



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #20-09-16-002
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE
WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-1-20 7630 Knightdale Boulevard Mixed Use Planned Unit Development

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of property from Highway Business (HB) to Neighborhood Mixed Use Planned Unit Development (NMX-PUD) and;

WHEREAS, the Town Council finds 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.

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

SECTION 1: That the Unified Development Ordinance of the Town of Knightdale Code, which includes the Zoning District Map, be amended to rezone approximately 7.4 ± acres located the Town of Knightdale's Extraterritorial Jurisdiction, north of Knightdale Station Run and south of Knightdale Boulevard and identified as Wake County PIN 1754-65-5899 from Highway Business (HB) to Neighborhood Mixed Use Planned Unit Development (NMX-PUD) as indicated.

SECTION 2. That the additional conditions contained within the application identified as ZMA-1-20 and PUD Document (Exhibit A), and listed below apply as additional zoning conditions to the parcel of land identified as PIN 1754-65-5899:

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.
 5. 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.
 6. The applicant is providing approximately 34,444 square feet of open space, less than the required 43,645 square feet. The proposal includes innovative open space amenities and is located within walking distance to Knightdale Station Park.
 7. 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.
 8. Due to the presence of an overhead powerline easement, certain plantings are not permitted along Knightdale Station Run. The applicant is proposing a 10-wide buffer consisting of understory trees and shrubs.
 9. To assist with creating an urban, walkable community, the applicant is proposing a landscaped area with paved walking areas and a water feature along Knightdale Blvd.
 10. The site was formerly used for agricultural purposes and maintains few large trees. Of the 0.56 acres required, the applicant is showing 0.38 acres of tree cover area, while creating a compact, walkable development.
 11. The applicant has provided actual elevations that will be built in the development (included in PUD document). In addition to the elevations, the applicant agrees to the Apartment Building Architectural Standards found in UDO Ch. 5.9 and the additional conditions listed below:
 - a. All stairwells in multistory buildings shall be located within 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 will 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.

12. The submitted Master Plan (Exhibit B) and building elevations (Exhibit C) will serve as the site-specific development plan. However, the applicant must submit Construction Drawings to the Town for approval that are in conformance with the approved conditions of the NMZ-PUD zoning district, Master Plan comments, Unified Development Ordinance, and comments from the July 9, 2020 DRC meeting.

SECTION 3. That the Master Plan attached as ZMA-1-20 7630 Knightdale Blvd Mixed Use be adopted in its entirety to be included in this Ordinance and to have the same effect in law.

SECTION 4. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 5. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 6. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

SECTION 7. That this ordinance shall be enforced as provided in G.S. 160A-175 or as provided for in the Knightdale Town Code

SECTION 8. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 16th day of September, 2020

James A. Roberson, Mayor

ATTEST:

Heather M. Smith, Town Clerk

APPROVED AS TO FORM:

Roger Knight, Town Attorney