phase of the project not to exceed one (1) year, provided that such office be placed on the property to which it is appurtenant.

        iv. **Other Uses.** The administrator may issue other temporary uses and activities, or special events including specific time limits, if it is determined that such uses are clearly of a temporary nature, and will not jeopardize the health, safety or general welfare, or be injurious or detrimental to properties adjacent to, or in the vicinity of, the proposed location of the activity.

    c. **Extensions.** A zoning compliance permit for a temporary use may be extended by the Administrator, provided the combined periods of the original permit and extension do not exceed the maximum period lengths previously specified in subsections (a) and (b), and provided that the temporary use has not been found in violation of any Town code or ordinance.

3.2. Lot and Yard Requirements

A. **All Lots to Front on Public Street or Public Space.** All lots shall front upon a public street. With the provision of rear lane or alley access, lots may front upon a close or a square, but access shall be of sufficient design to allow for the provision of emergency services, as approved by the Knightdale Fire Department.

B. **May Not Reduce/Create Lot(s) Below Minimum Requirements.** No yard or lot existing upon adoption of this Ordinance shall be reduced in size or area below the minimum requirements of the district. Yards or lots created after the effective date of this Ordinance shall meet the minimum requirements established by this Ordinance. This prohibition shall not be construed to prevent the required dedication, purchase, or condemnation of narrow strips of land or parcels for public utilities, substations, street right-of-way, or similar purposes.

C. **One Principal Building Per Lot**. Only one (1) principal building and its customary accessory building(s) shall be located on any lot, except in appropriate districts that permit a lot to contain multiple residential and/or non-residential uses in one or more principal structures or within the same structure.

D. **Rights-of-Way Not Considered in Yard Requirements.** Areas within street and railroad rights-of-way or easements shall not be considered part of a lot, count towards recreational open space requirements, or be used for the purpose of meeting front, side, or rear yard requirements.

E. **Irregular Lot Setbacks.** The location of required front, side, and rear yards setbacks on irregularly shaped lots shall be determined by the Administrator. The determination will be based on the spirit and intent of this Ordinance to achieve an appropriate spacing and location of buildings and structures on individual lots. Lots which do not have an obvious visual relationship with the fronting street, such as flag lots, shall be evaluated on the basis of having one setback from neighboring properties, which shall be equal to the minimum rear setback for the district.

F. **Corner Lots.** Corner lots shall have a single front yard designated along the street associated with the primary façade of the corner lot's principal structure. Remaining corner lot yards that abut other streets shall be considered side, corner side or rear yards as applicable (see Chapter 2).

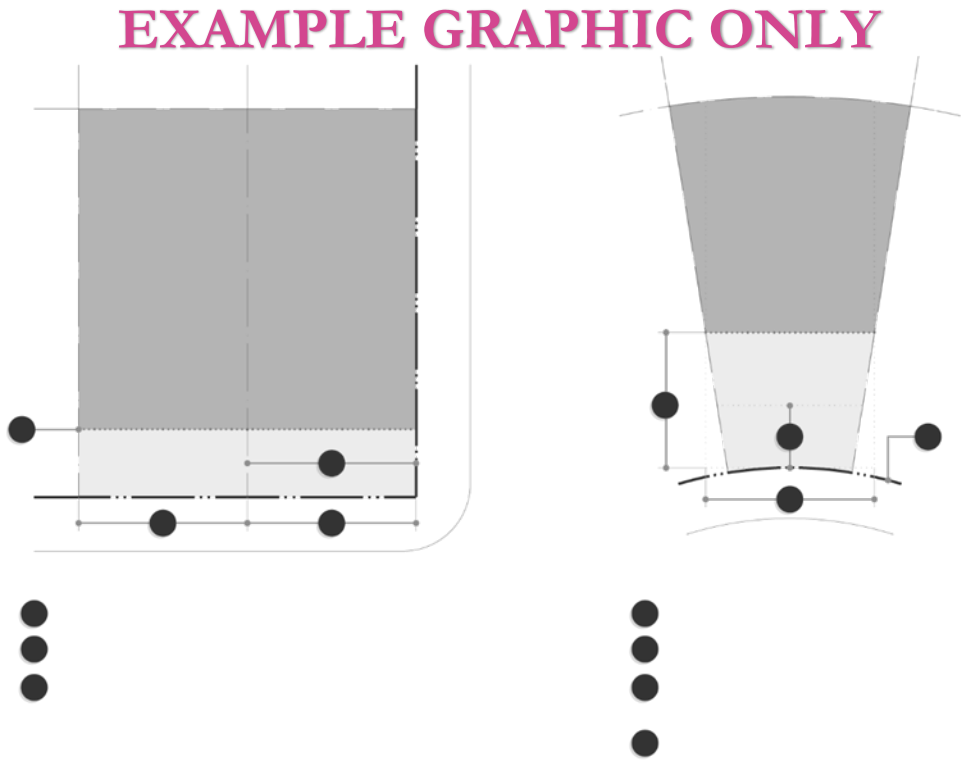
G. **Double Frontage Lots.** Excluding corner lots, lots having frontage on two (2) streets shall observe a front yard setback along each street in accordance with the provisions of this ordinance.

H. **Minimum Length.** The minimum length of the street right-of-way frontage of a lot shall be eighty (80) percent of the minimum lot width required for the zoning lot with the exception of flag lots which shall be twenty-two (22) feet or as otherwise provided in this Ordinance.

3.3. Calculating Dimensions

A. **Yards**.

1. A required yard shall be measured as the shortest distance between the building and the associated lot line.



B. **Height**.

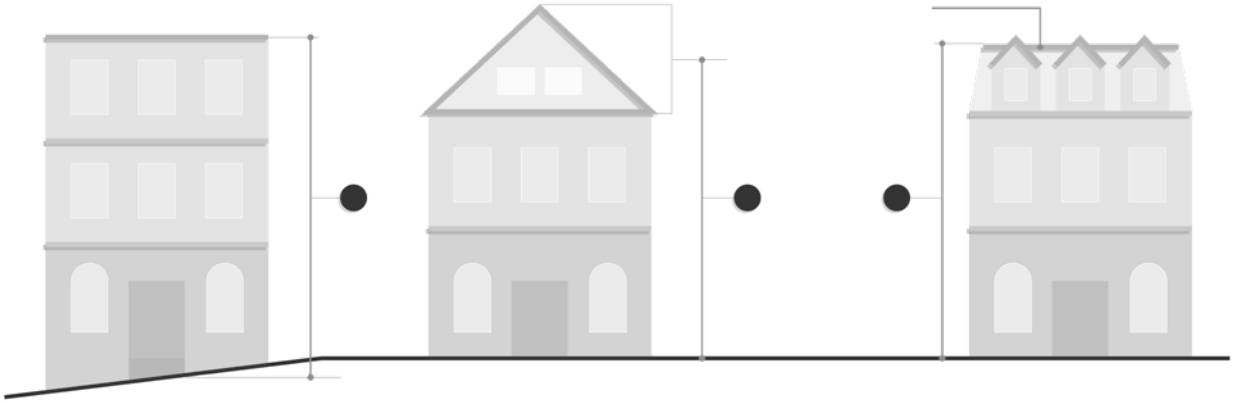
1. **Computation of Height.** "Building Height" is measured as the vertical distance from a reference elevation to: the base of parapet or roof line of a flat roof, the eave of a pitched roof (gable, hip or gambrel), or the deck line of a mansard roof. The reference elevation shall be established by examining the elevation of all sidewalks and ground surface areas within a buffer area extending five (5) feet from all exterior building walls.

   a. When the elevation differential within the buffer area is ten (10) feet or less, the reference elevation shall be the elevation of the highest point within the buffer area.

   b. When the elevation differential within the buffer area exceeds ten (10) feet, the reference elevation shall be set ten (10) feet higher than the lowest point within the buffer area.

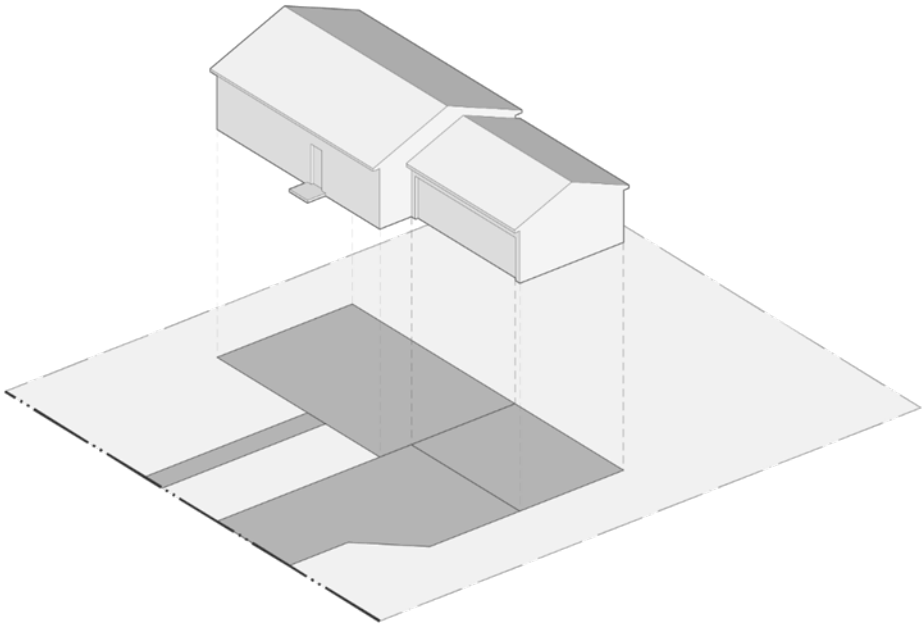
2. **Computation of Story(ies).** A single story shall consist of the habitable level of a building of no more than 14 feet in height from finished floor to finished floor. When the height from finished floor to finished floor exceeds 14 feet, another story shall be added to the calculation for additional height in 14-foot increments (14.1 to 28.0 feet equals two [2] stories, 28.1 to 42.0 feet equals three [3] stories, etc.). Basements with a ceiling height of no more than four (4) feet above the reference elevation or attics whose finished floor is less than four (4) feet below the elevation of the eave shall not constitute a story.

EXAMPLE GRAPHIC ONLY



C. **Lot Coverage.** Lot coverage is measured as that portion of a lot covered by any structure, building, and/or impervious surface that prevents or substantially reduces absorption of stormwater into land.

EXAMPLE GRAPHIC ONLY



3.4. Bulk and Dimensional Standards

Table 3.4: Bulk and Dimensional Standards													
	All Buildings												
Standards	**OSP**	**RT**	**RR1**	**GR3**	**GR8**	**UR12**	**RMX**	**NMX**	**TC**	**HB**	**BO**	**MI**	**MQ**
Lot Standards (Minimum)													
Lot Width / DU - Street Loaded (ft)	100	200	90	80	80	80	80	80	80	150	n/a	n/a	n/a
Lot Width / DU - Alley Loaded (ft)	n/a	n/a	n/a	30	30	30	30	30	30	n/a	n/a	n/a	n/a
Yard Setbacks (Minimum unless otherwise stated)													
Front (ft)	30	50	35	As detailed per building type in Chapter 6: Building Type Standards									100
Side (ft)	10	20	10										100
Rear (ft)	20	50	30										100
Building Standards (Maximum)													
Height (ft)	35	35	35	42	42	42	42	56	70	70	70	70	35
Height (stories)	n/a	n/a	n/a	3	3	3	3	4	5	5	5	5	n/a
Lot Coverage (%)													

EXAMPLE GRAPHIC ONLY

3.5. Permitted Bulk and Dimensional Standard Exceptions and Encroachments

A. **Permitted Exceptions to Right-of-Way Frontage Length Requirements**.

1. **Corner Lots.** Where a zoning lot fronts on two (2) or more streets, minimum right-of-way frontage length requirements shall be considered met if the frontage along any one (1) of such streets meets the minimum right-of-way frontage length requirements of subsection 1.

2. **Lots Along a Tight Street Radius.** Where a zoning lot fronts on a turning circle of a cul-de-sac or at a point of a street where the radius of the curvature of the right-of-way is less than ninety (90) feet, the minimum right-of-way frontage length requirement shall be thirty-five (35) feet.

3. **Flag Lot Width at Building Line.** Flag lots shall reach the minimum lot width at a point not to exceed two-hundred (200) feet from the street right-of-way.

B. **Permitted Exceptions to Yard Setback Requirements.** The following features shall not be subject to the required minimum setback requirements:

1. Wall, projecting and under-awning signs, provided such signs comply with the standards established in Chapter 12;

2. Fences and walls not exceeding heights specified in Section 4.8;

3. Flagpoles;

4. Bridges;

5. Utility transmission poles, towers, and cables; and

6. Any satellite dish measuring eighteen (18) inches or less in diameter.

C. **Permitted Exceptions to Height Requirements**. Provided such building or structure will not interfere with any airport zones or flight patterns; the height limitations of this Section shall not apply to church spires, belfries, cupolas, and domes not intended for human occupancy, as well as monuments, water towers, observation towers, transmission towers, chimneys, smokestacks, conveyors, flagpoles, masts and antennas.

D. **Permitted Encroachments into Required Yards**. Based on the Bulk and Dimensional Standards of this Chapter, certain architectural features are permitted to encroach into the front yard setback. The following standards shall be established for such encroachments:

1. **Front Yard Setback Encroachments**.

a. **Arcades.** Arcades or covered walkways should be designed to avoid the swing of car doors parked parallel to the arcade. In addition, the sidewalk within the arcade should be sufficient to accommodate the intended uses (i.e. outdoor seating) while providing suitable clearances per the American with Disabilities Act Accessibilities Guidelines (ADAAG).

b. **Awnings.** Awnings shall be supported by means of a frame attached directly to the structure receiving beneficial use of the awning. In no case shall awnings be supported by a frame attached to a sidewalk or other public right-of-way.

c. **Bay Windows.** Bay Windows shall not exceed a maximum projection of two (2) feet from the primary wall. By their definition, bay windows are suspended projections and do not contain habitable floor space, but may provide seating as an integral element of the interior space.

d. **Balconies, Open Porches, Stoops and Raised Doorways.** Only balconies, open porches, stoops, and raised doorways not exceeding an average finished height above grade of thirty-six (36) inches are permitted as encroachments. To the extent possible, these features are to remain visually permeable so that the front door can be easily seen from the street or sidewalk. While railings required by the building code are permitted, the screening in of these features constitutes an enclosure which may not encroach into the front yard setback.

e. **Handicapped Ramps.** A ramp installed on a residential structure to provide access for a disabled resident may encroach into the front yard setback unless a less obtrusive means of access can be provided at another entry point (i.e. the back door).

2. **Side and Rear Yard Setback Encroachments**. Open decks, porches, patios, and other similar structures not exceeding an average finished height above grade of thirty-six (36) inches may encroach into the side and rear yard setbacks to within five (5) feet of the property line. When an opaque wall or fence of a minimum six (6) feet in height is provided in accordance with the provisions of Section 4.8, an at grade patio may be constructed to the property line. Roofs over such structures are not permitted to encroach into either the side or rear setbacks.

Chapter 4. Overlay District Specific Standards

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References to be updated

4.1. Quarry Overlay District 1
4.2. Special Highway Overlay District 1
4.3. Manufactured Home Overlay District 2

4.1. Quarry Overlay District

A. **Location.** The QOD shall be located on parcels that otherwise allow residential development and are adjacent to the primary quarry parcel up to a maximum of 1,000 feet from the primary quarry parcel boundary as determined by the Town Council.

B. **Uses Permitted**. The district restricts any form of residential development to a maximum of one (1) dwelling unit per acre. All other uses in the underlying Base, Planned Development or Conditional district are not restricted and permitted according to the Use Matrix (Section 2.3C)

C. **Full Disclosure Statement**. For all residential and/or non-residential structures constructed within the QOD, the owner shall disclose in writing to all prospective purchasers that they are located within an area that may be impacted by mining/ quarry operations and blasting. Such notification will be accomplished by inclusion of the preceding disclosure in all sales contracts, brochures and promotional documents, including any illustrative site plans on display within any sales related office(s), as well as in homeowners association documents, and displayed on all subdivision and site plans, and within all deeds of conveyance.

4.2. Special Highway Overlay District

A. **Location**. The Town hereby establishes a SHOD along Interstate 540, U.S. 64 Bypass / I-87, and any other such roadway classified on the Capital Area Metropolitan Planning Organization's (CAMPO) Comprehensive Transportation Plan as a freeway. The intent of the district is to promote the safe movement of traffic, to maintain and enhance the scenic beauty viewed by travelers on the highway, and to reduce potential negative impacts of the highway on adjacent land uses. SHODs shall be located on both sides of a highway and shall be 50 feet wide in depth measured from the right-of-way line.

B. **Uses Permitted**. The overlay district does not replace or restrict the range of uses permitted in the underlying Base, Planned Development or Conditional district. The overlay district includes additional development requirements that shall be met by any development within the district.

C. **Lot and Dimensional Specifications**.

1. **Building Setback from Highway Right-of-Way**. 50 feet for all structures.

2. **Minimum Buffer Adjacent to Highway** *(Type "D")*. 50 feet for all structures.

4.3. Manufactured Home Overlay District

A. **Manufactured Housing**.

1. In the RR and GR districts, the minimum lot size for manufactured homes shall be one (1) acre.
2. **Yard Setback Requirements**. Unless located in a mobile home park (Section #.##), Manufactured Housing Buildings shall maintain the following yard setbacks.
   a. **Front Yard**: ten (10) feet minimum
   b. **Side Yard**: twenty (20) percent of lot width minimum, calculated as an aggregate
      i. For lots sixty (60) feet or more in width: five (5) feet minimum per side
      ii. For lots less than sixty (60) feet in width: three (3) feet minimum per side
   c. **Rear Yard**: twenty-five (25) feet minimum
      i. Rear Yard for Alley Loaded Buildings: twenty (20) feet minimum from centerline of alley
3. Unless located in a mobile home park (Section 2.13A(3)b), the minimum width (the width being the narrower of the two [2] overall dimensions) of the main body of the manufactured home shall be at least twenty-two (22) feet for a distance extending along the length (the length being the longer of the two [2] overall dimensions) of at least forty (40) feet. In general terms, this only permits double-wide or multi-section manufactured housing.
4. Unless located in a mobile home park (Section 2.13A(3)b), a continuous, permanent brick, stone or stucco foundation, constructed in accordance with standards of the North Carolina Residential Building Code, shall be installed under the perimeter of the manufactured home. The foundation shall be un-pierced except for required ventilation and access.
5. Unless located in a mobile home park (Section 2.13A(3)b), windows shall be set to the inside wall face.
6. Unless located in a mobile home park (Section 2.13A(3)b), a covered front porch or covered front stoop shall be provided at the entrance and should project from the primary façade a minimum of four (4) feet and be no less than four (4) feet in width.
7. The manufactured home shall front on a street such that the principal entrance is aligned to the street.
8. All towing apparatus, wheels, axles, and transporting lights shall be removed.
9. Manufactured homes may be used for residential purposes and home occupation uses only.
10. A manufactured home must bear a seal certifying that it was built to the standards adopted on July 1, 1976 that meets or exceeds the construction standards promulgated by the US Department of Housing and Urban Development that were in effect at the time of construction.
11. In the RR and GR districts, the minimum lot width for manufactured homes shall be one-hundred (100) feet.

B. **Manufactured Home Neighborhood**.

1. **Maximum Development Density**. The maximum density of any Manufactured Home Neighborhood shall not exceed the maximum density of the underlying district up to a maximum of six (6) units per acre.

2. **Minimum Area Required.** Three (3) acres

3. **Maximum Area Allowed.** Forty (40) acres

4. **Lot and Building Dimensional Specifications.**

Front, Side, Rear and Accessory Structure Side/Rear Setbacks	• Up to 1 unit/acre, use RR District setbacks *(Section 2.5B)*; • More than 1 unit/acre up to 6 units/acre, use GR District setbacks *(Section 2.6B3)*

5. Individual homes shall be placed upon separately platted lots.

6. The manufactured home shall have the tow assembly and wheels removed and be mounted on and anchored to a permanent, continuous masonry (brick) foundation.

C. **Mobile Home Park**.

1. **Maximum Development Density.** The maximum density of any Mobile Home Park shall not exceed the maximum density of the underlying district up to a maximum of six (6) units per acre.

2. **Minimum Area Required.** Three (3) acres

3. **Maximum Area Allowed.** Forty (40) acres

4. **Lot and Dimensional Specifications**.

Property Line Setback	50 ft
Minimum Manufactured Home Space Area	5,000 sq ft
Minimum Distance between Manufactured Home Units	25 ft

5. **General Requirements**. The following standards shall be considered the minimum requirements for all new Mobile Home Parks:

   a. Within a Mobile Home Park, there shall be an administrative office.

   b. The owner and/or operator of a Mobile Home Park shall not sell manufactured homes on or within a Mobile Home Park unless the manufactured home unit for sale shall be placed individually and separately upon an existing manufactured home space where all design standards and utilities have been completed as specified by this ordinance. This does not prohibit the Mobile Home Park owner and/or operator from owning or operating a retail sales business on adjoining property if zoning permits.

   c. Any Mobile Home Park with greater than fifty (50) units shall construct a community center, which shall serve the needs of their residents for gatherings and emergency shelter.

d. Streets within the Mobile Home Park shall be private and constructed to the standards that would be required of a new Local Street inside the RR District (Section 17.3A(2) and Section 2.2), except that the total width of pavement with binder curb may be reduced to twenty (20) feet.

6. **Recreational Vehicles (RVs)**. Although RVs are not considered suitable as permanent dwelling units, the Town Council has found that a limited number of RVs, otherwise restricted to placement within campgrounds (Section 2.3C(7)a), for temporary residents (i.e. military personnel, college students or persons on temporary business assignments) within a Mobile Home Park will not essentially change the character of the Park as long as the following conditions are met:

   a. **Number.** No more than eighteen (18) percent of the manufactured home spaces in any Mobile Home Park may be used for the parking of RVs. In the calculation of allowed spaces, any fractional component of the resulting number shall be disregarded.

   b. **Type.** RVs must be self-sufficient (contain a full bathroom, kitchen and sleeping quarters).

   c. **Placement.** RVs shall be parked within an assigned manufactured home space, located no closer than three-hundred (300) feet to any public right-of-way unless screened from the public right-of-way by a Type "B" buffer yard, upon arrival and shall not be moved until the time of departure.

   d. **Utility Hook-Ups.** RVs must be connected to electric, water and sewer hook-ups for the entire duration of the resident's stay.

   e. **Duration of Stay.** As living quarters for a temporary resident, the permitted continuous period of stay for any RV within a Mobile Home Park shall be at least one (1) month, but no more than four (4) years.

   f. **Annual Submittal of Register.** Each Mobile Home Park engaged in the rental of Mobile Home Park spaces to RVs as specified in this section, shall file a copy of their register (Section 2.15A(3)b(vi)) with the Administrator at least once every twelve (12) months.

7. **Manufactured Home Space**.

   a. Each manufactured home space shall be clearly defined by means of concrete or iron pipe markers placed at all corners.

   b. Each manufactured home space shall be located on ground not susceptible to flooding and graded so as to prevent any water from ponding or accumulating on the premises and not located in "A Zones" as identified on FIRMs.

   c. The manufactured home space shall be provided with anchors and tiedowns such as cast-in-place concrete "dead men" eyelets embedded in concrete foundations or runways, screen augers, arrowhead anchors, or other devices securing the stability of the manufactured home. Each manufactured home space shall comply with the above standards or similar standards whichever are higher. Each manufactured home owner shall be responsible for securing their individual manufactured home to anchors provided by the Mobile Home Park operator.

   d. Each manufactured home space shall be serially numbered for mailing address purposes. These numbers shall be displayed on a free-standing post on each

manufactured home space.

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Chapter 5. Use Specific Standards

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5.1. Purpose, Intent, and Applicability of Use Specific Standards

A. **Purpose**. The conditions set forth in this Chapter ensure compatibility among building types so that different uses may be located in proximity to one another without adverse effects to either. Special regulation of these establishments is necessary to ensure that these adverse effects will not contribute to a downgrading or blighting of surrounding residential districts or neighborhoods, unless otherwise determined by this Section.

B. **Intent**. The intent of this Chapter is to allow for the construction, continuation, and / or expansion of certain uses provided that they meet certain mitigating conditions specific to their design and / or operation. Each use shall be permitted upon compliance with all conditions listed for the use in this Chapter. Certain uses are classified in Section 3.1(C) as Special Uses and require a Special Use (SU) Permit and Town Council approval in accordance with Section 15.5E. Certain uses are classified in Section 3.1(C) as requiring Conditional District (CD) rezoning and Town Council approval in accordance with Section 15.6C(5).

C. **Applicability**. This Chapter specifies those requirements that must be met by uses in the Use Matrix (Section 2.3C) where Use Specific Standards are referenced in the Additional Regulations column.

5.2. Residential Use Standards

A. **Dwelling – Multifamily, 4 unit/bldg. or less & Dwelling – Multifamily, more than 4 units/bldg**.

1. Must be located in a growth activity center or priority investment area around activity centers as designated in the *KnightdaleNext 2035 Comprehensive Plan*.

2. Developments containing more than ## multifamily units must contain a mixture of uses, including but not limited restaurant, retail, or services on the ground level and residences above. When required, one-hundred square feet of nonresidential space shall be provided per every multifamily unit.

3. The roof or roof structures are flat or have a combination of roof types which give a predominantly flat appearance.

B. **Family Care Home**.

1. No portion of the lot for a family care home shall be located within a one-half (0.5) mile radius of the property line of another family care home.

2. If State licensure is required, the applicant shall provide proof that such licensure has been approved to the Administrator within ninety (90) days of receipt of a zoning compliance permit or else the zoning compliance permit will be revoked. With good cause, the Administrator may extend this term for an agreed upon amount of time.

C. **Housing Service for the Elderly**.

1. **Service Areas**. All service areas shall be located in the rear yard and shall be screened from any residence or off-site view from a public street by a Type-B buffer yard (Section 8.6B(2)).

2. **Access**. Any development shall front on a collector or arterial street, and the point of primary ingress and egress shall be provided directly onto the fronting collector or arterial.

3. **Sufficient Design**. Housing Service for the Elderly should create an easily recognizable visual anchor for the community.

4. **Accessory Structures**. Such structures shall be set back a minimum of twenty (20) feet from the primary facade of the principal structure; and if more than one (1) accessory structure, shall be arranged to create secondary gathering spaces within the lot.

5. **Building Walls**. Housing Service for the Elderly walls shall be clad in clapboard, stone, stucco, cementitious fiber board, brick, or marble. Decorative concrete masonry units (CMU), and / or exterior insulation finishing systems (EIFS) may be used as a secondary element (less than fifty (50) percent of the façade area), or on facades not facing public rights-of-way.

6. **Roofs**. Flat roofs are allowed, but principal buildings adjacent to other residential uses are encouraged to have similar roofs and other architectural features to ensure compatibility.

D. **Live-Work Units**. Live-Work units are unique in that they provide both residential and non-residential space which must each be constructed to different building code standards including, but not limited to, matters of ingress and egress, accessibility by the disabled and fire-rated separation. In addition, the following standards shall be met:

1. **Access**. Vehicular access to Live-Work Unit shall be from a rear land or alley only.
2. The maximum total area of a Live-Work unit shall be three-thousand (3,000) square feet
3. The maximum height of a Live-Work unit shall be three (3) stories.
4. The work area shall occupy less than fifty (50) percent of the total unit.
5. The same tenant must occupy the work area and living area.
6. There shall be a maximum of five (5) non-resident workers/employees allowed in the Live-Work unit at any single time.

E. Manufactured Housing.

1. In the RT and RR districts, the minimum lot size for manufactured homes shall be one (1) acre.
2. In the RT and RR districts, the minimum lot width for manufactured homes shall be one-hundred (100) feet.
3. **Yard Setback Requirements**. Unless located in a mobile home park (Section #.##), Manufactured Housing Buildings shall maintain the following yard setbacks.
   a. **Front Yard**: ten (10) feet minimum
   b. **Side Yard**: twenty (20) percent of lot width minimum, calculated as an aggregate
      i. For lots sixty (60) feet or more in width: five (5) feet minimum per side
      ii. For lots less than sixty (60) feet in width: three (3) feet minimum per side
   c. **Rear Yard**: twenty-five (25) feet minimum
      i. Rear Yard for Alley Loaded Buildings: twenty (20) feet minimum from centerline of alley
4. Individual homes shall be placed upon separately platted lots.
5. The manufactured home shall have the tow assembly and wheels removed and be mounted on and anchored to a permanent, continuous masonry (brick) foundation.

5.3. Lodging Use Standards

A. **Bed and Breakfast**.

1. **Specific Requirements**.

a. **Useable Porches and Stoops.** Porches and stoops should be used as a primary architectural element of the design of Bed and Breakfast Inns and be located on the primary façade or other elevation fronting a public right-of-way. Useable porches and stoops are at least six (6) feet deep and extend more than fifty (50) percent of the facade.

b. **Garages.**

i. Bed and Breakfast Inns located on lots less than eighty (80) feet wide may not have garage doors located on the primary façade.

ii. Where allowed (i.e. lots equal to or greater than eighty [80] feet wide), garages with loading bays on the primary facade or side loading bays that front a street shall form a building volume secondary to the House and shall:

a) Not exceed forty-five (45) percent of the corresponding façade's total width;

b) Not utilize any single garage door(s) greater than twelve (12) feet in width;

c) Be set back a minimum of twenty-five (25) feet from the street right-of-way;

d) Utilize garage doors containing window inserts; and

e) Be recessed from the primary front façade of the house (not including porches, bay windows or other minor projections) a minimum of one (1) foot or be recessed from an adjacent useable front porch a minimum of eight (8) feet. Alternatively, the requirement of subsection "e." may be satisfied by meeting all of the following substitute requirements:

(i) Utilize a carriage style or similarly stylistic garage door that is architecturally compatible with the housing style (paneled garage doors are not permitted);

(ii) Incorporate a trellis, eyebrow roof, columned projection or other architectural element as may be approved by the Administrator above the garage door(s) that is compatible with the housing style; and

(iii) The front wall of the garage shall project no more than twelve (12) feet in front of the remainder of the primary façade.

c. **Foundations.** The crawlspace of buildings shall be enclosed with brick, stone, or stucco. Slabs shall be covered on all sides with brick, stone or stucco no less than the height equivalent of three (3) courses of brick (eight [8] inches) visible above grade. Areas under porches may be enclosed with lattice. Areas under manufactured homes in mobile home parks existing at the time of adoption of this ordinance may be enclosed with skirting that matches the existing structure.

d. **Wall Materials.** Bed and Breakfast Inn Building walls shall be clad in wood clapboard, cementious fiber board, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, or vinyl.

e. **Roofs**.

i. **Materials.** Bed and Breakfast Inn roofs shall be clad in standing seam metal or wood, terne, slate, copper, or asphalt shingles.

ii. **Pitch.** Main roofs on Bed and Breakfast Inn buildings shall be symmetrical gables or hips with a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 3:12.

2. In addition to meeting the requirements of Chapter 12, signs shall be limited to one (1) wall sign with a maximum sign area of four (4) square feet and one (1) non-illuminated monument sign with a maximum sign area of two (2) square feet.

5.4. Office / Service Use Standards

A. **Animal Services, Boarding**.

1. Except where a requirement of Section 4.7 is more restrictive, an opaque wall or fence, six (6) feet in height and no closer than ten (10) feet to a property line shall otherwise be required for the outdoor exercise area.

2. Outdoor exercise areas shall not be located within three-hundred (300) feet of a residentially zoned property.

3. Hours of operation for the outdoor exercise area shall be permitted only from 7:00 am until 9:00 pm.

4. No more than thirty (30) percent of the gross floor area of the principal structure is permitted for use of boarding animals.

5. All litter and waste must be contained and controlled on site by having appropriate flushing drains and other physical elements to properly dispose of cleaning waste from the boarding area.

6. The boarding area must be air-conditioned and heated so that any windows, doors, or other openings can be closed at all times, with the exception of ingress and egress into the area.

B. **Animal Services, Nonboarding**.

1. Except where a requirement of Section 4.7 is more restrictive, an opaque wall or fence, six (6) feet in height and no closer than ten (10) feet to a property line shall otherwise be required for the outdoor exercise area.

2. Hours of operation for the outdoor exercise area shall be permitted only from 7:00 am until 9:00 pm.

3. No more than thirty (30) percent of the gross floor area of the principal structure is permitted for use of boarding animals.

C. **Banks, Credit Unions, Financial Services**.

1. Banks, credit unions, and financial services uses shall be located in the Mixed Use Building Type as detailed in Section 6-##.

2. In the NMX and TC zoning districts only indoor transactions shall be permitted with no night drop boxes permitted.

D. **Business Support Services**.

1. Business Support Services Buildings shall comply with all standards set forth in Section 4.4(A).

2. Only indoor transactions shall be permitted with no night drop boxes permitted.

E. **Child / Adult Day Care Center (fewer than 6 people)**.

1. Rear yards shall be fenced or walled. In addition to meeting the requirements of Section 4.8, the minimum height for such walls or fences shall be six (6) feet.

2. All equipment shall be stored in the rear yard. Front yards shall not be used as playground areas.

3. Hours of operation shall be permitted only from 6:00 am until 9:00 pm.

F. **Child / Adult Day Care Center (6 or more people)**.

1. Child / Adult Day Care Center Buildings serving six (6) or more people shall comply with all standards set for in Section 4.4(A).

2. In addition to meeting the requirements of Section 4.8, fencing enclosing any required recreation space shall be a minimum of four (4) feet in height and constructed with gates in such a manner that maximum safety to the person is ensured.

3. Day care centers shall be located on lots which provide ample outdoor play area. A fenced recreation area of a minimum of two-thousand two-hundred fifty (2,250) square feet shall be provided in the rear or side yard. Required buffer yards may not be counted towards this requirement.

4. Hours of operation shall be permitted only from 6:00 am until 9:00 pm.

G. **Corporate Campus**.

1. Buildings shall be arranged, and site circulation shall be designed to frame and define open spaces, street frontages, and amenities.

2. Buildings and other site improvements shall be clustered to maximize stormwater absorption.

3. Building orientation shall reinforce site circulation patterns, open space patterns, and connections to other buildings on site.

4. Parking shall be integrated into the overall site design to minimize impact, reduce the loss of trees, and to be visually concealed from rights-of-way.

5. Curb cuts and site vehicular access shall be minimized in frequency and width and shall not dominate the site plan or the property and street frontage.

6. Service areas, dumpsters, utilities, and the required screening thereof shall not be visible from a right-of-way.

7. Pedestrian access shall be provided to the building entries and parking areas connecting to the sidewalk at the street frontage.

8. Exterior building materials shall be time- and weather- tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.

9. Buildings, parking lots, drive aisles, and other site improvements shall be sited to preserve natural site features and to integrate outdoor amenities and gathering places.

H. **Equipment Rental.**

1. Equipment rental uses shall be located in the Mixed Use Building Type as detailed in Section 6-##.

I. **Outdoor Animal Boarding / Equestrian Facilities**.

1. All open exercise, boarding, training and similar areas shall be enclosed by a perimeter fence or wall no less than four (4) feet in height and screened from any pre-existing adjacent residential dwelling (other than the owner's) by a Type-A buffer yard (Section 8.6B(1)).

2. No outdoor kennel and/or run shall be located within a five-hundred (500) foot radius of the footprint of any adjacent residential dwelling (other than the owner's).

3. All accessory structures other than outdoor kennels and/or runs related to the care of animals shall not be located within a two-hundred (200) foot radius of the footprint of any pre-existing adjacent residential dwelling (other than the owner's).

J. **Personal Services**.

1. Hours of operation shall be permitted only from 6:00 am until 11:00 pm.

K. **Tattoo Shop**.

1. Hours of operation shall be permitted only from 6:00 am until 11:00 pm.

2. A tattoo shop's exterior customer entrance(s) shall not be situated within a one-thousand (1,000) foot radius of another tattoo shop's exterior customer entrance(s).

L. **Vehicle Services –Maintenance / Repair / Body Work**.

1. Vehicle services – maintenance, repair, and / or body work uses shall be located in the Mixed Use Building Type as detailed in Section 6-##.

2. All vehicles, materials or equipment shall be stored within an enclosed building, or within an outdoor storage area enclosed by an opaque fence or wall that meets the requirements of Section 4.7 and restricted to the rear yard. Outdoor storage is not permitted within the TC District.

3. Any operation which results in the creation of noxious vibrations, odors, dust, glare, or sound is prohibited.

4. No vehicle may be kept or used for parts for other vehicles.

5. No vehicle may be stored in an unrepaired state for more than thirty (30) calendar days.

5.5. Retail / Restaurant Use Standards.

A. **Auto Parts Sales**.

1. Auto parts sales uses shall be located in the Mixed Use Building Type as detailed in Section 6-##.

B. **Gas Station with Convenience Store**.

1. Convenience store uses shall be located in the Mixed Use Building Type as detailed in Section 6-##.

2. Pumps, canopies, and associated service areas are prohibited in any front yard.

3. All canopies shall be set back a minimum of ten (10) feet from any adjoining public right-of-way or HB or MI zoned property and twenty (20) feet from any adjoining OSP, RR, GR, UR, RMX, NMX or TC zoned property.

4. All canopies shall:

   a. Maintain a uniform and consistent roof line with the convenience store building;

   b. Have columns, solid walls, or semi-solid walls placed so that they are similar in their relation to the roof as that of the exterior walls of the convenience store building; and

   c. Be finished with materials consistent with the primary convenience store building façade.

5. All vehicle storage areas shall be considered as parking lots and must comply with the provisions of Chapter 10. These areas shall also be enclosed by an opaque fence or wall that meets the requirements of Section 4.8 and restricted to the rear yard. No overnight vehicle storage shall be permitted in the NMX or TC Districts.

6. The outdoor service area of a car wash shall be restricted to the rear yard and screened from off-site view from a public right-of-way by a Type-A buffer yard (Section 8.6B(1)).

7. No outdoor public address system shall be permitted which can be heard beyond the boundaries of the property

C. **Sweepstakes Center**.

1. Hours of operation shall be permitted only from 6:00 am until 11:00 pm.
2. A maximum of twenty (20) machines / terminals / computers for sweepstakes operations are permitted per licensed location.
3. No portion of the lot for a sweepstakes center shall be located within a five-hundred (500) foot radius of the property line of another sweepstakes center, existing residential dwelling unit, group care facility, day care center, religious institution or school.

D. **Vehicle / Heavy Equipment Sales**.

1. Vehicle / heavy equipment sales uses shall be located in the Mixed Use Building Type as detailed in Section 6-##.
2. No equipment for sale or rent may be displayed in any front yard, nor shall such displays be permitted to encroach on any required landscaping areas or buffer yards.
3. Vehicle display areas shall conform to the dimensional, design and landscaping standards set forth for parking areas in Chapters 8 and 10.
4. All vehicles shall be operable, suitable for driving and ready for sale. Any vehicle not meeting this criterion shall be removed within seven (7) calendar days. Any visibly damaged vehicle or vehicle with missing parts must be removed within three (3) calendar days.
5. No outdoor public address system shall be permitted which can be heard beyond the boundaries of the property.
6. In the HB zoning district all structures containing uses in this category shall meet the building type: Mixed-Use as defined in Chapter 5.10.

5.6. Entertainment / Recreation Use Standards.

A. **Adult Establishments**. Because of their very nature, adult establishments are recognized as having serious objectionable operational characteristics, particularly when they are located near a residential zoning district or certain existing land uses. The purpose of these additional standards shall be to permit the location of adult establishments within the industrial district of the Town provided the proposed business adheres to the guidelines established herein.

1. **Location Standards.** No portion of a lot for an adult establishment may be located within a one-thousand (1,000) foot radius (determined by a straight line and not street distance) of the property line of any religious institution, elementary or secondary school, vocational or technical school, college or university, day care home or center, indoor or outdoor recreation center, cultural or community facility, group care facility, hospital, residential dwelling, family care home, live-work unit, manufactured home, housing service for the elderly, any establishment with an on premise ABC license, or any zoning district in which residential uses are permitted. Furthermore, no portion of the lot on which the adult establishment is located shall be situated within a two thousand (2,000) foot radius of the property line of another adult establishment.

2. **General Standards.**

   a. The owner/operator and employees must make disclosure of criminal record and consent to a criminal records check. Persons with a record of sex offenses will be denied a business license or employment.

   b. There shall be no more than one (1) adult establishment business in the same building, structure, or portion thereof. No other principal or accessory use may occupy the same building, structure, property, or portion thereof with any adult establishment business.

   c. Hours of operation shall be permitted only from 12:00 noon until 2:00 am Monday through Saturday.

   d. If dancers are employed as a feature of the adult establishment, the performing areas for such dancers shall be separated from patrons.

   e. If viewing booths are provided, such booths are to be designed so that the viewing occupant is completely visible from a location on the premises that is open and available to the public.

   f. No printed material, video, photograph, written text, live show, or other visual presentation format shall be visible to the public from outside the walls of the establishment, nor shall any live or recorded voices, music, or sounds be heard from outside the walls of the establishment.

B. **Amusement, Outdoor**.

1. All buildings associated with Outdoor Amusement Uses shall comply with all standards set forth in Section 4.6(A).

2. All outdoor activities associated with Outdoor Amusement Uses shall comply with all standards set forth in Section 4.##.

3. No outdoor public address system shall be permitted which can be heard beyond the boundaries of the property.

4. Hours of operation shall be permitted only from 9:00 am until 11:00 pm.

C. **Recreation Facilities, Indoor**.

1. Indoor Recreation Facilities Buildings shall comply with all standards set forth in Section 4.6(A).

2. Indoor recreation facilities shall not be located within a two-hundred fifty (250) foot radius of the property line of any school or church.

5.7. Manufacturing / Wholesale / Storage Use Standards.

A. **Agribusiness, Outdoor**. Agribusiness uses not meeting exemption requirements for certain farmland as outlined in Section 1.5B must conform to the following additional standards:

1. Accessory buildings permitted under Section 4.6 and areas used for sales, storage, the keeping of materials or the care of animals shall not be located within a two-hundred (200) foot radius of the footprint of any pre-existing adjacent residential dwelling (other than the owner's).

2. Accessory buildings permitted under Section 4.6 and areas used for storage or keeping of materials and/or animals shall have adequate means of ventilation and shall not create objectionable fumes, odor, or dust to the surrounding area.

B. **Manufacturing, Light**.

1. All materials or equipment shall be stored within an enclosed building, or stored within an outdoor storage area that complies with all regulations set forth in Section 4.## and is restricted to the rear yard.

2. Any operation which results in the creation of noxious vibrations, odors, dust, glare, or sound is prohibited.

C. **Manufacturing, Neighborhood**.

1. All materials or equipment shall be stored within an enclosed building.

2. Any operation which results in the creation of noxious vibrations, odors, dust, glare or sound is prohibited.

D. **Mini-Warehouse**.

1. All areas shall be screened from any adjacent residence or off-site view from a public street by a Type-A buffer yard (Section 8.6B(1)).

2. Metal siding is prohibited. All exterior walls shall be brick, stone, or decorative masonry.

3. No outdoor storage of goods or materials shall be permitted.

E. **Research and Development**.

1. All materials or equipment shall be stored within an enclosed building, or stored within an outdoor storage area that complies with all regulations set forth in Section 4.## and is restricted to the rear yard.

2. Any operation which results in the creation of noxious vibrations, odors, dust, glare or sound is prohibited.

F. **Storage – Outdoor Storage Yard as a Principal Use**.

1. Outdoor storage areas shall be enclosed by an opaque fence or wall, restricted to the rear yard, and screened from off-site view from a public right-of-way with a Type-B buffer yard (Section 8.6B(2)).

G. **Storage – Warehouse, Indoor Storage**.

1. An Indoor Storage Warehouse Building is limited to five thousand (5,000) square feet per floor in the TC and RR districts.

2. Outdoor storage is not permitted.

3. In the RR District, all areas shall be screened from any pre-existing adjacent residence (other than the owner's) by a Type-A buffer yard (Section 8.6B(1)).

H. **Wholesaling and Distribution**.

1. All vehicle storage areas shall be enclosed by an opaque fence or wall, restricted to the rear yard, and screened from off-site view of a public right-of-way by a Type-A buffer yard (Section 8.6B(1)).

2. No outdoor public address system shall be permitted which can be heard beyond the boundaries of the property.

5.8. Civic / Institutional Use Standards.

A. **Cemeteries**.

1. Private family cemeteries or cemeteries in the yards of religious institutions are considered accessory uses and exempt from these additional standards.

2. Cremation facilities (principal or accessory use) are not permitted except where permitted by right (Section 2.3C(3)h).

3. In addition to meeting the requirements of Section 4.7, decorative walls shall be limited to four (4) feet in height and shall be brick or stone.

4. In addition to meeting the requirements of Section 4.7, fences shall be limited to six (6) feet in height and shall be wood, wrought iron or cast aluminum.

5. All decorative walls and grave plots shall be set back from all street rights-of-way and adjacent properties a minimum of ten (10) feet.

6. Any internal road system shall be circuitous and at a minimum meet the design standards for alleys as specified in Section 17.3A(1).

7. A Type-A buffer (Section 8.6B(1)) shall be provided along any side or rear property line adjoining a residential district.

B. **Group Care Facility (more than 6 residents)**. Group care facilities are classified as institutional buildings and should reflect the character and appearance of surrounding building types. In addition to meeting the design requirements of Section 5.6, the following additional standards apply:

1. The facility shall be screened from any residential use (Section 2.3C(1)) by a Type-B buffer yard (Section 8.6B(2)).

2. The total indoor common area heated square footage must equal or exceed twenty-five (25) square feet per permitted resident excluding bathrooms, hallways, and other similar areas unsuitable as leisure space.

3. Outdoor recreation space must be at least five-hundred (500) square feet per person, one-hundred (100) square feet of which shall be in a well-drained lawn area (as opposed to woodlands), and shall be located in rear or side yards and enclosed with a fence or wall that meets the standards of Section 4.7.

4. Total lot area shall exceed seven-hundred fifty (750) square feet per resident permitted.

5. No portion of the lot for a group care facility shall be located within a one-half (0.5) mile radius of the property line of another group care facility.

5.9. Infrastructure Use Standards.

A. **Airport**.

1. Hangars or open storage areas shall be screened from off-site view by a Type-C buffer yard (Section 8.6B(3)).

2. No outdoor public address system shall be permitted which can be heard beyond the boundaries of the property.

3. Hours of operation shall be permitted only from 6:00 am until 11:00 pm.

B. **Transit, Road and Ground Passenger Services**.

1. Outdoor storage areas shall be enclosed by an opaque fence or wall, restricted to the rear yard, and screened from off-site view from a public right-of-way with a Type-B buffer yard (Section 8.6B(2)). No outdoor storage is allowed in the TC District.

2. Temporary fleet vehicle storage areas shall conform to the dimensional, design, and landscaping standards set forth for parking areas in Chapters 8 and 10.

3. Maintenance of fleet vehicles, related materials and equipment is restricted to the rear yard and shall be within an enclosed building or outdoor storage area enclosed by an opaque fence or wall.

4. All vehicles shall be operable and suitable for driving. Any vehicle not meeting this criterion shall be removed within seven (7) calendar days. Any visibly damaged vehicle or vehicle with missing parts must be removed within three (3) calendar days.

5. Any operation which results in the creation of noxious vibrations, odors, dust, glare, or sound is prohibited.

C. **Wireless Telecommunication Facility – Stealth/Camouflage**.

1. All antennas and related mechanical equipment placed on structures other than towers (a stealth/camouflage facility) shall be concealed. Antennas located on top of buildings or other structures shall not exceed thirty (30) percent of the building height. In no event shall an antenna extend beyond the structure in any direction greater than twenty-five (25) feet.

2. Stealth facilities, including antenna and supporting electrical and mechanical equipment, shall be designed to blend in with the existing structure or buildings with similar colors or other techniques as appropriate so as to make the antenna and related equipment as visually unobtrusive as possible.

3. Applications for co-locations on existing towers shall be classified as "stealth" so long as they do not constitute a substantial modification as defined by N.C.G.S. 160A-400.51 (7a).

D. **Wireless Telecommunications Facility – Towers**. In recognition of the Telecommunications Act of 1996, it is the intent of the Town of Knightdale to allow Wireless Telecommunication providers the opportunity to locate towers and related facilities within its jurisdiction in order to provide an adequate level of service to its customers while protecting the health, safety, and welfare of the citizens of Knightdale. Wireless Telecommunication Facilities may be considered undesirable with other types of

uses, most notably residential, therefore special regulations are necessary to ensure that any adverse effects to existing and future development are mitigated.

1. Radio, television or similar reception for adjoining properties shall not be disturbed or diminished.
2. No telecommunication tower shall exceed two hundred (200) feet in height.
3. Towers shall be sited to contain all on-site icefall or debris from tower failure. The minimum distance from the tower's base to the property line shall be equal to the tower's fall radius.
4. Towers must be set back from any residential district a minimum of two hundred (200) feet.
5. Towers shall be monopole construction.
6. Tower lighting shall not exceed the minimum standards established by the FAA in Advisory Circular No. 70/7460-1J dated November 29, 1995, and as may be amended from time to time. All towers that require lighting by the FAA shall utilize a dual system consisting of red lights for nighttime hours and high or medium intensity flashing white lights for daytime and twilight hours.
7. A property identification sign (Section 12.4F) shall be displayed in a visible location near the tower. The purpose of the sign is for use by law enforcement departments to contact the company operating the equipment in the event of an emergency. The sign shall contain a number to be assigned to the company and a telephone number for twenty-four (24) hour emergency contact. No other signs shall be permitted on the facility.
8. The base of the tower along with any individual guy wires shall be enclosed by a commercial grade fence of a minimum of eight (8) feet in height.
9. A vegetative screen consisting of two (2) staggered rows of evergreen trees shall surround the perimeter of the property containing the base of the tower and related equipment. Evergreen vegetation shall be of sufficient density to serve the purpose of an opaque screen to keep the tower area itself from being visible from any public right-of-way or adjacent property.
10. If the tower equals or exceeds one-hundred (100) feet in height, but is less than one-hundred fifty (150) feet in height, the tower shall be engineered and constructed to accommodate a minimum of two (2) telecommunication users. If the tower equals or exceeds one-hundred fifty (150) feet in height, but is less than one-hundred eighty (180) feet in height, the tower shall be engineered and constructed to accommodate a minimum of three (3) telecommunication users. If the tower equals or exceeds one-hundred eighty (180) feet in height, but is less than two-hundred (200) feet in height, the tower shall be engineered and constructed to accommodate a minimum of four (4) telecommunication users. For each potential user there shall be a minimum of six hundred (600) square feet reserved on the approved plans for associated buildings and equipment, unless the applicant provides evidence that less space is necessary.
11. If the new tower is approved, the owner shall provide written authorization to the Administrator that the tower and its accessories may be shared by other telecommunication antenna(s). The owner shall record in the register of deeds' office a letter of intent prior to the issuance of the building permit. This letter shall bind all subsequent owners of the approved tower.

12. If the town determines that the proposed tower will be situated in a location that will enhance the town's telecommunication system, the permit applicant shall agree to allow the town to, at fair market value, co-locate its telecommunication equipment prior to the issuance of the building permit.

13. The output power from the tower shall not exceed federally approved levels for exposure to electronic magnetic force (EMF).

14. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness. The design of the tower and related structures shall to the extent possible use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and built environment.

15. The antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

16. No antenna shall extend above the highest point of the tower.

17. Evidence must be presented to the Administrator that the proposal complies with all applicable FAA and FCC regulations.

18. The Applicant and the owner of record of any proposed Wireless Telecommunications Facilities property site shall, at its cost and expense, be jointly required to execute and file with the Town a bond, or other form of security acceptable to the Town as to type of security and the form and manner of execution, in an amount of at least $75,000.00 for a tower and with such sureties as are deemed sufficient by the Town to assure the faithful performance of the terms and requirements of the UDO and conditions of any Special Use Permit issued pursuant to this UDO. The full amount of the bond or security shall remain in full force and effect throughout the term of the Special Use Permit and/or until any necessary site restoration is completed to restore the site to a condition comparable to that, which existed prior to the issuance of the original Special Use Permit.

19. Each calendar year, the antenna owner shall provide the town with a copy of any FCC and FAA license issued.

20. Any wireless telecommunications tower that ceases to be used for a period of at least three-hundred sixty-five (365) consecutive days shall be removed at the expense of the property owner or Special Use Permit holder within thirty (30) days of notification by the Administrator. Failure to remove the tower within the specified thirty (30) day period shall constitute a violation of this ordinance, subject to the provisions of Chapter 18.

E. **Wireless Telecommunications Facility – Small Wireless Facilities inside of Right-of-Way**. In recognition of NCGS Chapter 160D, and particularly NCGS §160D 930-940 "Collocation of small wireless facilities", the following regulations are created in order to minimize the impacts of new small wireless facilities, encourage the co-location on existing structures to minimize new visual, aesthetic, and public safety impacts, and to reduce the need for additional antenna supporting structures. Further, the Town recognizes the need for small wireless facilities and encourages the practical location of co-located facilities, while minimizing the need for additional antenna supporting structures.

1. The placement of new poles is prohibited by the Town's undergrounding requirements in Chapter 17.2.

2. Co-location on existing utility poles or light poles is permitted with the issuance of a Zoning Compliance Permit.

3. All antenna and accessory equipment must be shrouded or otherwise concealed.

4. Any cost for pole modification shall be the responsibility of the applicant.

5. Any pole modification or replacement shall not exceed fifty (50) feet above ground level in non-residential areas and forty (40) feet above ground level in residential areas.

6. Co-location on existing poles is preferred over modification or replacement and the applicant is required to prove that co-location is not reasonably feasible prior to the issuance of a permit for replacement or modification.

7. The applicant is required to provide plans that include any siting, electrical, elevations and other pertinent information including proving that access by other utilities is not impeded by the installation or co-location of small wireless facilities.

F. **Wireless Telecommunications Facility – Small Wireless Facilities outside of Right-of-Way**. In recognition of NCGS Chapter 160A, Part 3E and particularly NCGS §160A-400.54 "Collocation of small wireless facilities", the following regulations are created in order to minimize the impacts of small wireless facilities, encourage the co-location on existing structures to minimize new visual, aesthetic, and public safety impacts, and to reduce the need for additional antenna supporting structures. Further, the Town recognizes the need for small wireless facilities and encourages the practical location of co-located facilities, while minimizing the need for additional antenna supporting structures.

1. The placement of new poles is prohibited by the Town's undergrounding requirements in UDO Chapter 17.2.

2. Any new small wireless facility shall be co-located on an existing utility pole or wireless support structures.

3. A new small wireless facility shall not extend more than ten (10) feet above the utility pole or wireless support structure on which it is collocated

4. All antenna and accessory equipment must be shrouded or otherwise concealed.

5.10. Accessory Use Standards.

A. **Accessory Building / Structure**.

1. **Principal Building Required**. The construction of an accessory building or structure is not permitted unless a principal building is located on the lot. Accessory buildings or structures and principal buildings may be constructed concurrently.

2. **General Requirements**.

   a. **Maximum Allowance**.

      i. **Districts Permitting Residential Uses**: Accessory buildings on a single lot in a district permitting a residential use (Section 2.3C(1)) shall not:

         a) collectively cover more than twenty (20) percent of the total combined area of the lot's rear and side yards; nor

         b) individually exceed the height of the principal building (Section 4.4).

      ii. **Districts Not Permitting Residential Uses**: Accessory buildings on a single lot in a district not permitting a residential use (Section 2.3C(1)) shall not:

         a) collectively cover more than thirty (30) percent or the total combined area of the lot's rear and side yards; nor

         b) individually exceed the height of the principal building (Section 4.4).

      iii. **Exceptions.** The following are not subject to the maximum allowance restrictions stated herein:

         a) Property located in the OSP (Open Space Preservation) or RR-1 (Rural Residential) districts along with certain farmland meeting the exemption requirements of Section 1.5B.

         b) CBU Shelters (Subsection E).

b. **Location.** Unless otherwise specified, accessory buildings are restricted to the side or rear yards and shall be located either:

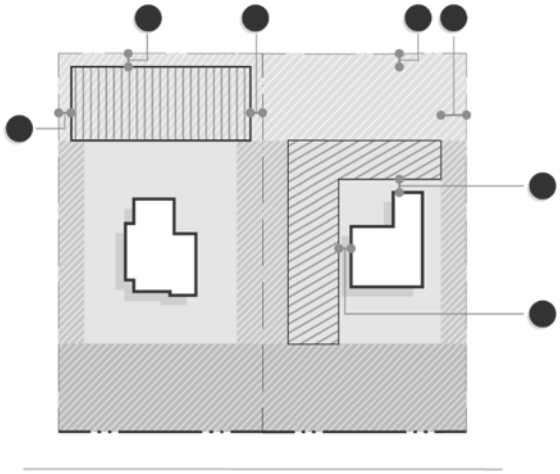
   i. Completely within the required rear yard and a minimum of five (5) feet from side and rear property lines,

   ii. Completely within the buildable area of the lot, or

   iii. As permitted in Section 3.5 Permitted Bulk and Dimensional Standards Exceptions and Encroachments.

c. **Separation**. To ensure proper maintenance of building exteriors, accessory buildings shall be located, if otherwise permitted, a minimum of five (5) feet from any principal building or other accessory building.

EXAMPLE GRAPHIC ONLY



B. **Drive-Thru Service & Drive-Thru Retail / Restaurant**.

1. No drive-thru facility, defined as the footprint of associated vehicle accommodation lanes and canopies, shall be located within a 200-foot radius of the property line of any residential use (Section 2.3C(1)).

2. Drive-thru service windows, doors and similar building openings may be located and accessed only in the side or rear yards.

3. Drive-thru service windows, doors and similar building openings located and accessed in the side yard shall be limited to one (1) lane in the NMX district, and shall be screened from off-site view from a public right-of-way by a Type-A buffer (Section 8.6B(1)). In the HB and MI districts, drive-thru service windows, doors and similar building openings located and accessed in the side yard may be multi-lane, but shall be screened from off-site view from a public right-of-way by a Type-B buffer (Section 8.6B(2)).

4. In addition to meeting the requirements of Chapter 10, vehicle accommodation lanes for drive-thru uses shall be located outside of and physically separated from the right-of-way of any street. These lanes shall not interfere with the efficient internal circulation of the site, adjacent property, or adjacent street right-of-way.

5. In the HB & NMX zoning district Drive-Thru Retail/Restaurants & Drive-Thru Services shall be located in structures that meet the building type: Mixed Use as defined in Chapter 5.10.

6. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-thru lane(s).

7. The setback of any overhead canopy or similar structure shall be a minimum of ten (10) feet from all street rights-of-way lines, a minimum of twenty (20) feet from all residentially-zoned property lines, and shall be a minimum of five (5) feet from all other property lines.

8. The total height of any overhead canopy or similar structure shall not exceed twenty (20) feet as measured from the base of the structure to the highest part of the structure.

9. Any overhead canopy or similar structure shall maintain a uniform and consistent roof line with the building to which the drive-thru facility is a part.

10. Any overhead canopy or similar structure shall have columns, solid walls or semi-solid walls placed so that they are similar in their relation to the roof as that of the exterior walls of the building to which the drive-thru facility is a part.

11. Any overhead canopy or similar structure shall be finished with materials consistent with the primary building façade.

12. All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum four (4) ton axle load.

13. Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports, and landscaped islands. Said curbs shall be a minimum of

six (6) inches high and be of a nonmountable design. No curb protecting an exterior fixture shall be located closer than twenty-five (25) feet to all property lines.

14. Drive-thru facilities shall be permitted a maximum of two (2) menu boards with a combined maximum area of eighty (80) square feet. Each menu board shall not exceed sixty (60) square feet in area and ten (10) feet in height. Menu boards may utilize electronic message boards for one hundred (100) percent of the permitted menu board area.

15. Stacking lanes shall have a minimum depth of twenty (20) feet per stacking space and the following minimum lane widths:

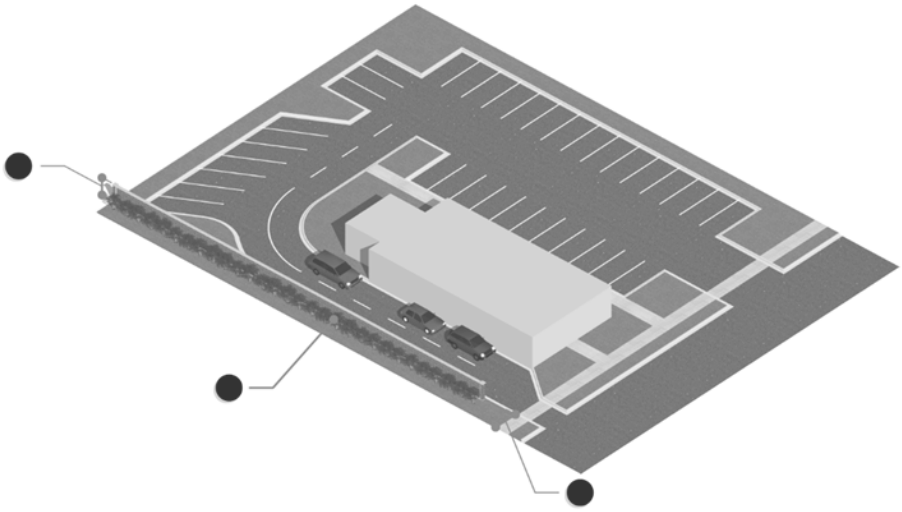
    a. One (1) lane: twelve (12) feet,

    b. Two (2) or more lanes: ten (10) feet per lane.

16. Drive-thru facilities shall be required to provide a minimum number of stacking spaces as detailed in the table below.

Use	Minimum Stack	Measure From
Bank Teller Lane	2 per lane	teller or window
Restaurant	6 per order box	order box[1]
Carwash Stall, Automatic	5 per stall	stall entrance
Carwash Stall, Manual	2 per stall	stall entrance
Oil Change Shop	2 per service bay	service bay entrance
Pharmacy	4 per lane	machine or window
Other	at the discretion of the Administrator	
1. 4 of the required stacking spaces are to be located between the order-box and pick-up window, including the stacking space at the order box.		

EXAMPLE GRAPHIC ONLY



C. **Dwelling – Secondary**. In addition to meeting the accessory building requirements of Section 4.6, secondary dwelling units shall be designed to meet housing needs and shall comply with the following additional standards:

1. A secondary dwelling unit may only be an accessory use located on a lot with a single-family dwelling.
2. Not more than one (1) secondary dwelling unit may be permitted per lot.
3. A secondary dwelling unit may not exceed eight-hundred (800) square feet or the square footage of the primary dwelling unit, whichever is less.
4. An accessory building housing a secondary dwelling unit shall not exceed two (2) stories in height or the height of the principal building, whichever is less (see Section 4.4), and shall be located in the rear yard.
5. In addition to the parking requirements for the primary dwelling unit(s), a minimum of one (1) additional parking space shall be provided for the secondary dwelling unit.
6. Parking spaces for the secondary dwelling unit shall be located in the rear yard or side yard or may be located on-street in front of the principal building.

D. **Home Occupation**. A home occupation is permitted as accessory to any dwelling unit in accordance with the following requirements:

1. The home occupation must be clearly incidental to the residential use of the dwelling, may be conducted in a permitted accessory building and must not change the essential residential character of the dwelling and/or lot.
2. The home occupation shall employ no more than one (1) person who is not a resident of the dwelling.
3. Hours of operation shall be permitted only from 7:00 am until 9:00 pm.
4. There shall be no visible outside display of stock in trade which is sold on the premises.
5. There shall be no outdoor storage or visible evidence of equipment or materials used in the home occupation, excepting equipment or materials of a type and quantity that could reasonably be associated with the principal residential use.
6. Operation of the home occupation shall not be visible from any residence on an adjacent lot, nor off-site view from a public street.
7. Only non-commercial vehicles will be permitted in connection with the conduct of the home occupation.
8. The home occupation shall not utilize mechanical, electrical, or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare, or other nuisances outside the dwelling or accessory structure.
9. Permitted home occupations may include, but are not limited to: professional services, workshops, sewing, music instruction or similar uses which do not draw clients to the dwelling on a regular basis.

10. Prohibited home occupations include, but are not limited to: vehicle repair, service or sales, animal services, theaters, massage, storage, manufacturing or fabrication.

11. In addition to meeting the requirements of Chapter 12, signs shall be limited to one (1) wall sign with a maximum sign area of two (2) square feet.

E. **Solar Energy Collection, Canopy**.

1. Canopy solar energy collection systems may exceed the applicable maximum accessory structure height if they cover an impervious surface parking area.

2. The height of canopy solar energy collection systems shall not exceed the height of the primary building that the parking area serves.

3. The minimum height of solar energy collection systems shall allow clearance for emergency and service vehicles.

F. **Solar Energy Collection, Ground Mounted**.

1. Ground mounted solar energy collection systems shall be permitted in the rear yard only.

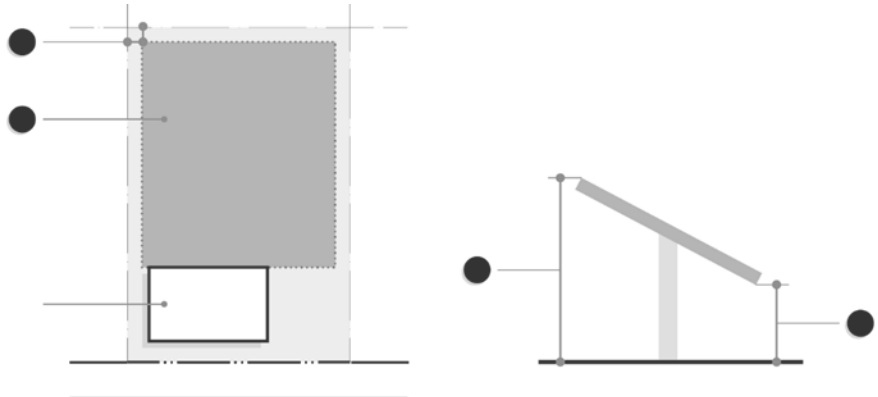
2. An unlimited quantity of panels is permitted on all zoning lots with the exception of any residential zoning lot thirty-thousand (30,000) square feet or less in size, which are limited to a total of one-hundred (100) square feet in area of panels.

3. The maximum height of ground mounted solar energy collection systems shall be fifteen (15) feet in height, measured from the grade at the base of the pole to the highest edge of the system.

4. Minimum clearance between the lowest point of the system and the surface on which the system is mounted is twelve (12) inches.

5. All parts of the freestanding system shall be set back ten (10) feet from the side and rear lot lines and shall not be located in a public utility easement.

EXAMPLE GRAPHIC ONLY



G. **Solar Energy Collection, Roof Mounted**.

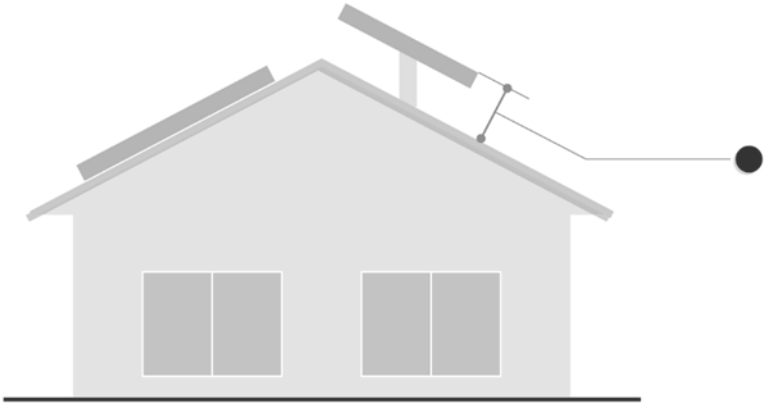
1. Roof mounted solar energy collection systems may be located on any roof face of principal or accessory buildings. Systems should be flush mounted when possible.

2. Systems on residential structures shall not extend beyond twelve (12) inches parallel to the roof surface of a pitched roof or flat roof. Systems on nonresidential structures shall not extend beyond thirty-six (36) inches parallel to the roof surface of a pitched roof or flat roof. Systems on all structures shall not extend above the highest peak of a pitched roof.

   a. Height is measured from the roof surface on which the system is mounted to the highest edge of the system.

3. All materials used for racking, mounts, mounting clamps, and flashings shall be of a color consistent with the color of the roof surface to minimize visibility.

EXAMPLE GRAPHIC ONLY



Town of Knightdale
Unified Development Ordinance (UDO)

Thursday, August 27, 2020 3:00 p.m.

UDO Update Committee Workshop Meeting Summary

1. **Attendance**

   The following members of the UDO Advisory Committee were present: Dave Calverley, Carl Winstead, Councilor Mark Swan, Councilor Steven Morgan, LURB Chair Latatious Morris, and LURB Vice-Chair Gentry Lassiter. The following staff members were present: Bill Summers, Town Manager, Dustin Tripp, Assistant Town Manager, Chris Hills, Development Services Director, Jason Brown, Assistant Development Services Director, Donna Tierney, Planner and Kevin Lewis, Senior Planner. The following representatives of Houseal Lavigne Associates were present: Nik Davis, Principal and Jackie Wells, Planner II.

2. **Project Overview**

   Mr. Brown provided an update on the UDO Update project.

3. **Project Workflow**

   a. Roles and Responsibilities

   Mr. Brown provided an update on the roles and responsibilities for the Town Council, Land Use Review Board, UDO Advisory Committee, and Staff.

4. **Draft Chapters**

   a. Chapter 2 “Establishment of Districts”

   b. Chapter 3 “Base District Specific Standards”

c. Chapter 4 “Overlay District Specific Standards”

d. Chapter 5 “Use Specific Standards”

Ms. Wells provided a description of each Chapter and collected consensus on key points. Advisory Committee members provided feedback on the consensus points and asked questions. The consensus points and questions are outlined in the attached document.

5. Timeline Review

a. Next Steps

Ms. Wells provided an update to the timeline and next steps for the UDO Update.

Key Consensus Points

Chapter 2 "Establishment of Districts"

1. Consensus on establishment of a new district for Business Office.
    a. *The general consensus was this may be a useful zoning district as long as it does not promote suburban sprawl and allows ancillary uses. The location and context will be important when applying this district on the map. There is a desire for mixed-use development and increasing employment in Town. This may be accomplished more through the building type regulations versus a zoning district.*

2. Consensus on new definitions for General Residential, removing the reference to a suburban pattern and adding mixed density as part of the description.
    a. *The consensus was that this was a good concept and will help to realize the comprehensive plans vision of more mixed-density residential neighborhoods.*

3. Consensus on removing the Traditional Neighborhood Development (TND) Overlay District.
    a. *Consensus on removing the TND Overlay due to under-utilization, but all agree the standards are good and should be incorporated into the UDO Subdivision and General Design Standards*

Chapter 2 Question Themes

- **Mixed-Use (Live-Work-Play)**
- **Options for tiny houses in MHD Overlay**
- **Evaluate options for Open Space Preserve in Town**
- **Avoid sprawl especially as it relates to the new BO district**

Chapter 3 "Base District Specific Standards"

1. Consensus on adding Secondary Dwelling Units in the General Residential Districts.
    a. *The consensus is that the 800 SF requirement can be limiting on large lots or overwhelming on small lots and if permitted there should be a requirement based on the lot or house size. There was also a lot of conversation regarding limiting the use of a secondary dwelling to someone with a familial relationship to the primary residents and not allowing additional rental units. There was not an overall consensus and this item will return to the committee as a follow-up item and will need Council support to move forward.*
    b. *There was further conversation regarding accessory buildings in general and the need to find a way to ensure they are scaled based on the size of the yard.*

2. Discussion on infill standards.
    a. *The general consensus was to keep the current infill standards, but to monitor for change if incompatible lots and dwelling units begin to be developed in established neighborhoods.*

Chapter 3 Question Themes

- **ADUs need to have a lot size correlation**

- **Continue to monitor Infill Development in the Old Town area**
- **This is a good direction**

Chapter 4 "Overlay Districts Specific Standards"

1. Consensus on removing the registration requirements for occupant of manufactured home parks.
    a. *Consensus on removing this item as it is not utilized nor necessary.*

2. Question regarding if the proposed overlay districts are the right mix.
    a. *The consensus was to evaluate the necessity for a local historic overlay or a neighborhood conservation overlay, but overall, the mix is good.*

Chapter 4 Question Themes

- **Potential for Tiny Homes in the Manufactured Home Overlay District**
- **Investigate potential for Historic District Overlay or Neighborhood Conservation Overlay**

Chapter 5 "Use Specific Standards"

1. Consensus on mixed-use standard for apartments.
    a. *Consensus that this was a good starting point, but to evaluate whether a percentage of units or percentage of building area is a better concept. There was also consensus that the mixed-use component can include the amenity and other areas to activate the street.*

2. Consensus on the standards for a Corporate Campus.
    a. *Consensus on the concept, but concern that this could lead to less mixed-use development and encourage single-use development. There was also concern regarding a campus being too large and not having transitionary uses. This is another area where building type standards might assist in achieving the goals for mixed-use activity centers.*

3. Questions regarding the prohibition of restaurants and bars as an accessory use in Indoor Recreation uses.
    a. Consensus on removing this additional standard and encouraging more recreation opportunities in Town.

4. Question regarding additional standards for Bars, Taverns, and Night Clubs.
    a. Define Hours of Operations
    b. Split Bars/Taverns from Night Clubs
        i. *Consensus on removing the additional use standard for a separation distance. Night Clubs should be treated differently for hours of operation and zoning districts, staff will check ABC laws to gauge any proposed changes or if there is a desire for this to be handled through the UDO. Also, make sure that restaurants and customary accessory uses are allowed within micro-breweries, distilleries, and wineries.*

5. Consensus on drive-thru standards
    a. *There was consensus on the drive-thru standards.*

Chapter 5 Question Themes

- **In the interest of time and since most Committee members had dropped off the call, this was an open call for questions. There were not any questions, but if there are any follow-up questions feel free to contact Jason Brown, Assistant Development Services Director at (919) 217-2245 or via e-mail at jason.brown@knightdalenc.gov.**

Town of Knightdale

Staff Report

Title: Past Council Actions	Director Signature: CH
Staff: Kevin Lewis, Senior Planner	Asst. Town Manger Signature:
Date: September 14, 2020	Town Manager Signature:

BACKGROUND INFORMATION

This report serves as an update to past Council actions.

At the August 19, 2020 Town Council meeting, the Council took the following actions on cases previously referred to the LURB.

- **ZMA-6-19 – The Collection PUD** – The Town Council **APPROVED** a rezoning 28.13 acres at Keith and Robertson Streets from Rural Transition (RT) to General Residential 8 with a Planned Unit Development (GR8-PUD). The approved PUD and Master Plan consists of 97 lots featuring a mix of single-family front- and rear-loaded lots and townhouse units. On December 9, 2019, the LURB unanimously recommended approval of this case.

- **ZMA-3-20 – Merritt Hinton Oaks CD** – The Town Council **APPROVED** a rezoning of 46.21 acres at 123 Hinton Oaks Blvd, north of the Shoppes at Midway Plantation shopping center from Highway Business (HB) and Manufacturing & Industrial (MI) to Manufacturing & Industrial Conditional District (MI-CD) subject to Council's recommendation for continued partnership between all parties to find solutions to traffic and pedestrian concerns along Hinton Oaks Blvd and Knightdale Blvd. The Master Plan consists of 271,450 square feet of flex office, light industrial and light manufacturing business park across five buildings. The LURB unanimously recommended approval of this case on August 10, 2020.