



Town of Knightdale

Staff Report Cover Sheet

Title: ZMA-2-21: Bojangles Remodel

Staff: Kevin Lewis, Senior Planner

Date: July 21, 2021

PURPOSE

- The purpose of this staff report is to provide an overview of a Zoning Map Amendment request for the 0.92 acre parcel at 7525 Knightdale Blvd. Bass, Nixon & Kennedy, Inc., on behalf of Tri-Arc Food Systems, Inc, has submitted an application requesting a Zoning Map Amendment to rezone the site, identified by Wake County PIN 1754-56-4381, from Highway Business (HB) to Highway Business Conditional District (HB-CD) to allow for the exterior remodel of the existing drive-thru restaurant.

STRATEGIC PLAN PRIORITY AREA(S)

- Sustainable

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
- Neighborhood Meeting Information
- Site Plan
- Elevations
- Ordinance# 21-07-21-007

STAFF RECOMMENDATION

- Motion to approve ZMA-2-21 and adopt the recommended advisory statement describing plan consistency and reasonableness of action.
- Adopt ORD #21-07-21-007.

Knightsdale Strategic Priorities



Safe



Connected & Inclusive



Sustainable



Active & Healthy



Organizational Excellence



Town of Knightdale

Staff Report

Title: ZMA-2-21: Bojangles Remodel
Conditional District Rezoning

Staff: Kevin Lewis, Senior Planner

Date: July 21, 2021

Director Signature: CH

Asst. Town Manger Signature:

Town Manager Signature:

I. REQUEST:

Bass, Nixon & Kennedy, Inc., on behalf of Tri-Arc Food Systems, Inc, has submitted an application requesting a Zoning Map Amendment to rezone approximately 0.92 acres at 7525 Knightdale Blvd, identified by Wake County PIN 1754-56-4381, from Highway Business (HB) to Highway Business Conditional District (HB-CD) to allow for the exterior remodel of the existing drive-thru restaurant.

II. PROJECT PROFILE:

PROPERTY LOCATION:	7525 Knightdale Blvd.
WAKE COUNTY PIN:	1754-56-4381
CURRENT ZONING DISTRICT	Highway Business (HB)
PROPOSED ZONING DISTRICT:	Highway Business Conditional District (HB-CD)
NAME OF PROJECT:	Bojangles Remodel
APPLICANT:	Bass, Nixon, & Kennedy Inc
PROPERTY OWNER:	Tri-Arc Food Systems
PROPERTY SIZE:	0.92 acres
CURRENT LAND USE:	Restaurant with Drive-Thru (Use 2.3.C.4.c)
PROPOSED LAND USE:	Restaurant with Drive-Thru (Use 2.3.C.4.c)

III. BACKGROUND INFORMATION:

The Conditional District (ZMA-CD) rezoning process provides a procedure for the rezoning of property based upon the recognition that certain types of zoning districts would be inappropriate at locations in the absence of special conditions. 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. A Conditional District allows particular uses to be established only in accordance with specific standards and conditions pertaining to each individual development project. All site-specific standards and conditions must be consistent with the spirit and intent of this Unified Development Ordinance as well as consistent with the goals and objectives of the KnightdaleNext 2035 Comprehensive Plan and adopted area plans.

There are several types of Conditional Districts. In this case, the use (“Drive-Thru Retail/Restaurants”) is a required Conditional District. The nature and scale of the use has significant and/or unique impacts on both the immediate surrounding area and on the entire community and as such is required to be approved through the Conditional District rezoning process. Additionally, UDO Section 2.16.C.2 explains that the requirement for a Conditional District for the “Retail/Restaurants” use is only applicable to new construction, substantial redevelopment, or a change of use as defined in Chapter 19.3. In this case, the proposed change to the existing Bojangles restaurant is considered a substantial redevelopment.



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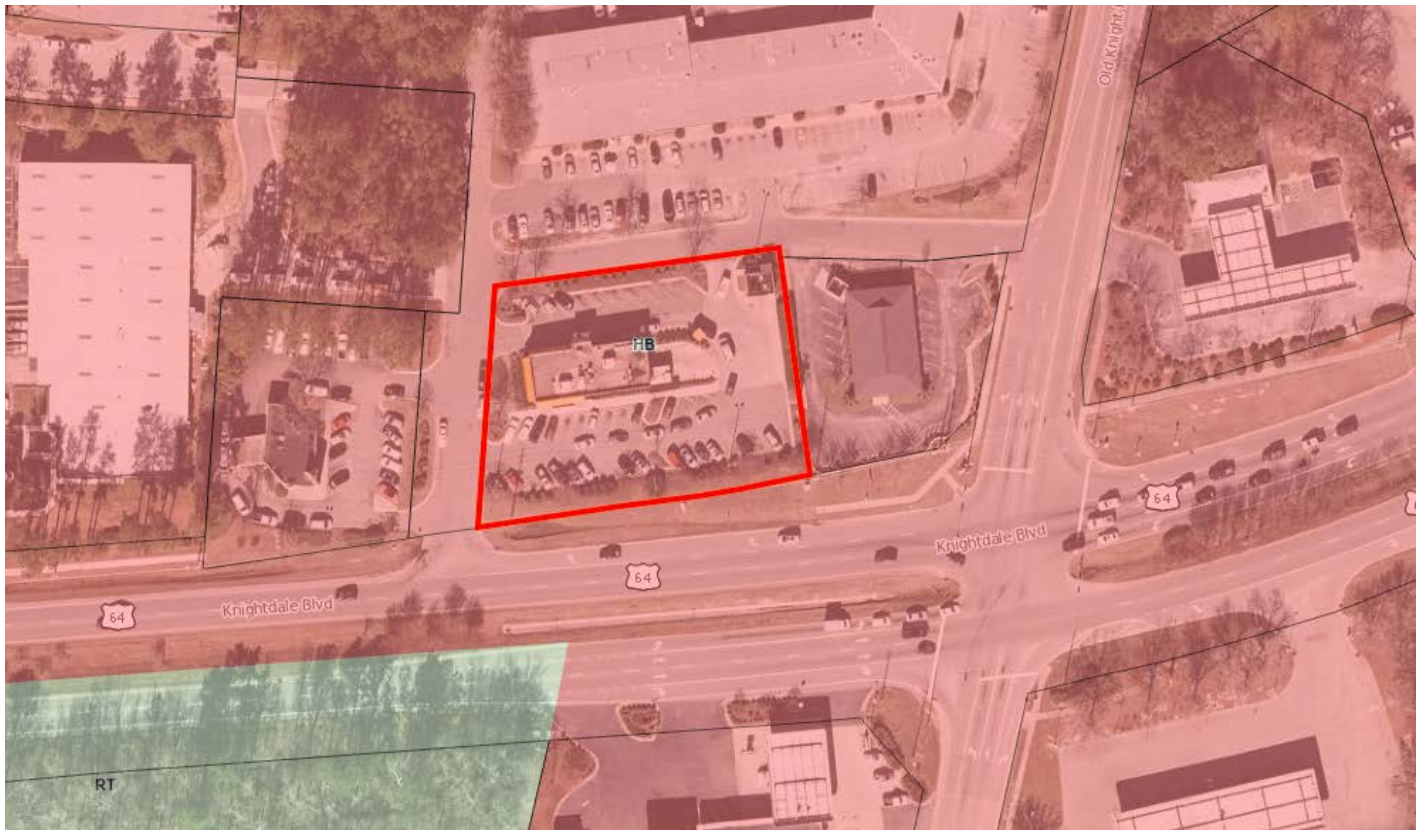
When a Conditional District is a requirement of UDO Section 2.3.C, applicants may request that certain UDO standards be modified or decreased. Additionally, Town Council may attach reasonable and appropriate conditions including but not limited to the location, nature, hours of operation and extent of the proposed use with consent of the applicant. The applicant will have a reasonable opportunity to consider and agree to any additional requirements proposed by either the LURB or the Town Council prior to final action.

The applicant's specific requests are detailed in **Section VII** of this staff report.

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

The proposed rezoning includes one (1) parcel, located on the northwest corner of Knightdale Blvd. and Old Knight Road. The parcel is already located within the Town limits and does not require annexation.

DIRECTION	LAND USE	ZONING
North	Shopping Center/Retail	HB
South	Shopping Center/Retail	HB
East	Shopping Center/Retail	HB
West	Shopping Center/Retail	HB





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Current right-of-way conditions



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Current landscaping & screening



Current drive-through queuing & configuration



Town of Knightdale

Staff Report



Current parking lot configuration



Current right-of-way and driveway conditions



Town of Knightdale

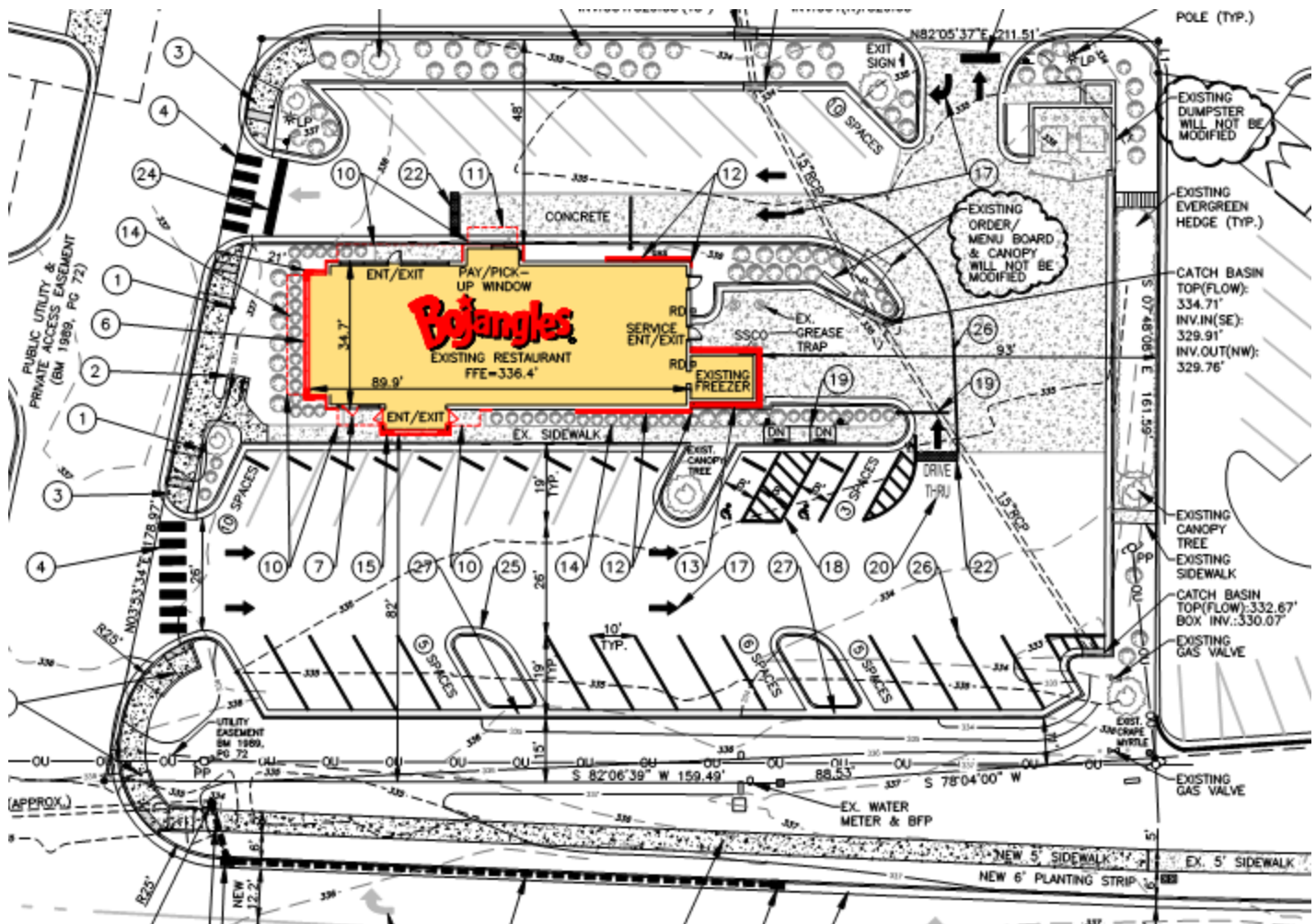
Staff Report

V. PROPOSED MASTER PLAN:

In accordance with UDO Section 16.6, a Master Plan is required as part of the Conditional District rezoning and acts a site-specific development plan. A copy of the site plan is provided below. Please note that this is an existing nonconforming site. Proposed site changes include the widening of the parking lot located on the southern side of the site for extra vehicular capacity on-site.

Additional site improvements include the installation of curb, gutter, sidewalk, and landscaping along Knightdale Blvd. The sidewalk will be extended along the west side of the site to provide direct pedestrian connectivity and help close a gap in the sidewalk network. New and replacement landscaping will be installed to ensure compliance with all UDO requirements.

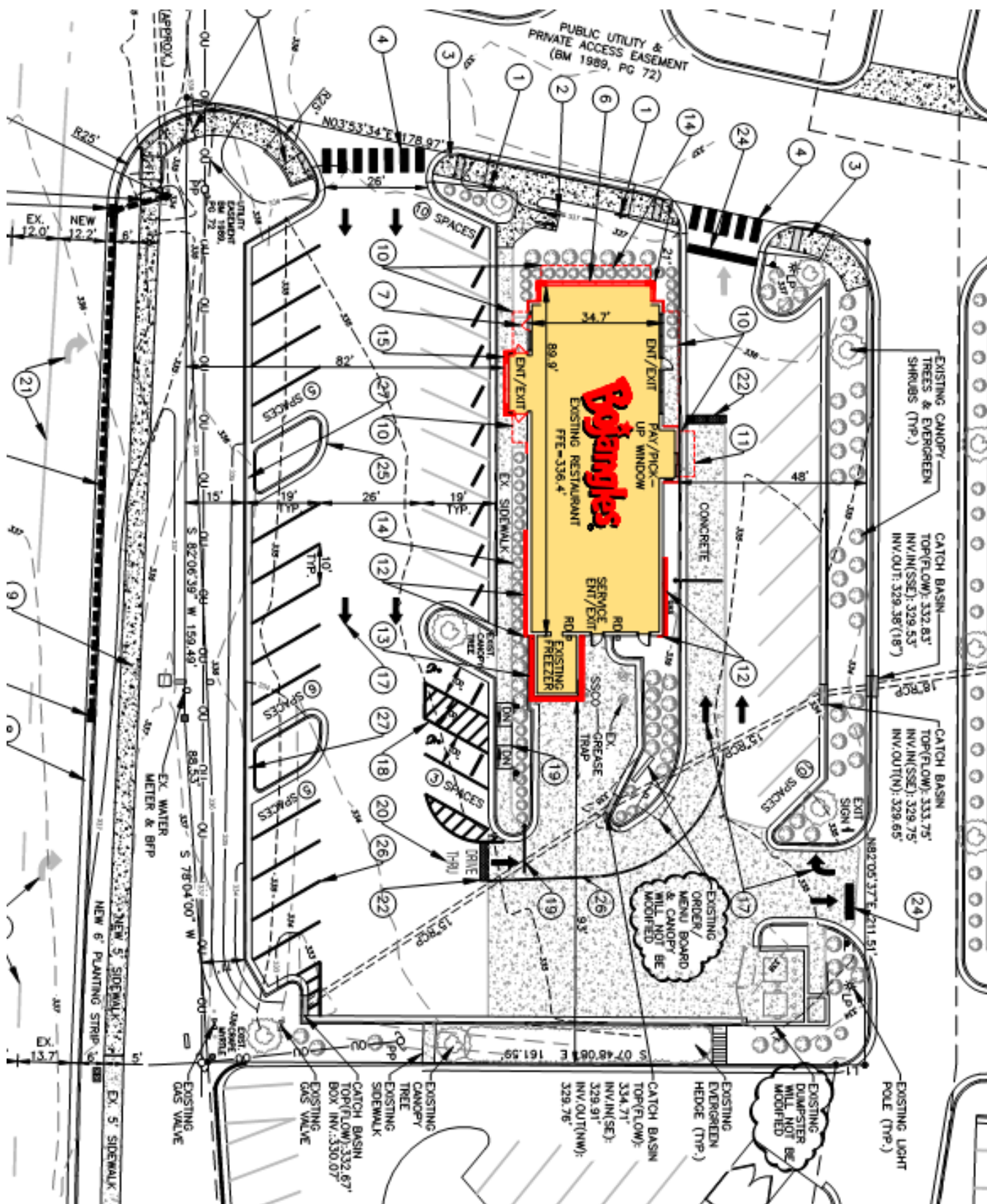
The remaining improvements are focused on the façade of the buildings, with the intent to make the exterior more modern. Overall, these improvements are consistent with the spirit and intent of the UDO.





Town of Knightdale

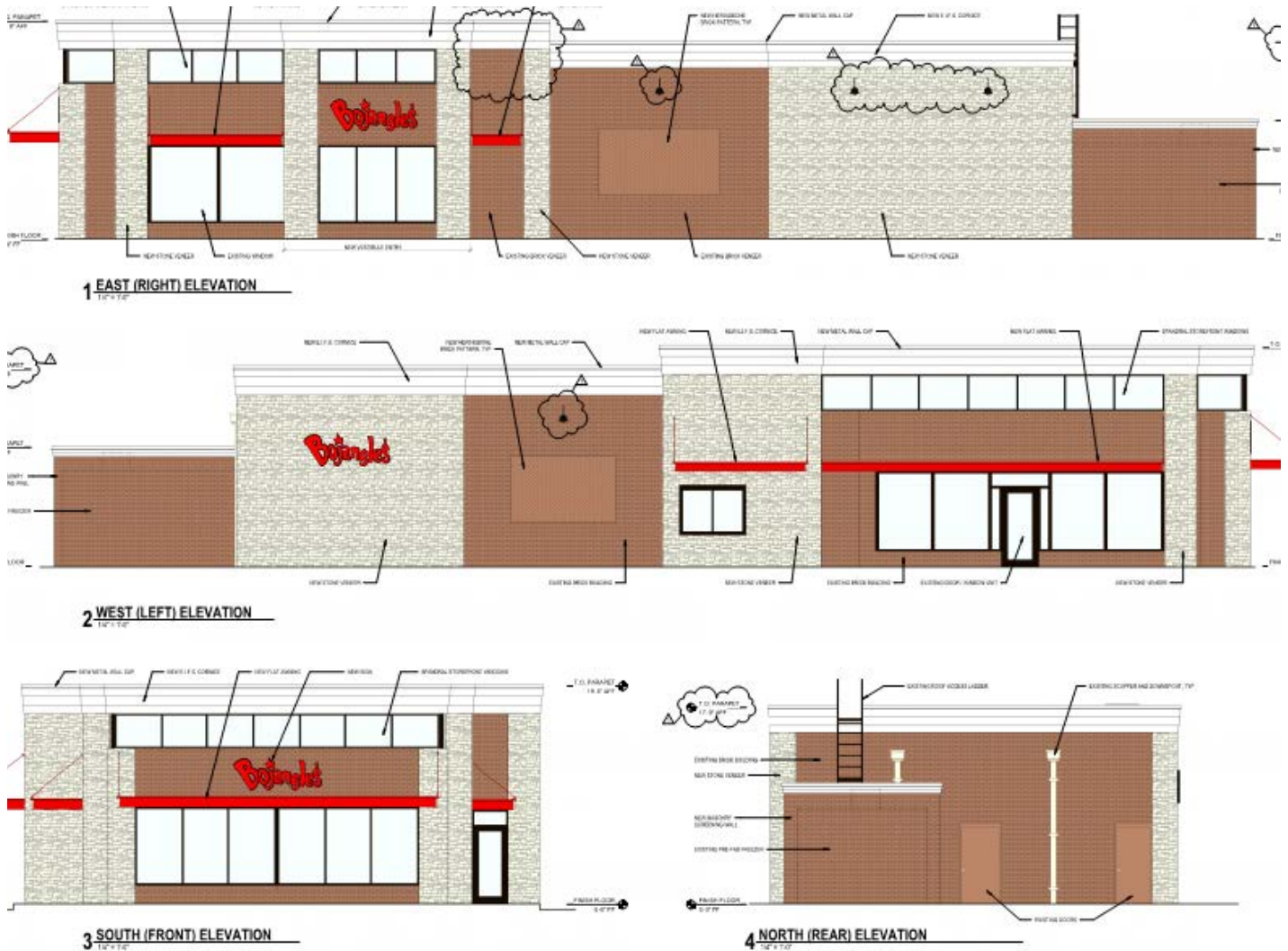
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Town of Knightdale

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VI. LEGISLATIVE CASE PROCEDURES:

A Conditional District rezoning is a legislative process that requires Town Council to hold a public hearing and receive a recommendation from the Land Use Review Board prior to acting on the application. Additionally, certain application procedures are required, such as 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: November 14, 2019
- Neighborhood Meeting Notices Mailed: April 5, 2021
- Neighborhood Meeting: April 15, 2021



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The neighborhood meeting was held virtually via Zoom. No residents or adjacent property owners attended the meeting. A copy of the mailed notice, list of recipients, and summary of the meeting are attached as part of the application packet.

As noted below, the Town of Knightdale staff also followed public hearing notice requirements as prescribed in the North Carolina state statutes.

- First Class Letters Mailed: June 3, 2021
- Sign Posted on Property: June 3, 2021
- Legal Ad Published in Wake Weekly: June 4 & 11, 2021

Following the formal submittal and review of the proposed master plan, the applicant met with the Development Review Committee (DRC) on May 13, 2021 to discuss the technical comments and details associated with the proposed redevelopment plan. There were some minor issues associated with the proposed plan, including the architectural elevations, sidewalk extension, and landscaping.

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

VII. SPECIFIC CONDITIONAL DISTRICT REZONING REQUEST:

In accordance with UDO Section 15.6.C, all standards and requirements of the corresponding General District must be met. Staff has reviewed the major site elements and found the majority to be in compliance with all requirements of the Highway Business zoning district and UDO.

UDO COMPLIANCE STATEMENTS:

- Zoning:** The subject property is currently zoned Highway Business and in accordance with UDO Section 2.3.C.4.c, Drive-Thru Retail/Restaurants are permitted in the Highway Business zoning district only with the approval of a Conditional District rezoning. Therefore, the applicant is requesting to rezone the property to HB-CD.
- Dimensional Standards:** The applicant is not proposing any deviations from the dimensional standards as found in UDO Section 2.12 for the HB zoning district.
- Lighting:** The applicant is not proposing any deviations from the lighting standards found in UDO Sections 11.4-5.
- Stormwater Management:** The applicant is not proposing any changes to the stormwater management of the site. The installation of curb and gutter along Knightdale Blvd will help reduce the accumulation of water in the grass swale, a problem which is often observed during heavy storms.
- Parking:** The applicant will be reducing the number of parking spaces on-site, however, will still meet the UDO requirements found in Section 10.3 for minimum parking.
- Public Utilities/Water Allocation Policy:** Since the property is already connected to public utilities, the Water Allocation Policy is not applicable. The applicant is not proposing any changes to the existing water and sewer connections.



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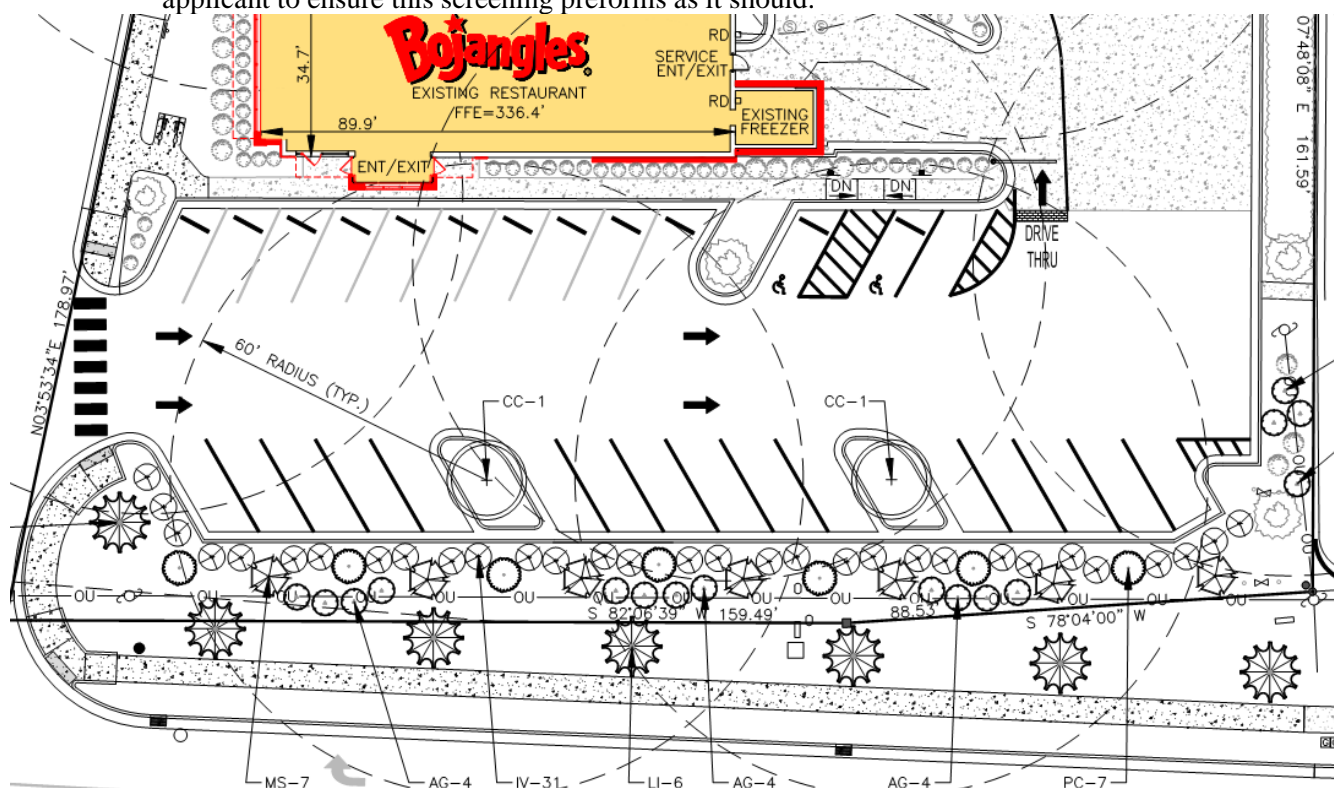
- G. **Signage:** All site signage will be reviewed under a separate zoning review; however, the applicant is not proposing any deviations from the standards as found in UDO Chapter 12 for the HB zoning district.

PROPOSED UDO EXCEPTIONS:

In accordance with UDO Section 15.6.C.5, a Conditional District rezoning allows the applicant to request exceptions to certain standards identified in the General District (Highway Business). 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. Parking Lot Screening (Section 8.7.A.1):

- **Required:** A 20-foot Type B landscaped buffer is required to act as screening when parking lots abut arterial roadways, such as Knightdale Blvd.
- **Requested:** The applicant will be expanding the width of the parking to lot help the flow of traffic through the site. In doing so, the parking lot will encroach into the required 20-foot buffer between five (5) and nine (9) feet. The installation of new landscaping, as well as protecting the existing, mature landscaping along Knightdale Blvd will help to screen the parking lot adequately. Staff will continue to work with the applicant to ensure this screening preforms as it should.





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B. Mixed Use Building Design Standards (Sections 3.3.T.5 and 5.10):

- **Required:** All drive-thru restaurants shall built to the Mixed-Use building type standards. This is defined as a multi-story structure which can accommodate a variety of uses.
- **Requested:** The applicant is proposing to utilize the current structure while updating the façade. The final design will be single story, however it will feature spandrel windows, highlighted below, to create the appearance of a two-story structure. All other elements of the façade will be consistent with the UDO, including the use of brick or stone siding materials, and articulations of the roofline and walls.





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VIII: COMPREHENSIVE PLAN:

A. Growth Framework Map

The Comprehensive Plan features the Growth Framework Map, a high-level tool for assisting in the decision-making process for development proposals. The intent is to prioritize development proposals based how well it fits within the existing conditions of the surrounding area. The map designates this area as a “Priority Investment Area Around a Growth Activity Center”. This proposal helps to move this intersection closer to that goal through the redevelopment and reinvestment into Knightdale’s business community.

LEGEND

Corporate Limits	Street Centerlines
Target Investment Area	Knightdale Next Study Area
Rural Planning Area	Major Roads
Extraterritorial Jurisdiction (Expansion Area)	Growth Activity Center
Floodprone Areas	Priority Investment Area Around Activity Centers
Old Town	Neighborhood Node

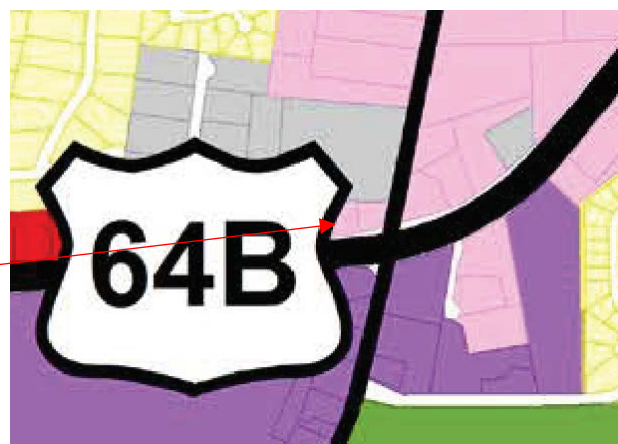


B. Growth & Conservation Map

The Growth & Conservation Map designates parcels in Knightdale into different place type categories based on their current state and the anticipated pattern of development. The subject property is designated as “Mixed-Use Center” place type, and the proposal is consistent with that label.

PLACETYPE CATEGORIES

Preserved Open Space	Business Office
Rural Living	Light Industrial
Recreation Open Space	Heavy Industrial
Single Family Neighborhood	Civic & Institutional
Mixed-Density Neighborhood	Old Town
Multifamily Community	Mixed-Use Center
Neighborhood Node	Mixed-Use Center (Suburban Retrofit)
Retail	Transit-Oriented Development (BRT)
	Regional Mixed-Use Center





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The “Mixed-Use Center” place type is defined as follows:

A mixed-use center offers the opportunity to live, shop, work, and play in one community. **Uses and buildings are located on small blocks with streets designed to encourage pedestrian movement and active public spaces.** Buildings in the core of the center may stand three or more stories tall. Residential units or office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and nonresidential uses in the center supports multiple modes of transportation. A large-scale mixed-use center may be surrounded by one or more neighborhoods that provide additional nearby home choices and encourage active living with a comprehensive and interconnected network of walkable streets.

The Place Type Transect, seen below, builds off of the Growth & Conservation Map and helps to illustrate how developments should blend together as Knightdale grows. The “Mixed-Use Center” Place Type falls into the Centers category, which encourages more intense development patterns. This site is relatively small in nature (0.92 acres), and this use helps to achieve the overall place type at the Knightdale Blvd and Old Knight Road/N. First Ave. intersection. Additionally, the owner is choosing to redevelop their existing site, instead of moving to a greenfield location. This shows a commitment to Knightdale and helps to protect the natural environment.



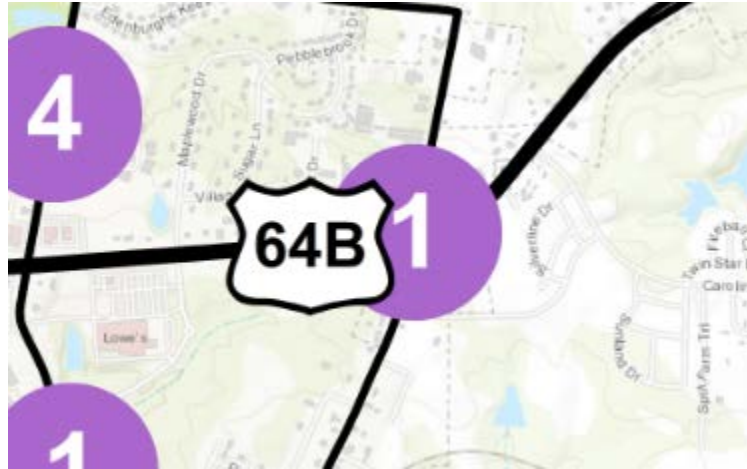


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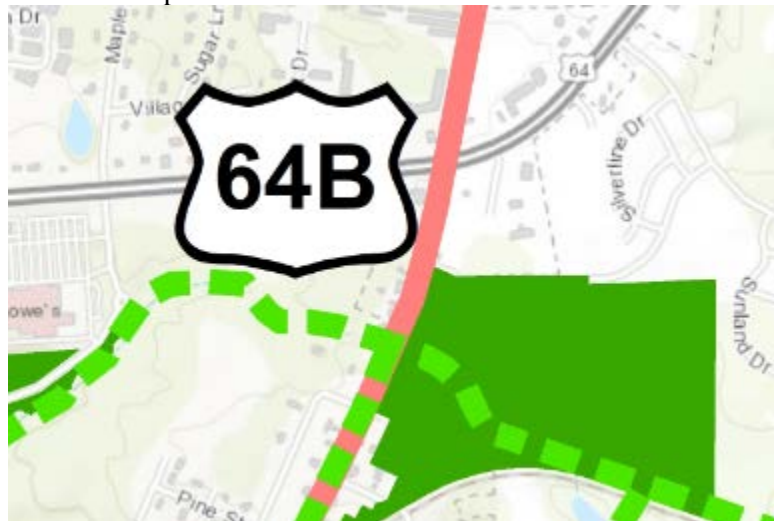
C. Gateway Entrances Map

Gateways help those traveling into Knightdale easily identify their entrance into Town. An Old Town Gateway is identified at the intersection of Knightdale Blvd. and Old Knight Rd./N. First Ave. This proposal shows improvements to the Knightdale Blvd right-of-way, including curb, gutter, sidewalk, and landscaping. Due to the minor impact of the overall site, these improvements help to being the creation of a gateway in this area.



D. Trails and Greenways Map

The Trails & Greenway Map provides the general alignment of greenways in Knightdale. These trails should connect to the existing Town infrastructure or provide new recreational opportunities for residents. There are no greenways shown in this area of the plan.



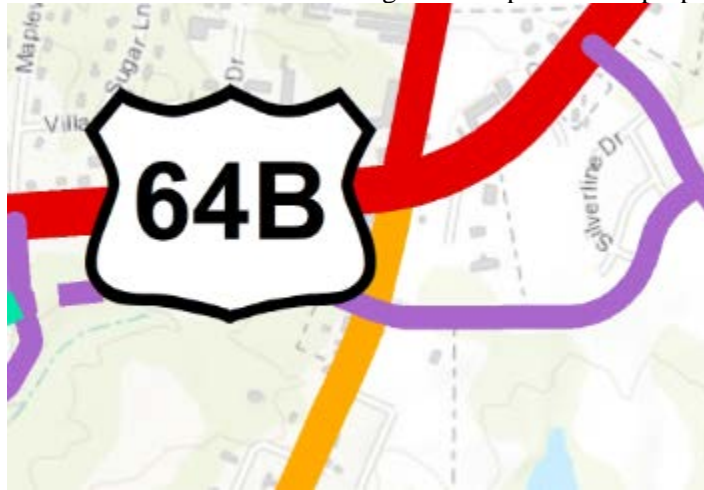


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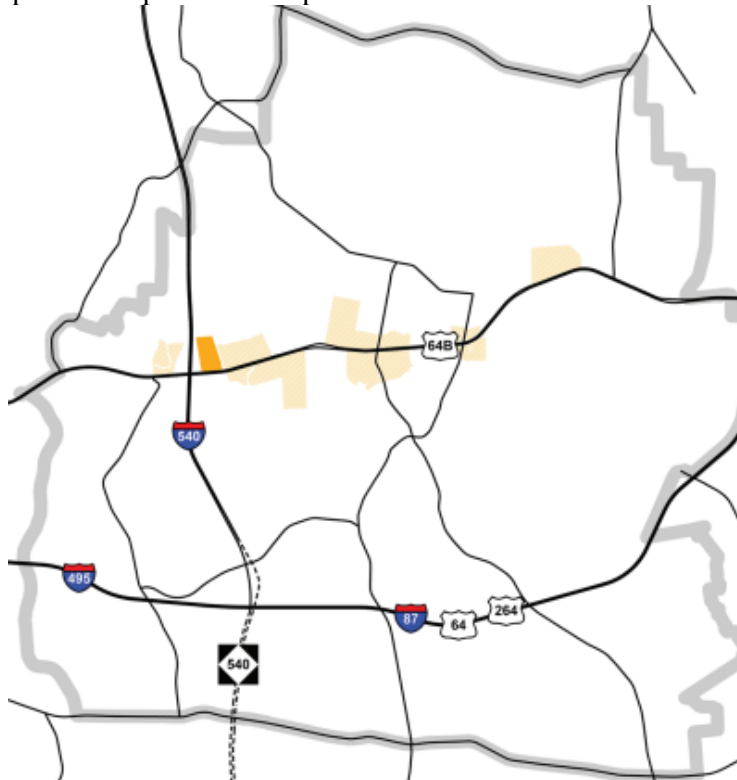
E. Street Network Map

The Street Network Map provides the general alignment of future road connections to help build a connected transportation network. No new road connections are being made as part of this proposal.



F. Focus Area Studies

The Comprehensive Plan developed conceptual plans with the intent to guide development proposals in certain areas of Knightdale and build off the place type categories defined by the Growth & Conservation Map. This proposal falls within the “Transit Oriented Development” Focus Area. The proposal helps to advance this goal by adding a sidewalk connection along the frontage of the site, connecting to an existing GoRaleigh bus stop to the west. GoRaleigh plans to improve that stop with the addition of a concrete landing pad for easier access.





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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 remodel is consistent with the KnightdaleNext 2035 Comprehensive Plan, and the following guiding principal categories would be applicable to this request.



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.



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.

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 redeveloping existing commercial sites, creating a compact development, and enhancing the economic vitality of Knightdale. Further, it is consistent with the General Growth Framework Map a "Priority Investment Area" for local retail options, and the Growth & Conservation Map's designation as a "Mixed-Use Center" Place Type. Additionally, the proposal is consistent with the Gateway Entrances Map and the Transit Oriented Development Focus Study Area. 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.



Town of Knightdale

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XI. JOINT PUBLIC HEARING SUMMARY:

A joint public hearing with the Land Use Review Board and Town Council was held at the June 17, 2021, Town Council meeting. A representative of the ownership group, Claude Clark with Tri-Arc Food Systems, spoke briefly and in support of the development, and gave an overview of their proposal. No comments were received during the public comment period. Council, LURB members, the applicant, and Staff discussed landscaping, outdoor seating, and pedestrian connectivity.

XII. LAND USE REVIEW BOARD SUMMARY:

The LURB considered this item at their July 12, 2021 meeting. Following the presentation, LURB voted unanimously to recommend approval of ZMA-2-21 and forwarded the following advisory statement as recommended by staff:

The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as redeveloping existing commercial sites, creating a compact development, and enhancing the economic vitality of Knightdale. Further, it is consistent with the General Growth Framework Map a “Priority Investment Area” for local retail options, and the Growth & Conservation Map’s designation as a “Mixed-Use Center” Place Type. Additionally, the proposal is consistent with the Gateway Entrances Map and the Transit Oriented Development Focus Study Area. 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.

XIII. STAFF RECOMMENDATION:

It is staff’s recommendation that Town Council approves the request to rezone the 0.92 acre site at 7525 Knightdale Blvd, further identified by Wake County PIN 1754-56-4381 from Highway Business (HB) to Highway Business Conditional District (HB-CD), adopts the forwarded advisory statement from LURB and staff regarding Comprehensive Plan consistency, and adopts Ordinance #21-07-21-007.

The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as redeveloping existing commercial sites, creating a compact development, and enhancing the economic vitality of Knightdale. Further, it is consistent with the General Growth Framework Map a “Priority Investment Area” for local retail options, and the Growth & Conservation Map’s designation as a “Mixed-Use Center” Place Type. Additionally, the proposal is consistent with the Gateway Entrances Map and the Transit Oriented Development Focus Study Area. 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.

SYMBOLS AND ABBREVIATIONS

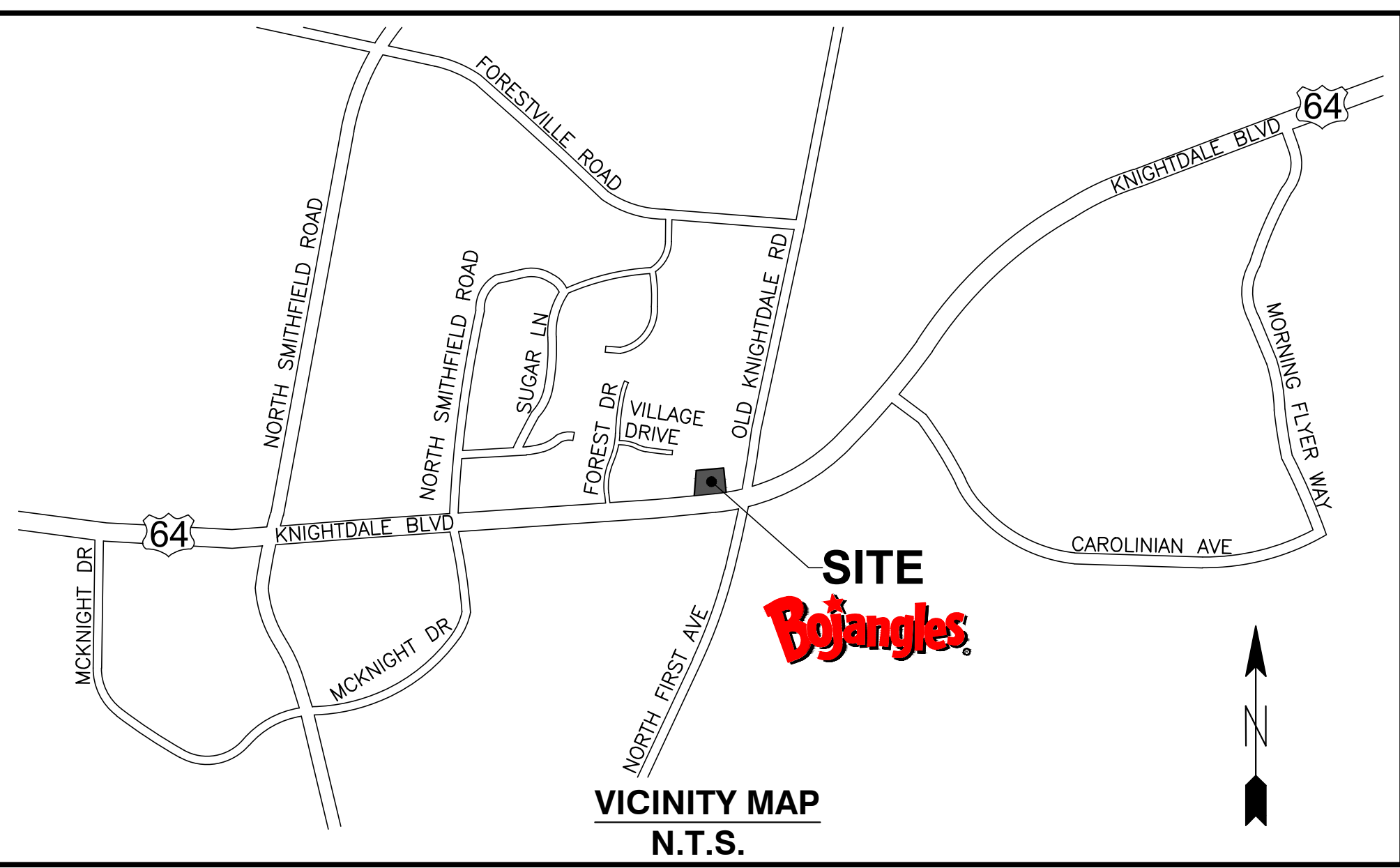
Table listing symbols and abbreviations for various construction elements such as aggregate base course, curb inlets, pipes, and fences.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF KNIGHTDALE STANDARDS & SPECIFICATIONS

BOJANGLES RESTAURANT - REMODEL 7525 KNIGHTDALE BLVD, KNIGHTDALE, NC 27545

CONDITIONAL DISTRICT REZONING / MASTER PLAN SUBMITTAL FOR NEW HIGHWAY 64 ROAD IMPROVEMENTS, VESTIBULE RENOVATION, BUILDING FACADE UPGRADES & H/C PARKING RESTRIPING

TOWN OF KNIGHTDALE PROJECT #'s 501031 & ZMA-2-20



CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPALITY STANDARDS, SPECIFICATIONS, AND DETAILS. WORK IN THIS PROJECT SHALL ALSO CONFORM TO THESE PLANS...

- LABORATORY AND THE CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.
- 12. PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES/SUPERELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.

FEMA & WETLANDS NOTE:

THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN PER FEMA MAP #3720175400J EFFECTIVE DATE MAY 05, 2006.

TOWN OF KNIGHTDALE NOTES:

- 1. DUE TO THE LIMITED SIZE OF THE SITE, WAKE COUNTY WILL NOT REVIEW AN S&EC PLAN. HOWEVER, TOWN OF KNIGHTDALE WILL REQUIRE S&EC MEASURES.



DEVELOPER / RESTAURANT OWNER:

TRI-ARC FOOD SYSTEMS 4905 WATERS EDGE DRIVE RALEIGH, NC 27606

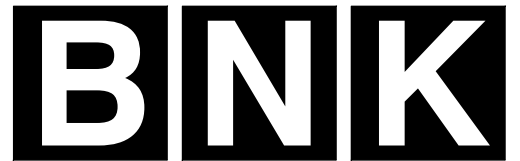
CONTACT: TOMMY HADDOCK, PRES. PHONE: (919) 859-1131 EMAIL: Thaddock@Bojanglesrdu.com

ARCHITECT:

DESIGN DEVELOPMENT ARCHITECTS 800 SALEM WOODS DRIVE, SUITE 102 RALEIGH, NC 27615

CONTACT: T.J. (TOM) MULDER, PM PHONE: (919) 848-4474 EMAIL: Tomm@Designdevelopment.com

ENGINEER / LANDSCAPE ARCHITECT:



BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS 6310 CHAPEL HILL ROAD, SUITE 250 RALEIGH, NORTH CAROLINA 27607

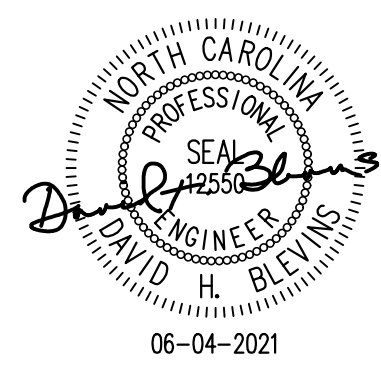
TELEPHONE: (919) 851-4422 FAX: (919) 851-8968

CERTIFICATION NUMBERS: NCBELS (C-0110) & NCBOLA (C-0267)

CONTACT: DAVID H. BLEVINS, P.E. EMAIL: David.Blevins@BNKinc.com

SURVEY INFORMATION

BOUNDARY TOPOGRAPHY PROVIDED BY: NEWCOMB LAND SURVEYORS, PLLC 7008 HARPS MILL RD., STE. 105 RALEIGH, NC 27615 OFFICE: 919-847-1800, NC LICENSE # P-0203



SITE DATA

PROJECT NAME: BOJANGLES'S RESTAURANT BUILDING RENOVATION TOWN OF KNIGHTDALE PROJECT #'S: 501031 & ZMA-2-20 PIN: 1754-56-4381 OWNER: KNIGHTDALE RA LLC 800 S MINT STREET, CHARLOTTE, NC 28202

EXISTING ACREAGE: 0.92 ACRES RIVER BASIN: NEUSE WATERSHED: N/A LAND USE: COM/FAST FOOD EXISTING USE: FAST FOOD RESTAURANT PROPOSED USE: FAST FOOD RESTAURANT

SETBACKS: STREET: 77' (BM 1989, PG 72)

BUILDING INFORMATION: EXISTING BUILDING AREA: 3,442 G.S.F. NUMBER OF STORIES: 1 STORY BUILDING HEIGHT - MAXIMUM TO PARAPET: 19'-8" SEATING CAPACITY: 100 SEATS

VEHICLE PARKING SPACE REQUIREMENTS & CALCULATIONS: EXISTING PARKING SPACES: 42 SPACES (INCL. 2 H/C SPACES) UDO CHAPTER 10 SEC. 10.3.D.4.C - 15 MOTORIZED VEHICLE SPACES PER ksf GFA : 3,442 / 1000 x 15 = 51.163

HANDICAP PARKING SPACE REQUIREMENTS: REQUIRED MIN. HANDICAP ACCESSIBLE PARKING SPACES: 2 SPACES PROVIDED HANDICAP ACCESSIBLE PARKING SPACES: 2 - ONE STANDARD HC PARKING SPACE & ONE VAN ACCESSIBLE PARKING SPACE

BICYCLE PARKING SPACE REQUIREMENTS & CALCULATIONS: UDO CHAPTER 10 SEC. 10.3.C.3 - 1 BICYCLE SPACE PER 10 MOTORIZED VEHICLE SPACES: 39 / 10 = 3.9 TOTAL REQUIRED BIKE SPACES: 4 BIKE SPACES (2 RACKS)

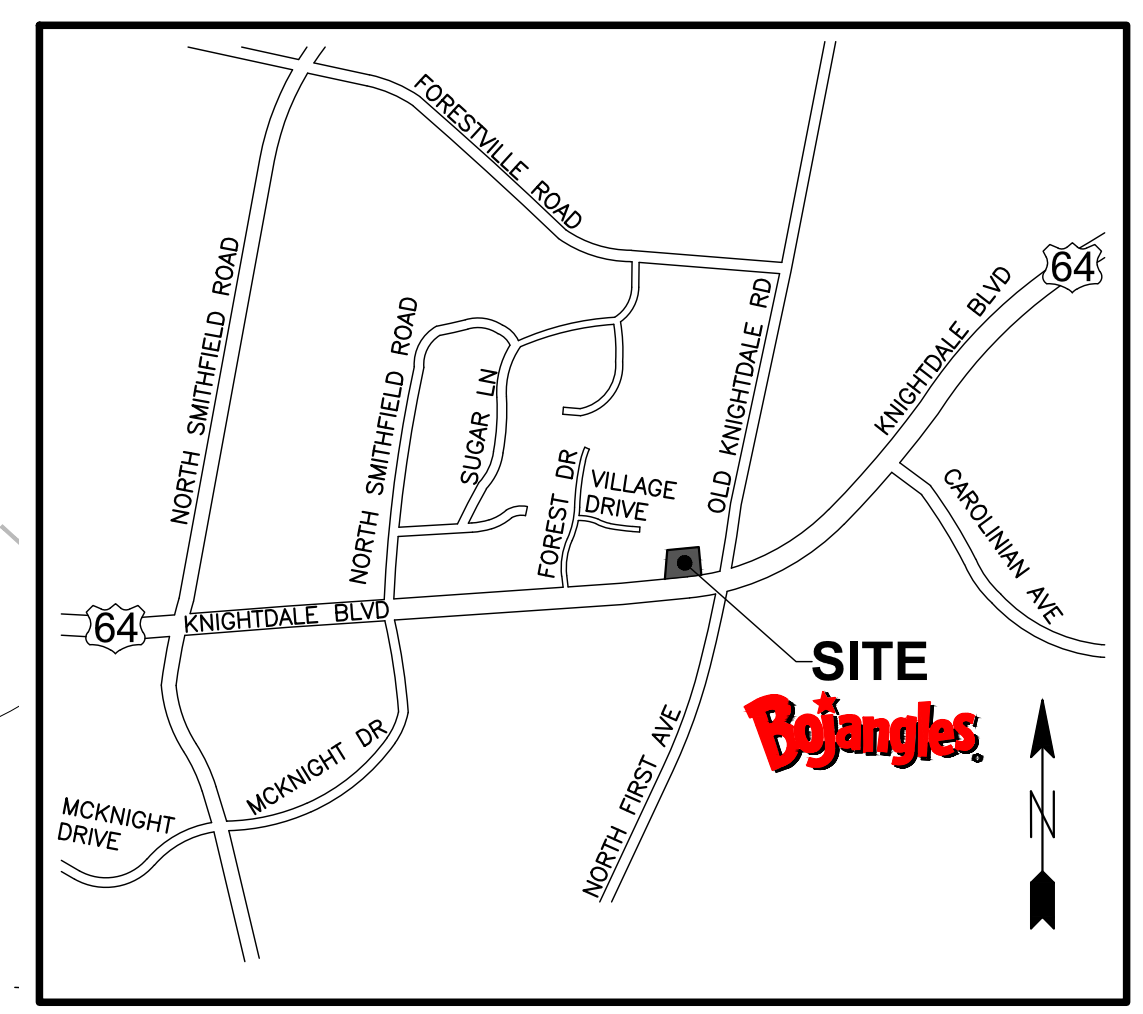
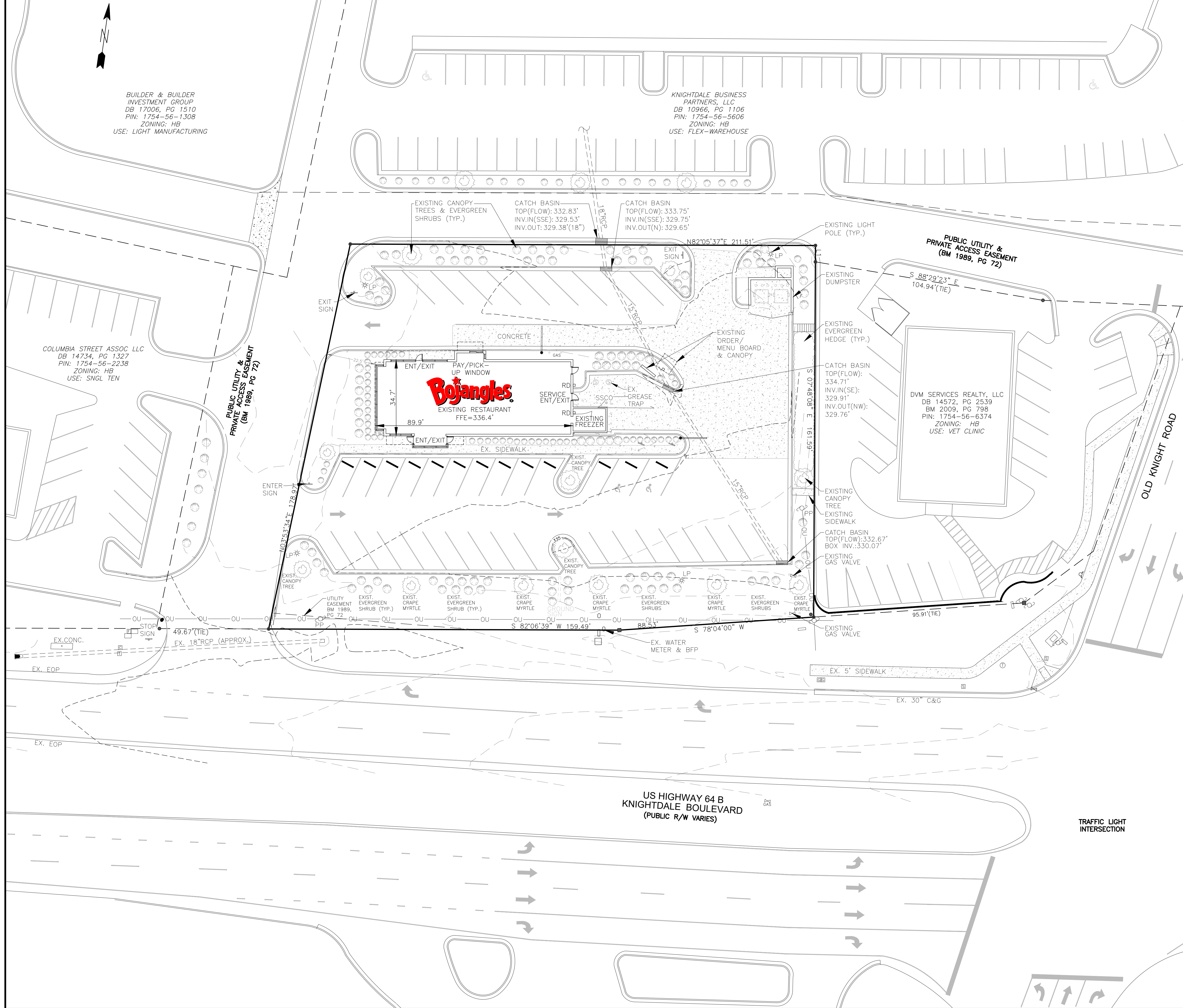
IMPERVIOUS AREAS: PRE-IMPERVIOUS AREA: 0.62 AC. - 27,045 S.F. (68%) POST-IMPERVIOUS AREA: 0.63 AC. - 27,466 S.F. (69%) LIMITS OF DISTURBANCE: 0.40 AC. (17,500 S.F.)

SHEET INDEX

Table listing sheet covers: C1.0 EXISTING CONDITIONS, C1.1 PROPOSED SITE DEVELOPMENT PLAN, C1.2 PROPOSED SIGNS & MARKINGS PLAN, C5.1 SITE DETAILS, L1.1 LANDSCAPE PLAN, A2.1 BUILDING ELEVATIONS.

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICES OF THE TOWN OF KNIGHTDALE AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

Table for tracking review comments and revisions, with columns for NO., DATE, DESCRIPTION, and BY.



VICINITY MAP
N.T.S.

SITE DATA

PROJECT NAME:	BOJANGLES' RESTAURANT BUILDING RENOVATION
PIN:	1754-56-4381
OWNER:	KNIGHTDALE RA LLC 800 S MINT STREET, CHARLOTTE, NC 28202
PARCEL ID #:	0173890
DEED BOOK:	15647 PAGE 439
BOOK OF MAPS:	1989 PAGE 72
ADDRESS:	7525 KNIGHTDALE BLVD KNIGHTDALE, NC 27545
EXISTING ZONING:	HB (HIGHWAY BUSINESS)
SITE LOCATED IN TOWN LIMITS:	YES
EXISTING ACREAGE:	0.92 ACRES
RIVER BASIN:	NEUSE
WATERSHED:	N/A
LAND USE:	COM/FAST FOOD
EXISTING USE:	FAST FOOD RESTAURANT

SURVEY INFORMATION

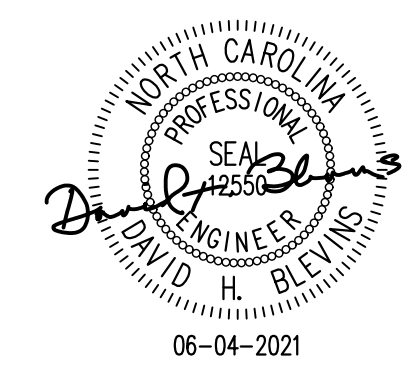
BOUNDARY TOPOGRAPHY PROVIDED BY:
NEWCOMB LAND SURVEYORS, PLLC
700B HARPS MILL RD., STE. 105
RALEIGH, NC 27615
OFFICE: 919-847-1800, NC LICENSE # P-0203

FEMA & WETLANDS NOTE:

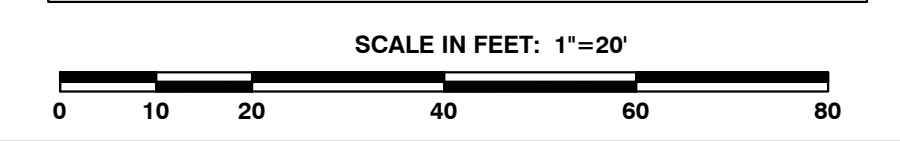
THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN PER FEMA MAP #3720175400J EFFECTIVE DATE MAY 05, 2006.

LEGEND & NOMENCLATURE:

SYMBOLS	LINETYPES
○ EX. IRON PIPE/ROD OR NAIL	--- X --- FENCE
■ EX. CONCRETE MONUMENT	--- OU --- OVERHEAD UTILITY
○ NEW IRON PIPE	--- W --- WATER
○ CALCULATED POINT	--- SS --- SANITARY SEWER
○ CABLE PEDESTAL	--- SD --- STORM DRAIN
○ TELEPHONE PEDESTAL	
○ ELECTRIC PEDESTAL	
○ FIBER-OPTIC MARKER	
○ TRAFFIC SIGNAL BOX	
○ WATER METER	
○ FIRE HYDRANT	
○ VALVE (WATER OR GAS)	
○ SANITARY SEWER MANHOLE	
○ SANITARY SEWER CLEANOUT	
○ STORM CURB INLET	
○ DRAINAGE INLET (W/ GRATE)	
○ STORM DRAIN MANHOLE	
○ UTILITY POLE	
○ LAMP POST	
○ SIGNAL POLE	
○ GUY WIRE	
○ SIGN POST	



ALL CONSTRUCTION SHALL CONFORM TO TOWN OF KNIGHTDALE & NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 OR (800)354-1879 FAX: (919)851-8668
CERTIFICATION NUMBERS: NOBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
1	06-04-21	1ST TOK REVIEW COMMENTS	BTO

03-19-93 JOB NO. 09-16-19 DATE 09-16-19 DRAWN BY

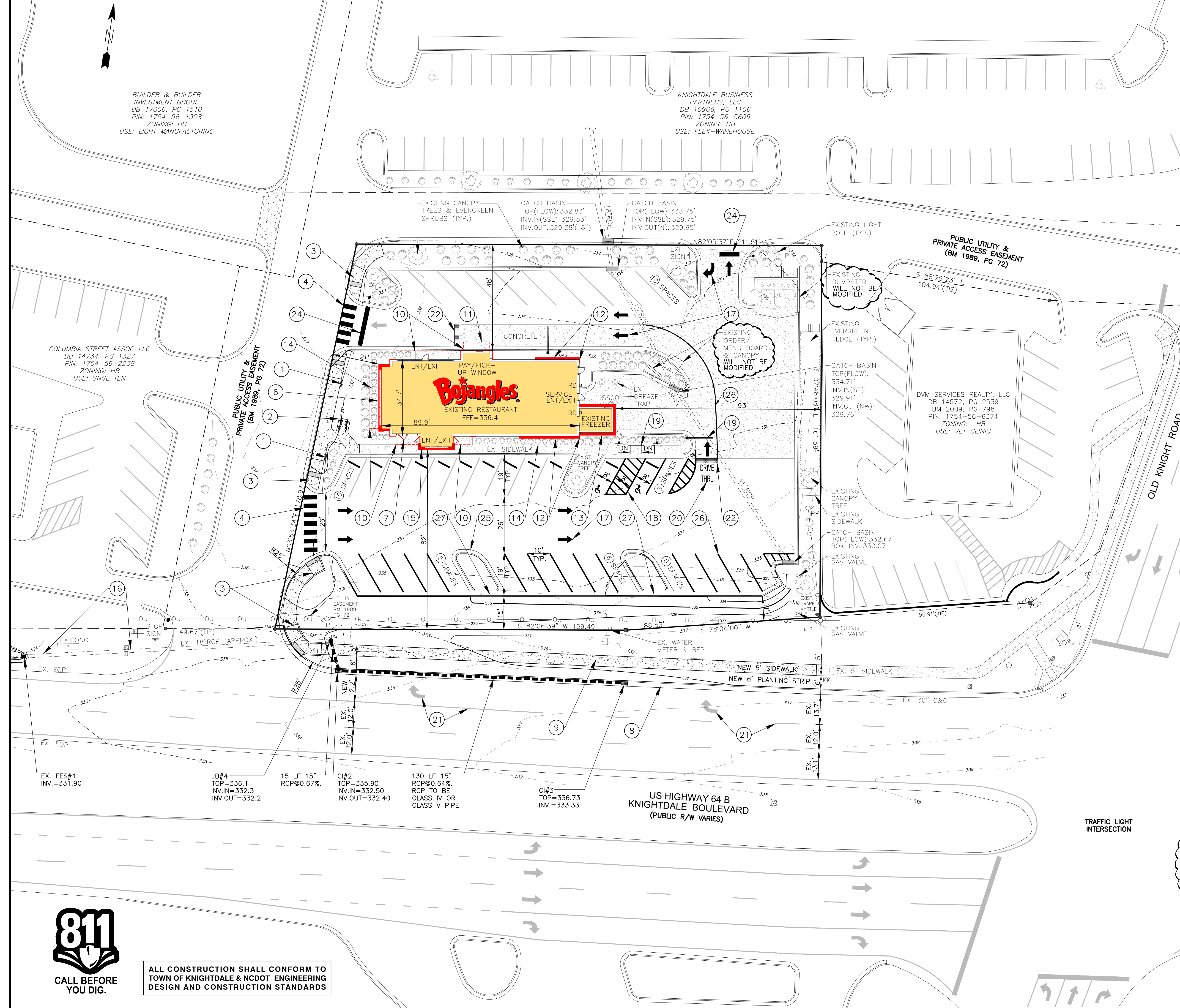
EXISTING CONDITIONS PLAN

CHK BY: DHB

BOJANGLES' RESTAURANT
7525 KNIGHTDALE BLVD.
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

SHEET C1.0

TOWN OF KNIGHTDALE PROJECT NO. ZMA-2-20



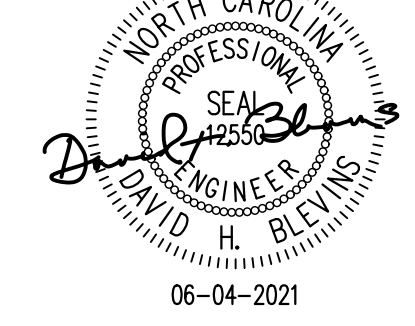
SITE DATA

PROJECT NAME:	BOJANGLES' RESTAURANT RENOVATION
PIN:	1754-56-4381
OWNER:	KNIGHTDALE RA LLC 800 S MINT STREET, CHARLOTTE, NC 28202
PARCEL ID #:	0173890
DEED BOOK:	15647 PAGE 439
BOOK OF MAPS:	1989 PAGE 72
ADDRESS:	7525 KNIGHTDALE BLVD KNIGHTDALE, NC 27545
EXISTING ZONING:	HB (HIGHWAY BUSINESS)
PROPOSED ZONING:	HB-CD (HIGHWAY BUSINESS-CONDITIONAL DISTRICT)
SITE LOCATED IN TOWN LIMITS:	YES
EXISTING ACREAGE:	0.92 ACRES
RIVER BASIN:	NEUSE
WATERSHED:	N/A
LAND USE:	COM/FAST FOOD
EXISTING USE:	FAST FOOD RESTAURANT
PROPOSED USE:	FAST FOOD RESTAURANT
SETBACKS:	77' (BM 1989, PG 72)
STREET:	
BUILDING INFORMATION:	
EXISTING BUILDING AREA:	3,442 G.S.F.
NUMBER OF STORIES:	1 STORY
BUILDING HEIGHT - MAXIMUM TO PARAPET:	19'-8"
SEATING CAPACITY:	100 SEATS
VEHICLE PARKING SPACE REQUIREMENTS & CALCULATIONS:	
EXISTING PARKING SPACES:	42 SPACES (INCL. 2 H/C SPACES)
UDO CHAPTER 10 SEC. 10.3.D.4.C - 15 MOTORIZED VEHICLE SPACES PER ksf GFA ..	3,442 / 1000 x 15 = 51,183
TOTAL MAXIMUM PARKING SPACES REQUIRED:	3,442 / 1000 x 15 = 51,183
TOTAL MINIMUM PARKING SPACES REQUIRED:	ONE HALF OF MAX. = 25,581
TOTAL PROPOSED PARKING SPACES:	39 SPACES (INCL. 2 H/C SPACES)
HANDICAP PARKING SPACE REQUIREMENTS:	
REQUIRED MIN. HANDICAP ACCESSIBLE PARKING SPACES:	2 SPACES
PROVIDED HANDICAP ACCESSIBLE PARKING SPACES:	2 - ONE STANDARD HC PARKING SPACE & ONE VAN ACCESSIBLE PARKING SPACE
BICYCLE PARKING SPACE REQUIREMENTS & CALCULATIONS:	
UDO CHAPTER 10 SEC. 10.3.C.3 - 1 BICYCLE SPACE PER 10 MOTORIZED VEHICLE SPACES..	39 / 10 = 3.9
TOTAL REQUIRED BIKE SPACES:	39 / 10 = 3.9
TOTAL PROPOSED BIKE SPACES:	4 BIKE SPACES (2 RACKS)
IMPERVIOUS AREAS:	
PRE-IMPERVIOUS AREA:	0.62 AC. - 27,045 S.F. (68%)
POST-IMPERVIOUS AREA:	0.63 AC. - 27,466 S.F. (69%)
LIMITS OF DISTURBANCE:	0.01 AC. (500 S.F.)

GENERAL NOTES:

- THERE WILL BE NO CHANGE TO EXISTING SITE LIGHTING.
- EXISTING EXTERIOR METAL WALL CAP TO BE REPLACED WITH NEW E.I.F.S. CORNICE AND METAL CAP FLASHING. SEE ARCHITECTURAL BUILDING ELEVATIONS FOR DETAILS.
- ALL PARKING SPACES ARE WITHIN 60' OF A SHADE TREE.
- ANY CHANGES TO EXISTING GROUND SIGN IS SUBJECT TO A SEPARATE REVIEW AND APPROVAL.
- LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN ON THIS DRAWING. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS DRAWING TO LOCATE BURIED UTILITIES/STRUCTURES. CALL 811 BEFORE ANY EXCAVATIONS BEGIN.

- ### SITE LAYOUT NOTES
- "NO PARKING - ANY TIME" SIGN.
 - NEW 2 BIKE RACKS (4 BIKE SPACES). SEE DETAIL SHEET C5.1.
 - NEW 6' WIDE CONCRETE SIDEWALK & HANDICAP RAMP.
 - NEW 6' LONG X 24" WIDE STRIPES AT 48" O.C. PAINTED YELLOW CROSSWALK.
 - NEW HANDICAP RAMP.
 - NEW STORE FRONT WINDOW SYSTEM AND AWNING. SEE ARCHITECTURAL ELEVATIONS.
 - G.C. TO PROVIDE TEMPORARY EGRESS ACCESS AT THIS LOCATION PRIOR TO CLOSING EXISTING DOUBLE DOORS. EGRESS ACCESS MUST BE ACCESSIBLE SURFACE. EGRESS DOOR TO BE MIN. 3'-0" (WIDTH) X 7'-0" (HEIGHT). REMOVE DOOR AND REINSTALL EXISTING WINDOW PANELS AFTER NEW VESTIBULE IS COMPLETED.
 - NEW 30" CURB & GUTTER
 - NEW 5' WIDE CONCRETE SIDEWALK
 - NEW FLAT AWNING (TYPICAL). SEE ARCHITECTURAL ELEVATIONS.
 - NEW STONE VENEER TO BE INSTALLED ON EXISTING FACADES & BUILDING CORNERS (TYPICAL).
 - NEW MASONRY SCREENING WALL AROUND EXISTING PRE-FAB FREEZER. SEE ARCHITECTURAL ELEVATIONS.
 - GC TO PROTECT EXISTING TREES & SHRUBS FROM DAMAGE. GC TO REPLACE ANY DAMAGED TREES OR SHRUBS WITH THE SAME COMPARABLE PLANTINGS & QUANTITY (TYPICAL).
 - NEW VESTIBULE ENTRY. SEE ARCHITECTURAL ELEVATIONS.
 - EXISTING 18" RCP. NCDOT MAINTENANCE TO CLEAR PIPE OF DEBRIS. FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED. ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
 - NEW TRAFFIC DIRECTIONAL ARROWS PAINTED YELLOW (TYP.).
 - GC TO RE-STRIPE EXISTING H/C SPACES WITH A NEW 8' WIDE VAN ACCESSIBLE ISLE & H/C SIDEWALK RAMP. SEE "CURB CUT SLOPE DETAIL FOR SIDEWALKS AT HANDICAP RAMPS" ON SHEET C5.1.
 - NEW 8'-6" HT. CLEARANCE SIGN.
 - NEW "DRIVE-THRU" MARKING & TRAFFIC DIRECTIONAL ARROW PAINTED YELLOW.
 - EXISTING RIGHT TURN ARROWS AND STRIPING TO REMAIN (TYP.).
 - NEW 2' WIDE BRICK PATTERN STAMPED CONCRETE.
 - GC TO INSTALL NEW HANDICAP SIDEWALK RAMP. SEE "CURB CUT SLOPE DETAIL FOR SIDEWALKS AT HANDICAP RAMPS" ON SHEET C5.1.
 - NEW STOP SIGN & STOP BAR.
 - NEW 24" CURB & GUTTER.
 - 4" WIDE STRIPING PAINTED YELLOW (TYP.).
 - 24" WIDE CONCRETE FLUME (FOC-FOC).



SCALE IN FEET: 1"=20'

BUILDER & BUILDER INVESTMENT GROUP
DB 17006, PG 1510
PIN: 1754-56-1308
ZONING: HB
USE: LIGHT MANUFACTURING

KNIGHTDALE BUSINESS PARTNERS, LLC
DB 10966, PG 1106
PIN: 1754-56-5606
ZONING: HB
USE: FLEX-WAREHOUSE

COLUMBIA STREET ASSOC LLC
DB 14734, PG 1327
PIN: 1754-56-2238
ZONING: HB
USE: SNGL TEN


PUBLIC UTILITY & PRIVATE ACCESS EASEMENT
(BM 1989, PG 72)

DVM SERVICES REALTY, LLC
DB 14572, PG 2539
BM 2009, PG 798
PIN: 1754-56-6374
ZONING: HB
USE: VET CLINIC

US HIGHWAY 64 B
KNIGHTDALE BOULEVARD
(PUBLIC R/W VARIES)



ALL CONSTRUCTION SHALL CONFORM TO TOWN OF KNIGHTDALE & NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

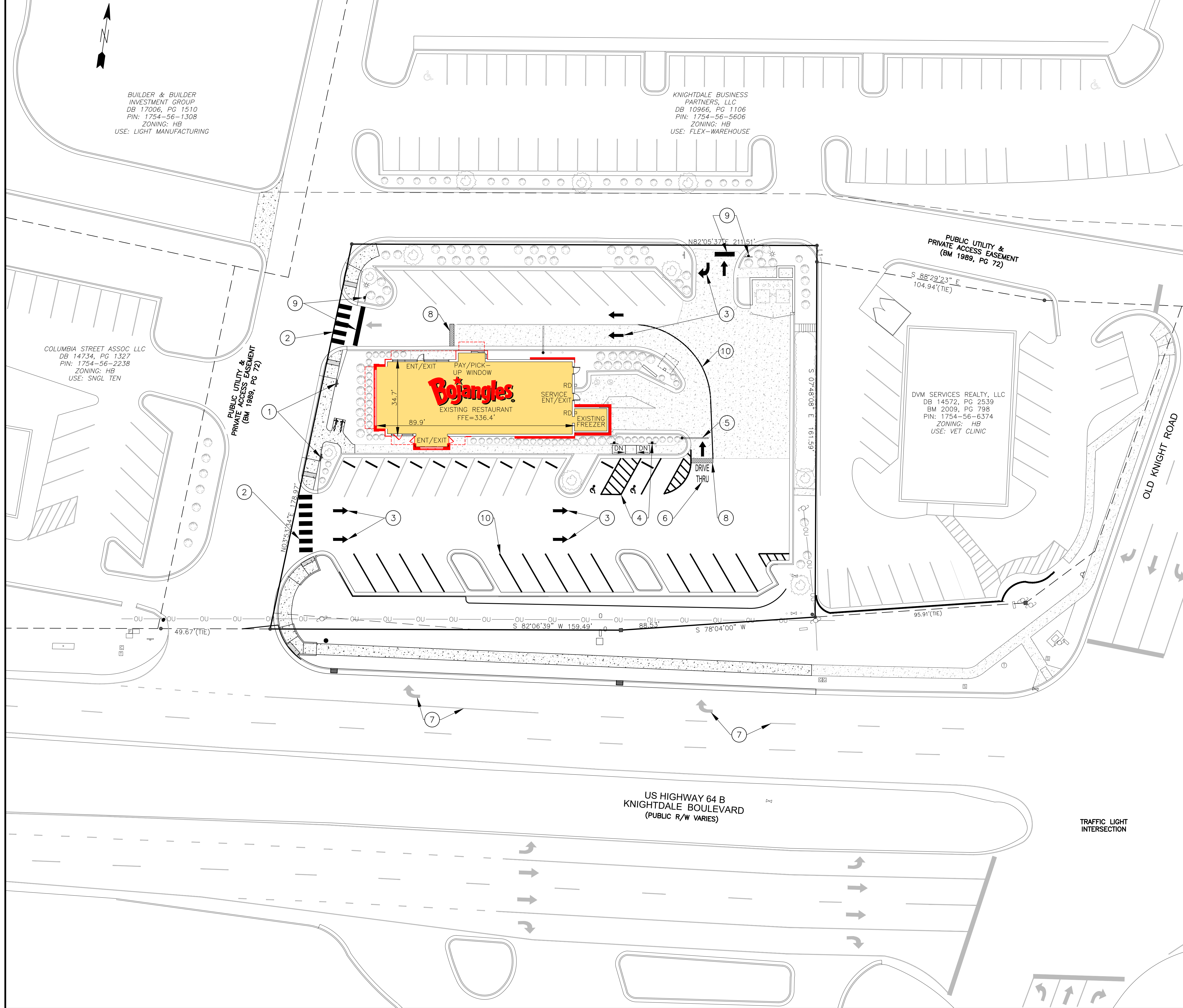
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4222 OR (800)354-1879 FAX: (919)851-8668
CERTIFICATION NUMBERS: NOBELS (C-0110); NCBLA (C-0267)

DATE	DESCRIPTION	BY
06-04-21	1ST TOK REVIEW COMMENTS	BTO
	NO.	DATE
		REVISIONS

BOJANGLES' RESTAURANT
7525 KNIGHTDALE BLVD.
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

811
CALL BEFORE YOU DIG.

811
CALL BEFORE YOU DIG.



SIGN & MARKING NOTES

- 1 NO PARKING - ANY TIME SIGN.
- 2 NEW 6' LONG X 24" WIDE STRIPES AT 48" O.C. PAINTED YELLOW CROSSWALK.
- 3 NEW TRAFFIC DIRECTIONAL ARROWS PAINTED YELLOW (TYP.).
- 4 CC TO RE-STRIPE EXISTING H/C SPACES WITH A NEW 8' WIDE VAN ACCESSIBLE ISLE & H/C SIDEWALK RAMP. SEE "CURB CUT SLOPE DETAIL FOR SIDEWALKS AT HANDICAP RAMPS" ON SHEET C5.1.
- 5 NEW 8'-6" HT. CLEARANCE SIGN.
- 6 NEW "DRIVE-THRU" MARKING & TRAFFIC DIRECTIONAL ARROW PAINTED YELLOW.
- 7 EXISTING RIGHT TURN ARROWS AND STRIPING TO REMAIN (TYP.).
- 8 NEW 2' WIDE BRICK PATTERN STAMPED CONCRETE.
- 9 NEW STOP SIGN & STOP BAR.
- 10 4" WIDE STRIPING PAINTED YELLOW (TYP.).

GENERAL NOTES:

1. THERE WILL BE NO CHANGE TO EXISTING SITE LIGHTING.
2. EXISTING EXTERIOR METAL WALL CAP TO BE REPLACED WITH NEW E.I.F.S. CORNICE AND METAL CAP FLASHING. SEE ARCHITECTURAL BUILDING ELEVATIONS FOR DETAILS.
3. ALL PARKING SPACES ARE WITHIN 60' OF A SHADE TREE.



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
 TELEPHONE: (919)951-4222 OR (800)354-1879 FAX: (919)951-8668
 CERTIFICATION NUMBERS: NOBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
1	06-04-21	1ST TOK REVIEW COMMENTS	BTO

JOB NO.	DATE	DRAWN BY
05-19093	05-16-19	BTO

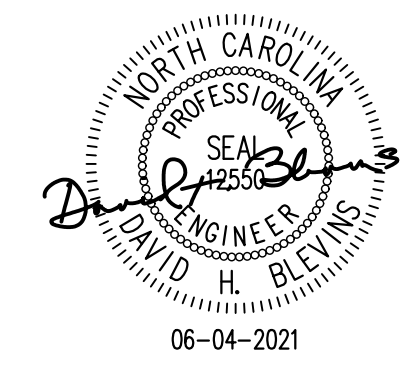
SIGNS & MARKINGS PLAN
 SCALE: 1" = 20'

BOJANGLES' RESTAURANT
 7525 KNIGHTDALE BLVD.
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

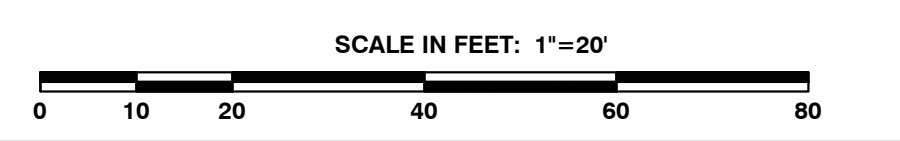
SHEET C1.2



CALL BEFORE YOU DIG.



ALL CONSTRUCTION SHALL CONFORM TO TOWN OF KNIGHTDALE & NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



R:\2019\19093 - Bojangles' 7525 Knightdale Blvd.Knightdale\Civil\03 Preliminary\02 - 19093_Base.dwg, C1.2 SIGNS & MARKINGS, 04/2021 11:22:07 AM, Brian.O'Neill, AutoCAD PDF (General Documentation).pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

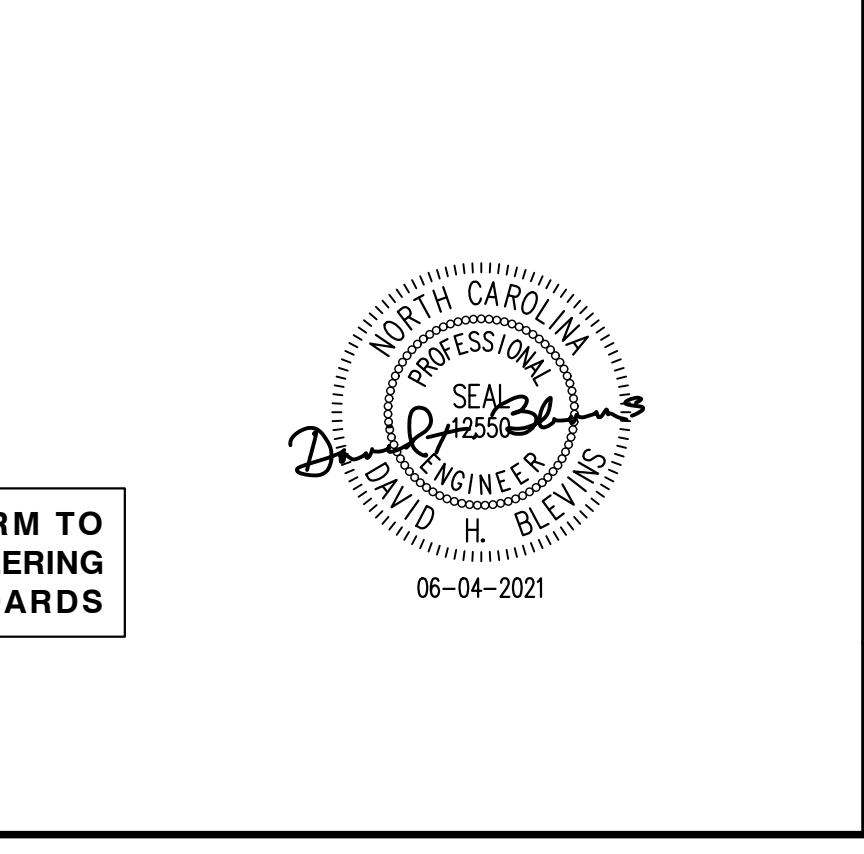
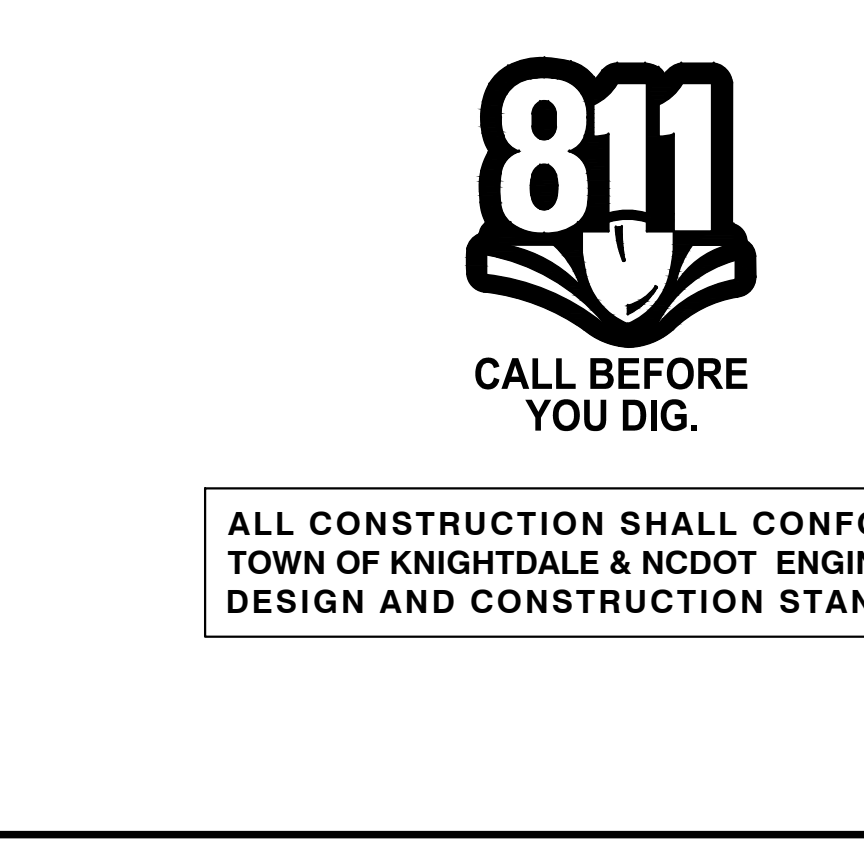
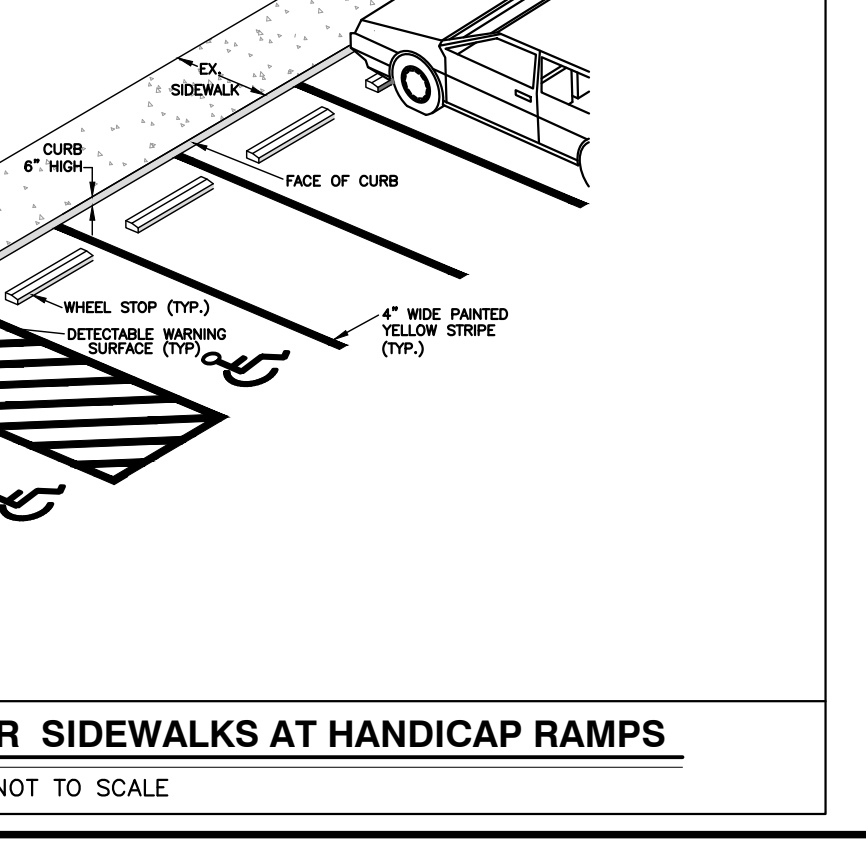
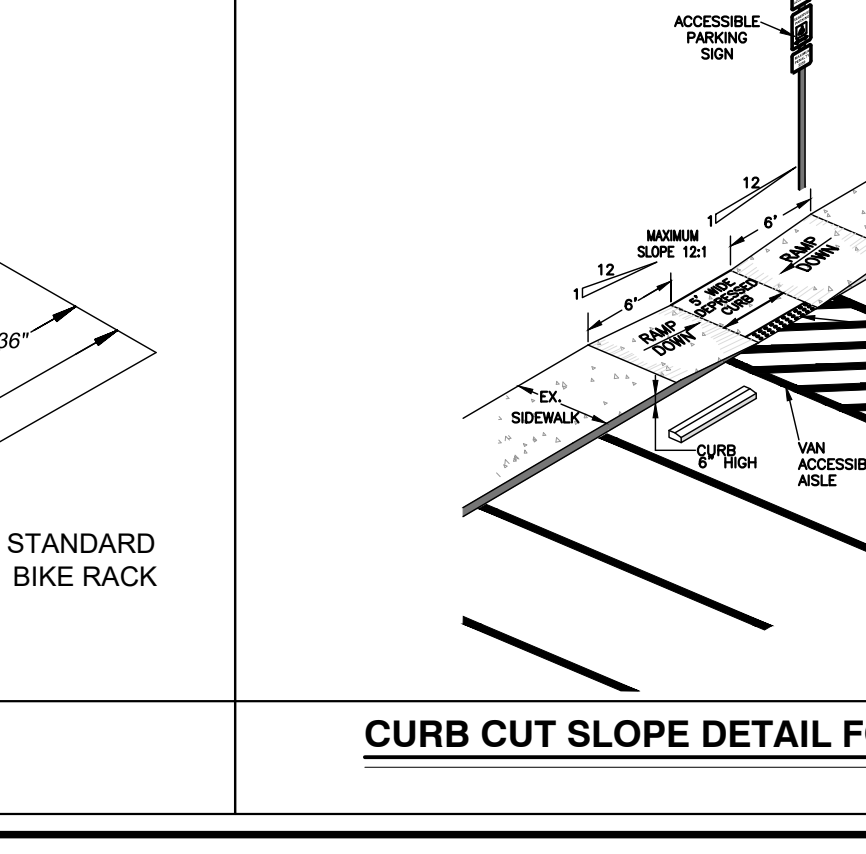
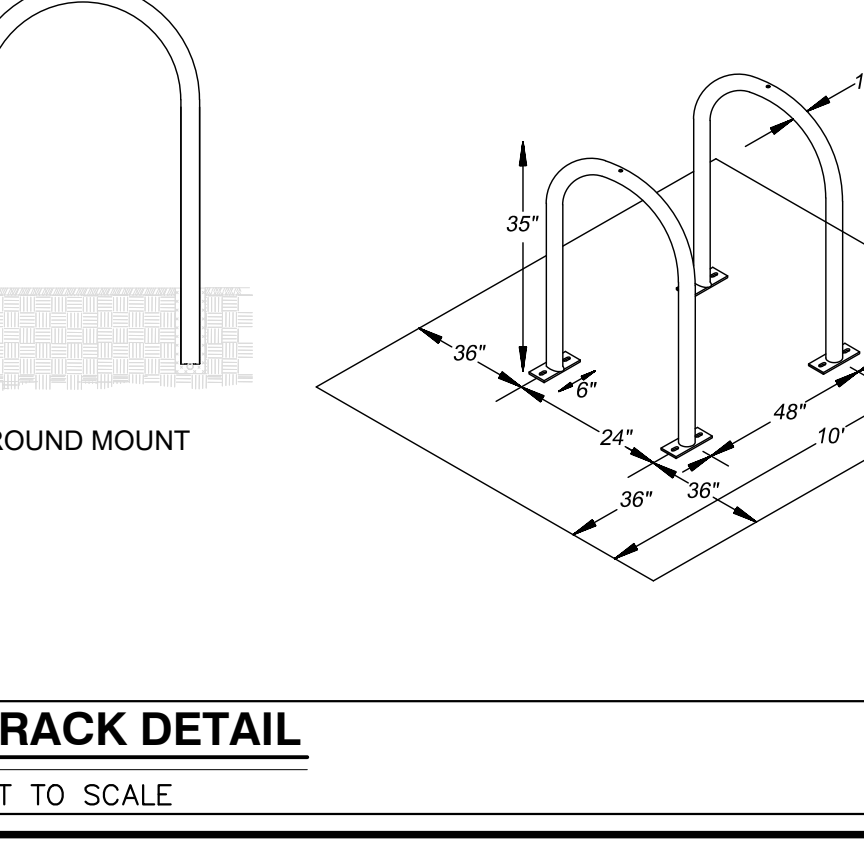
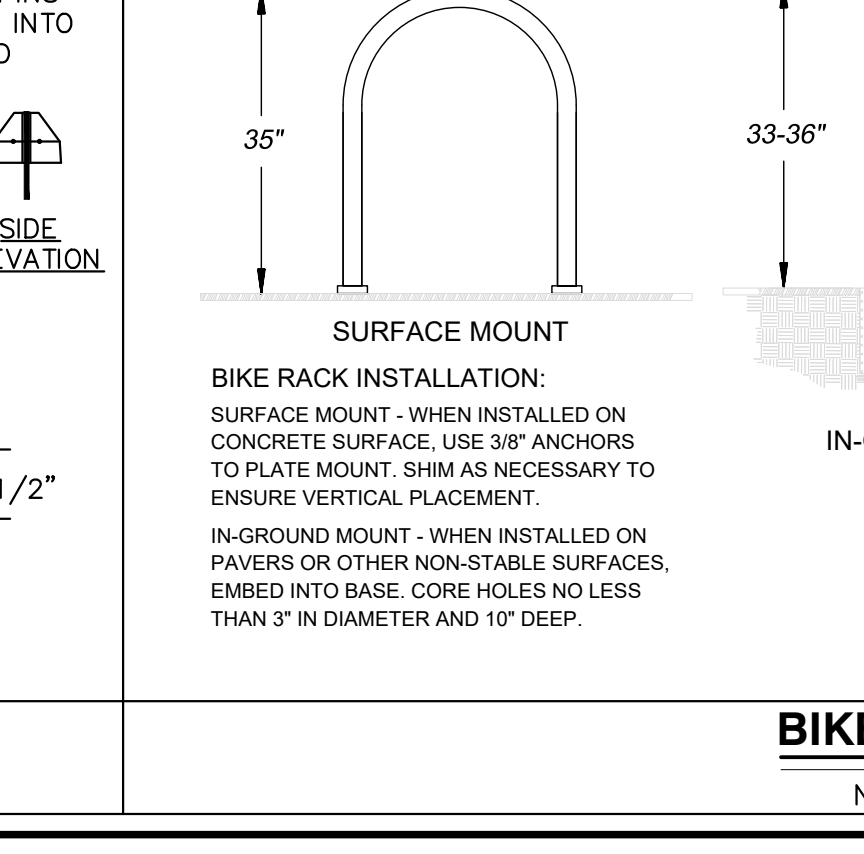
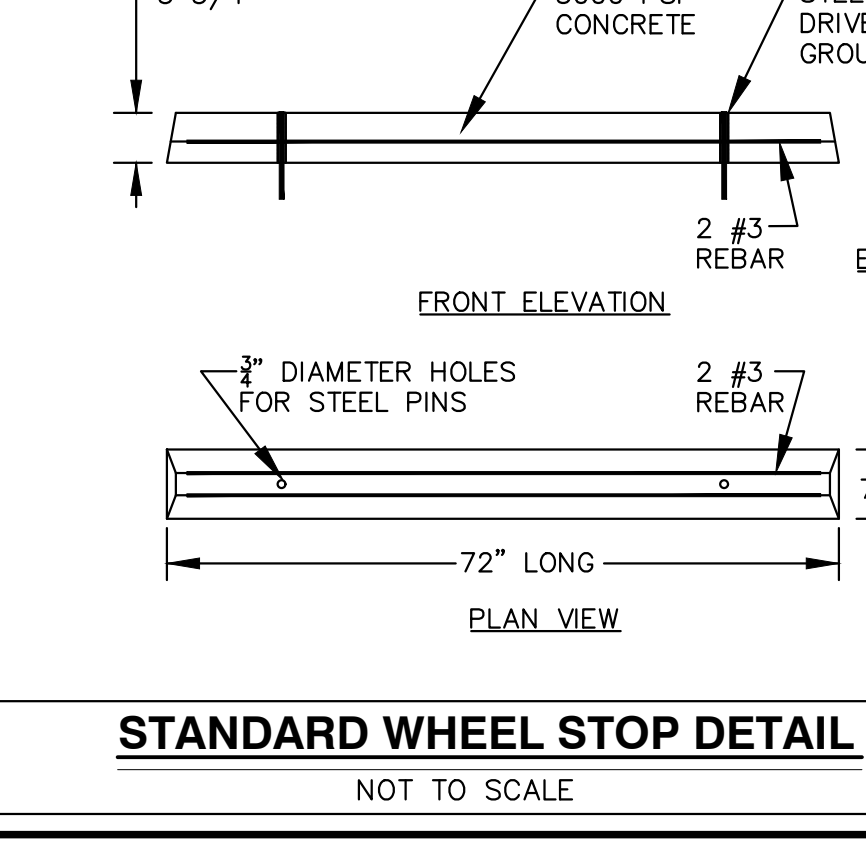
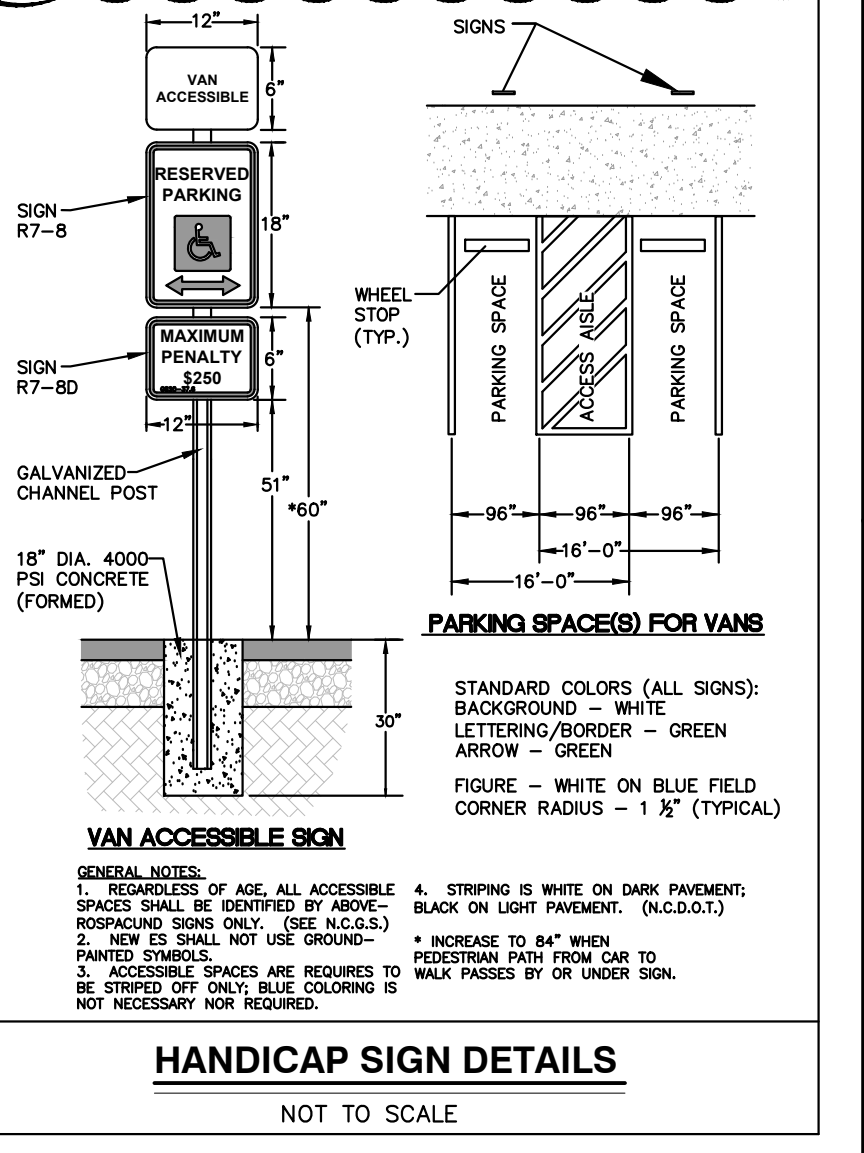
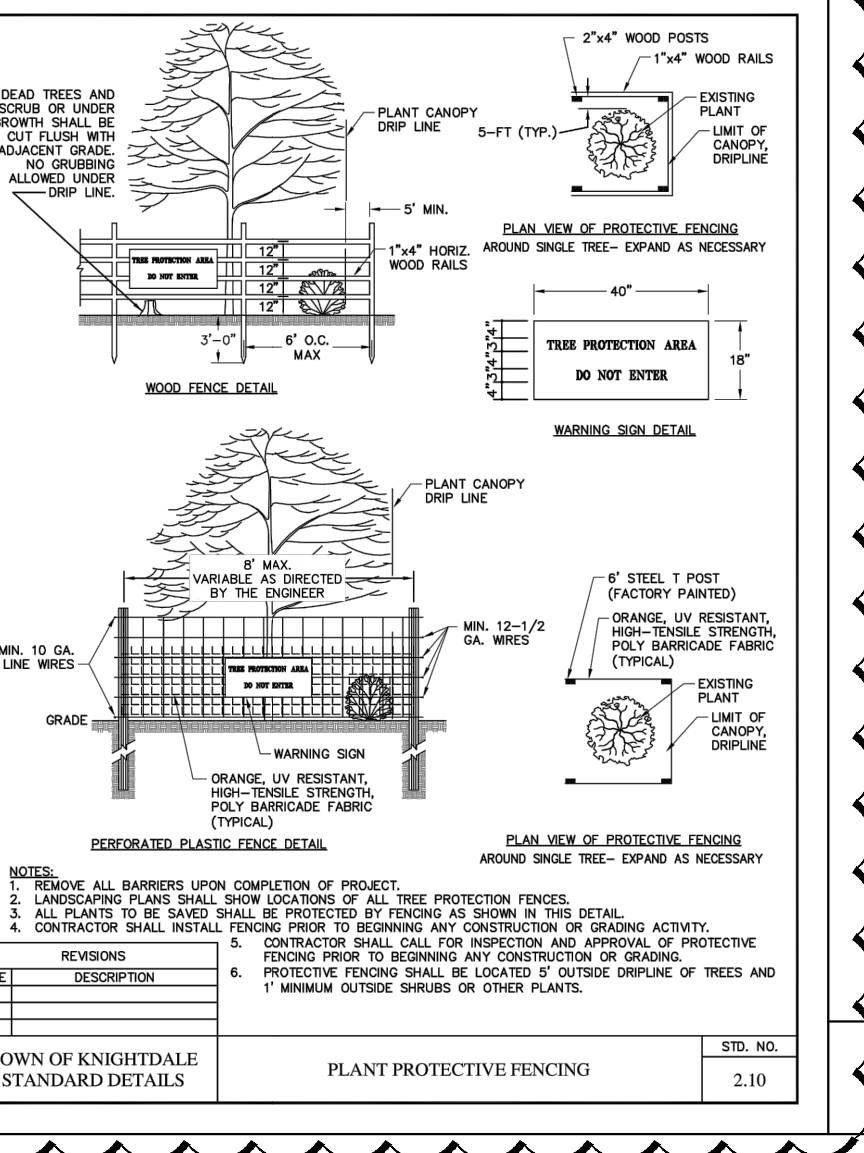
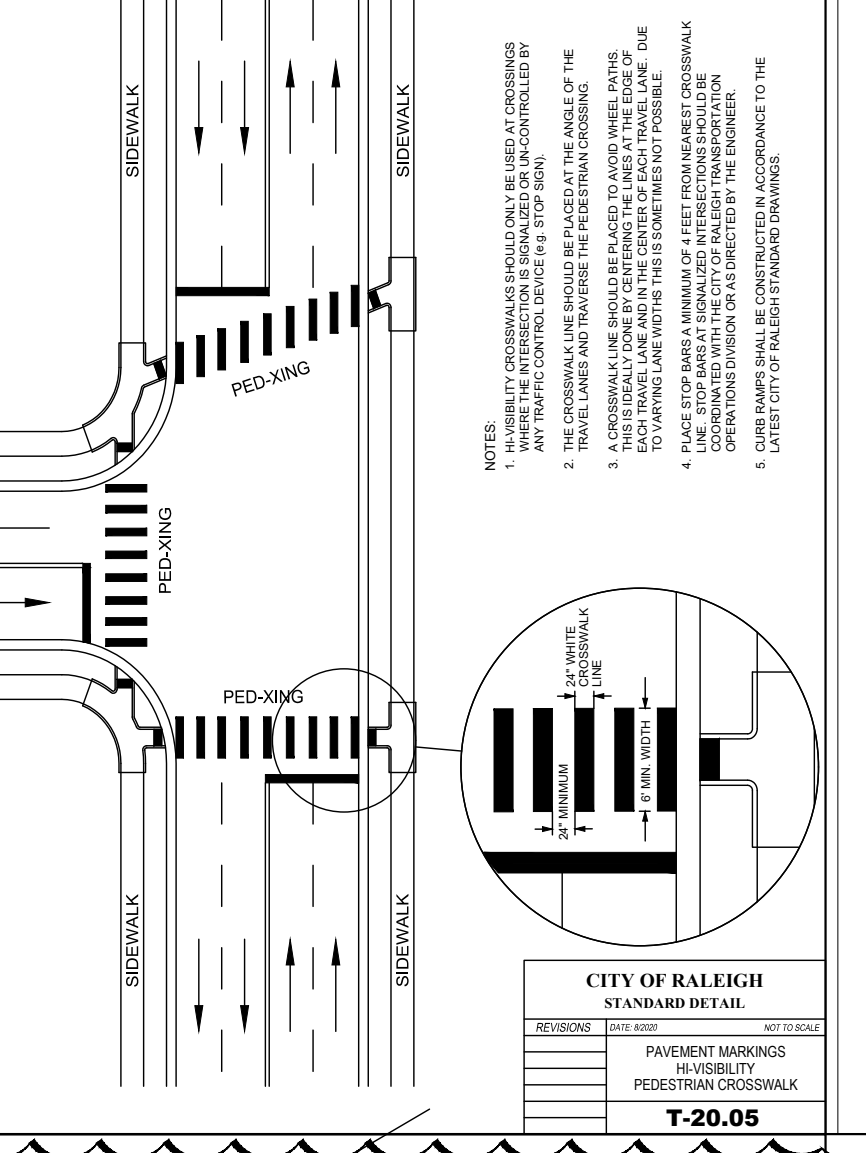
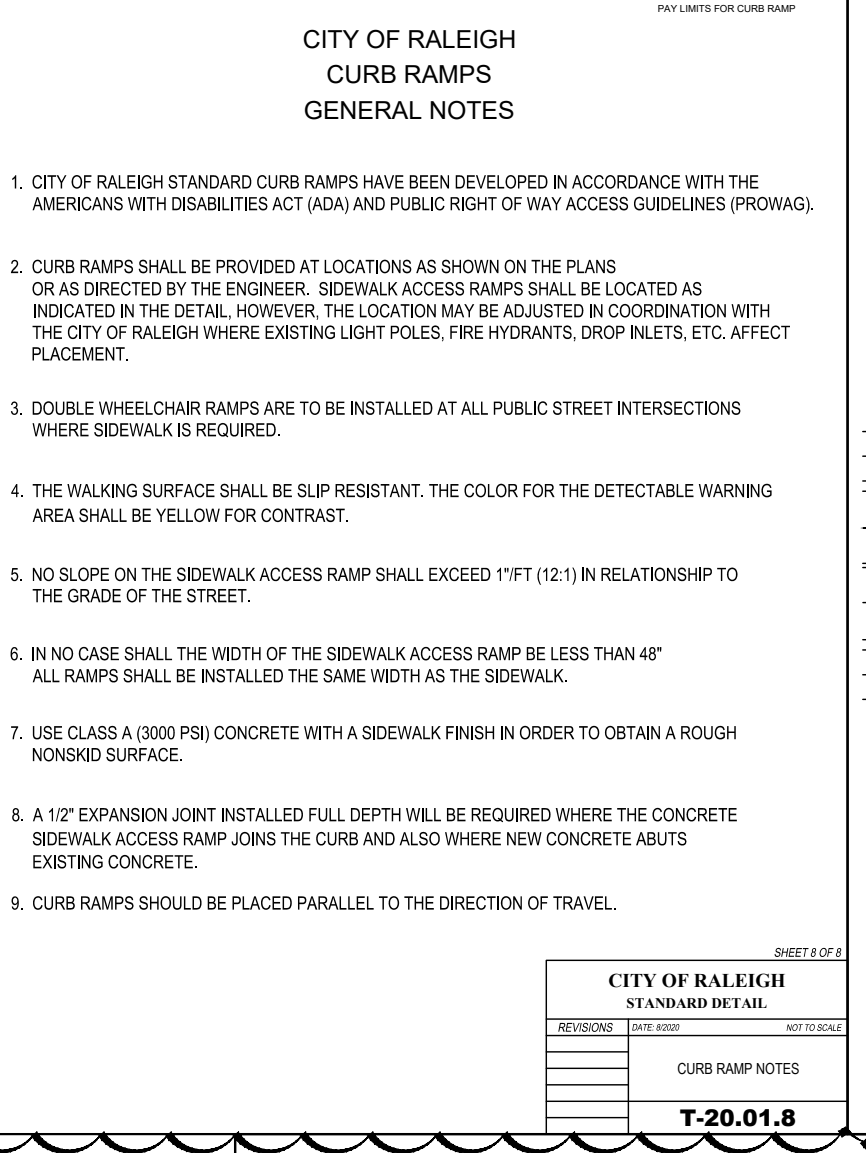
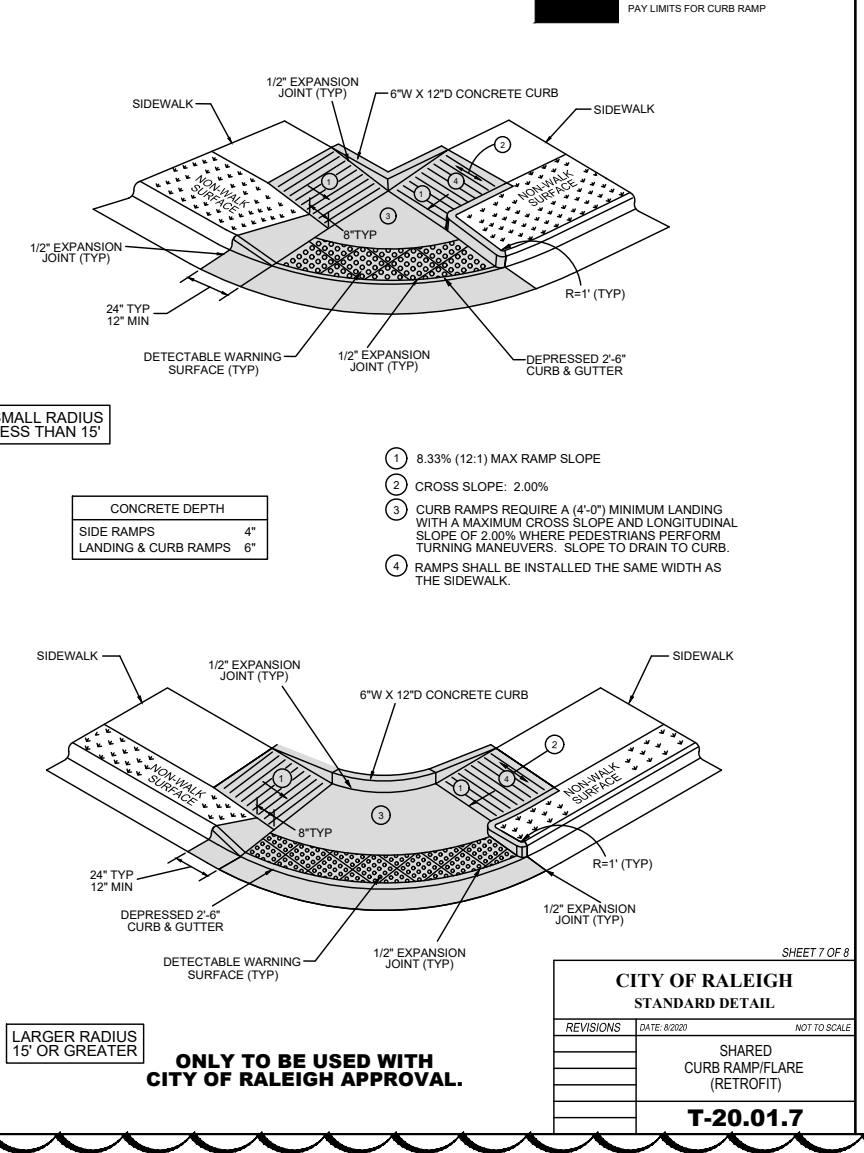
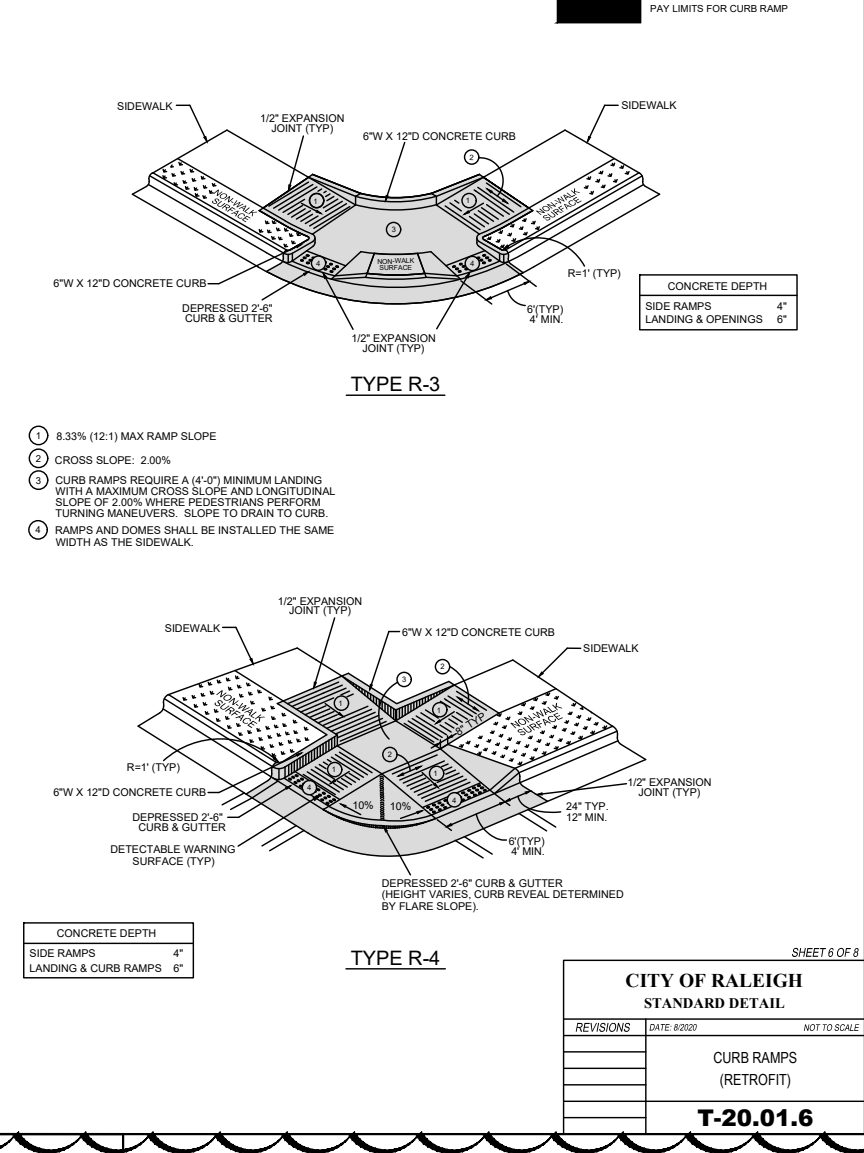
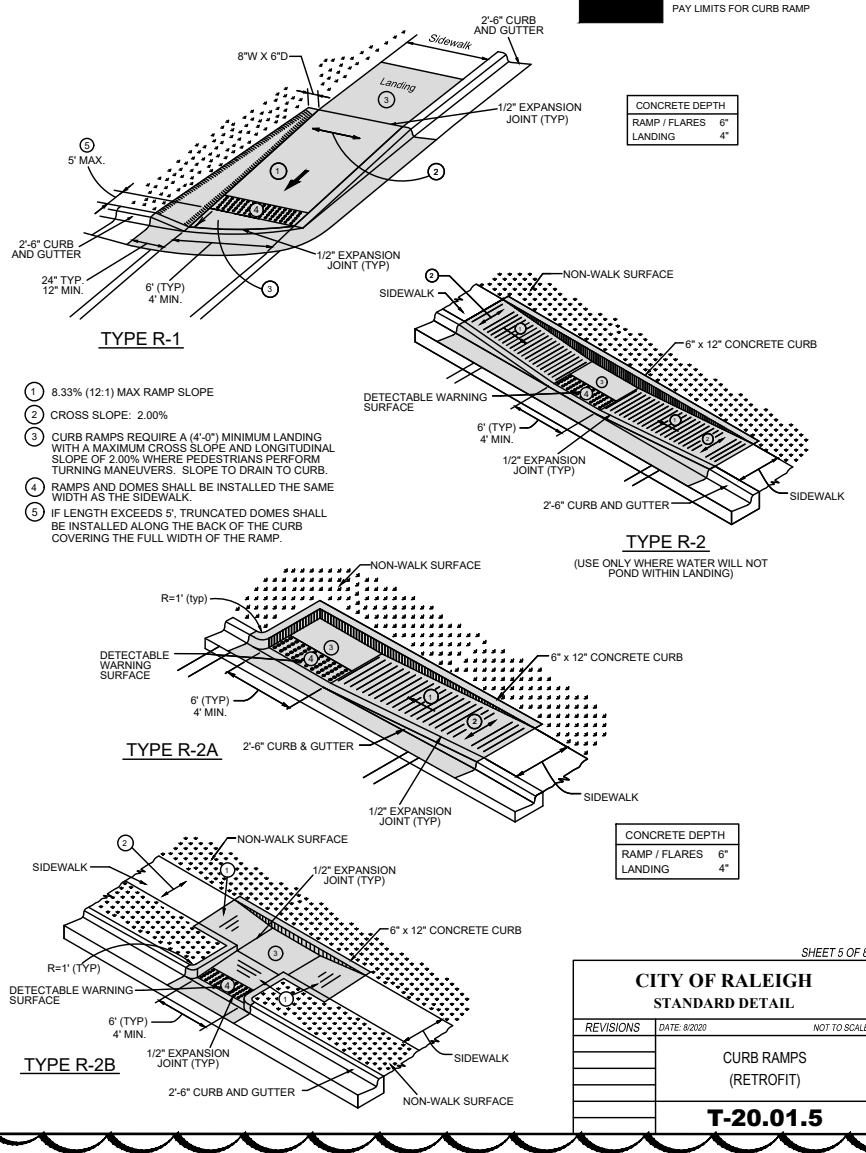
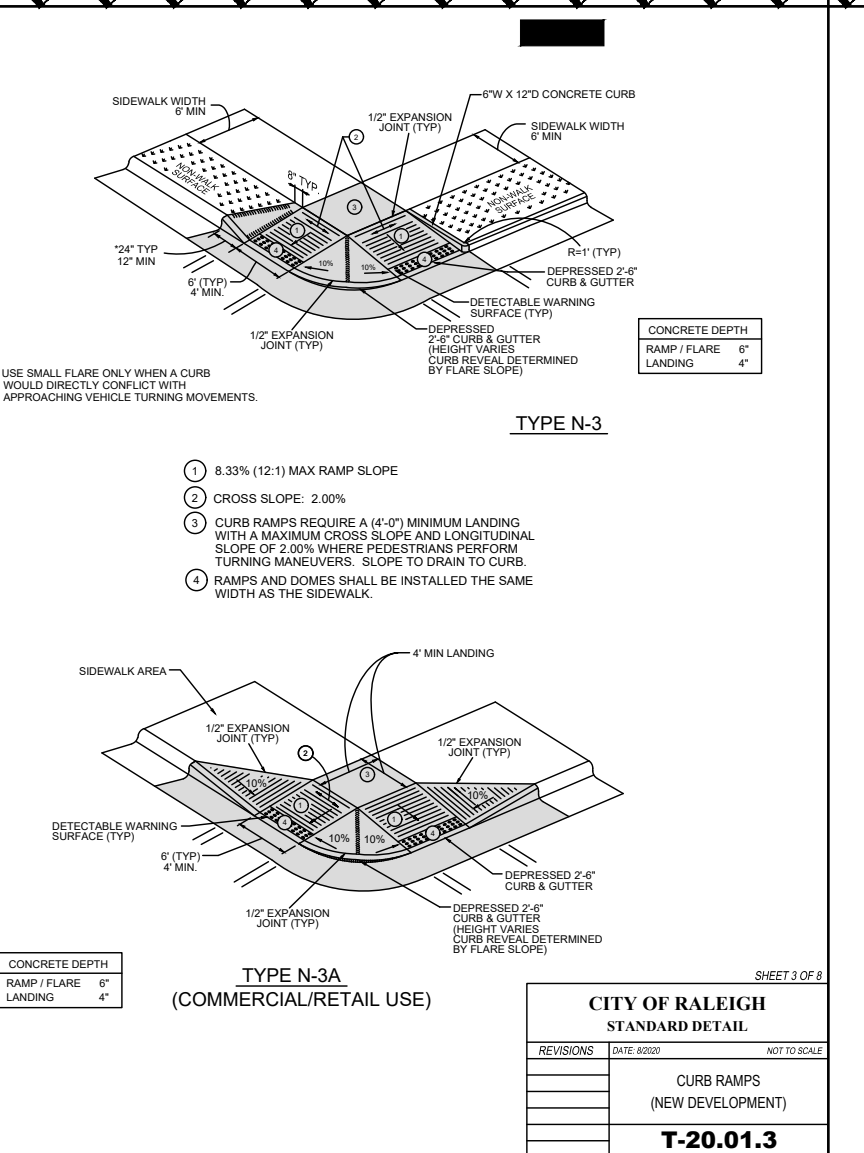
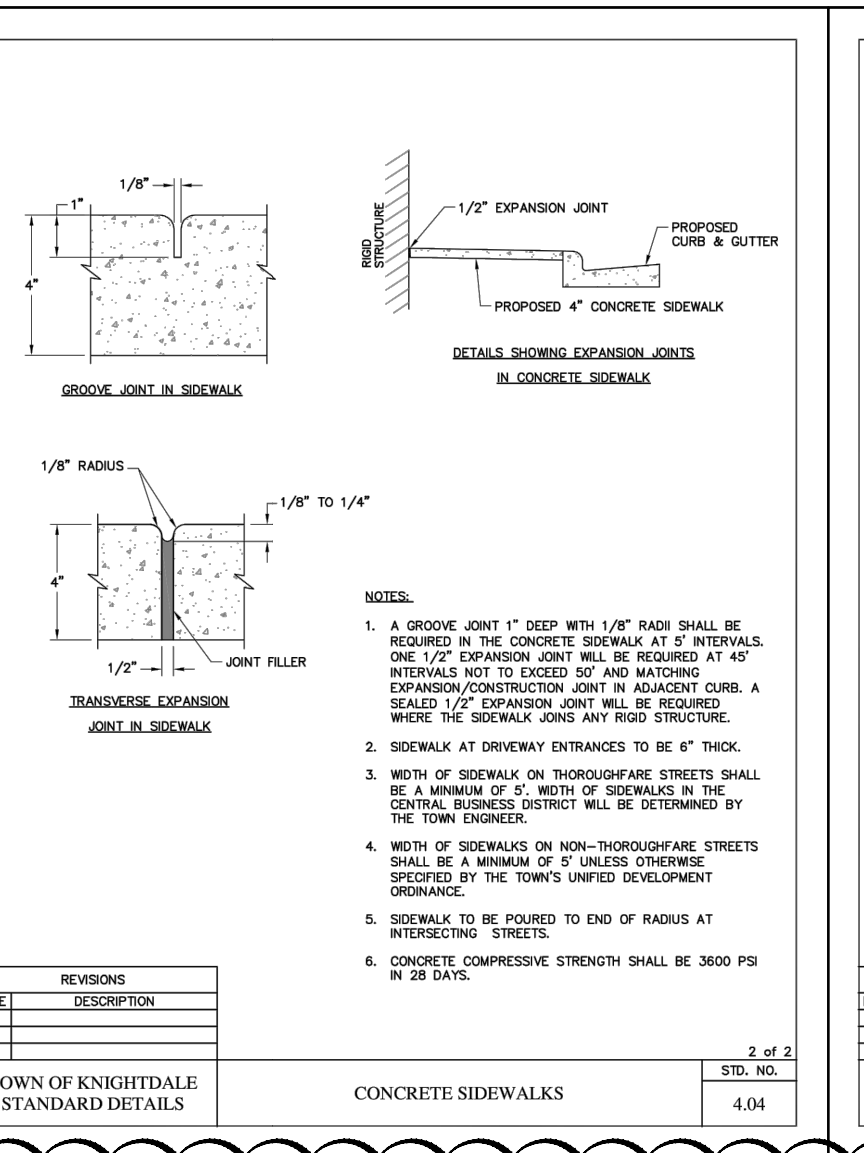
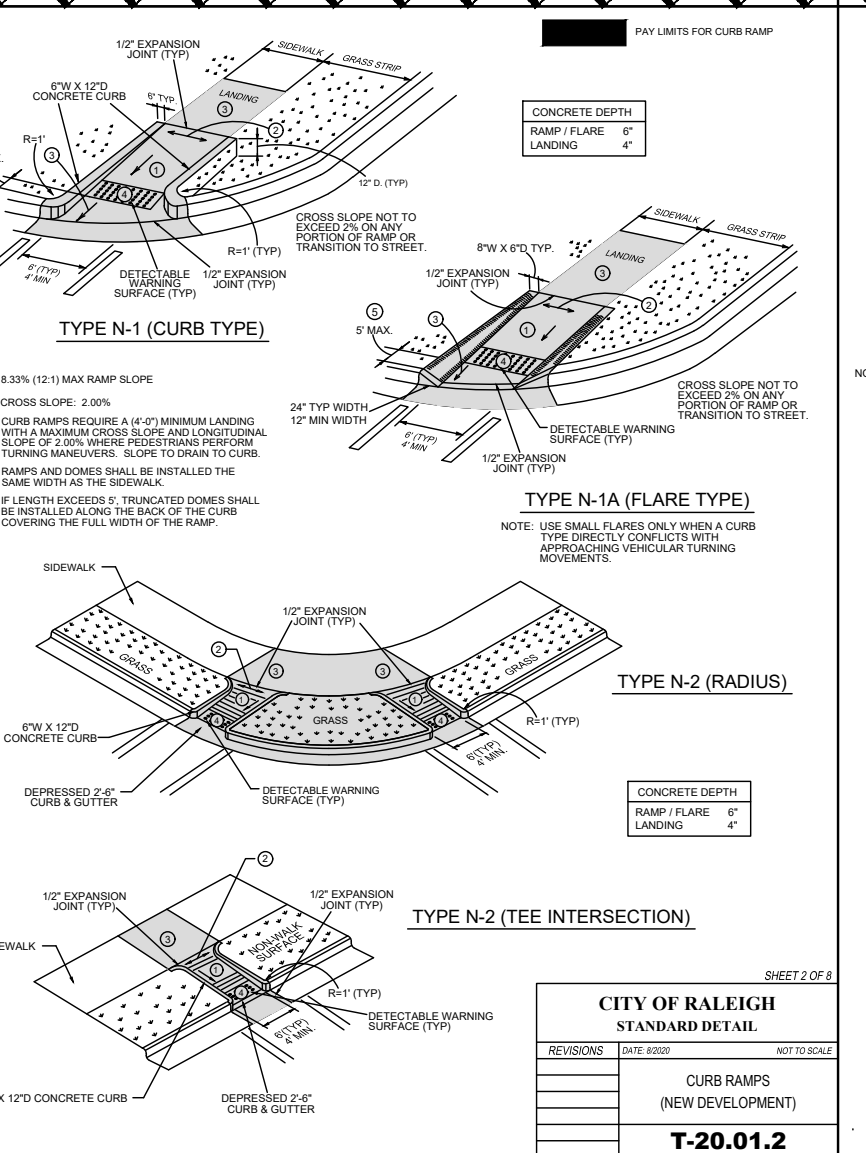
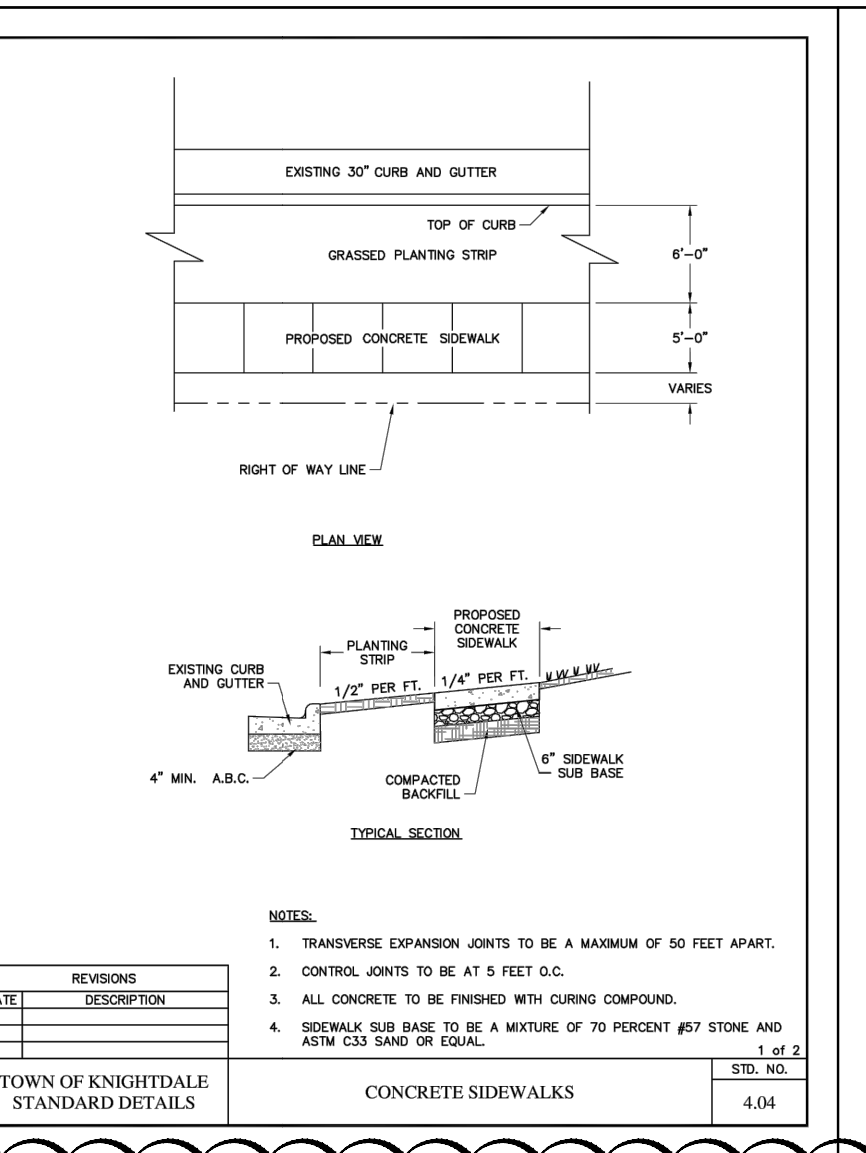
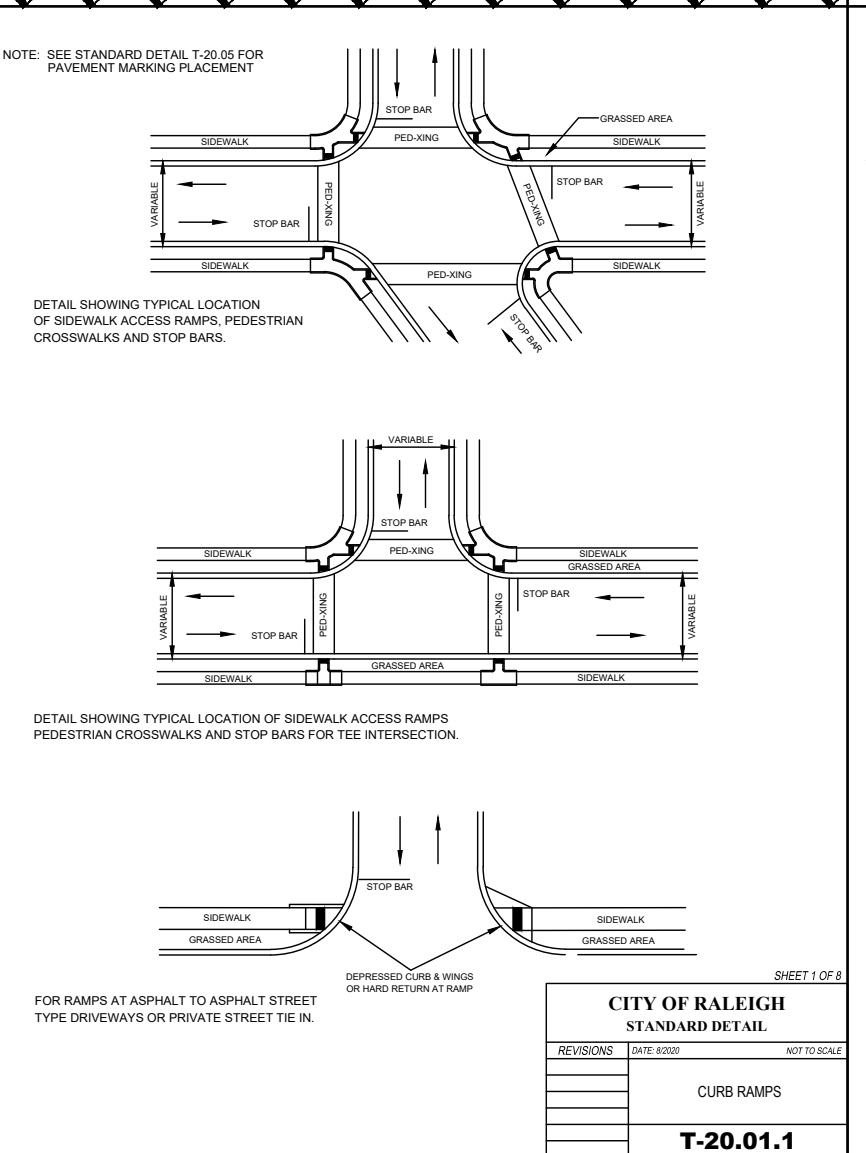
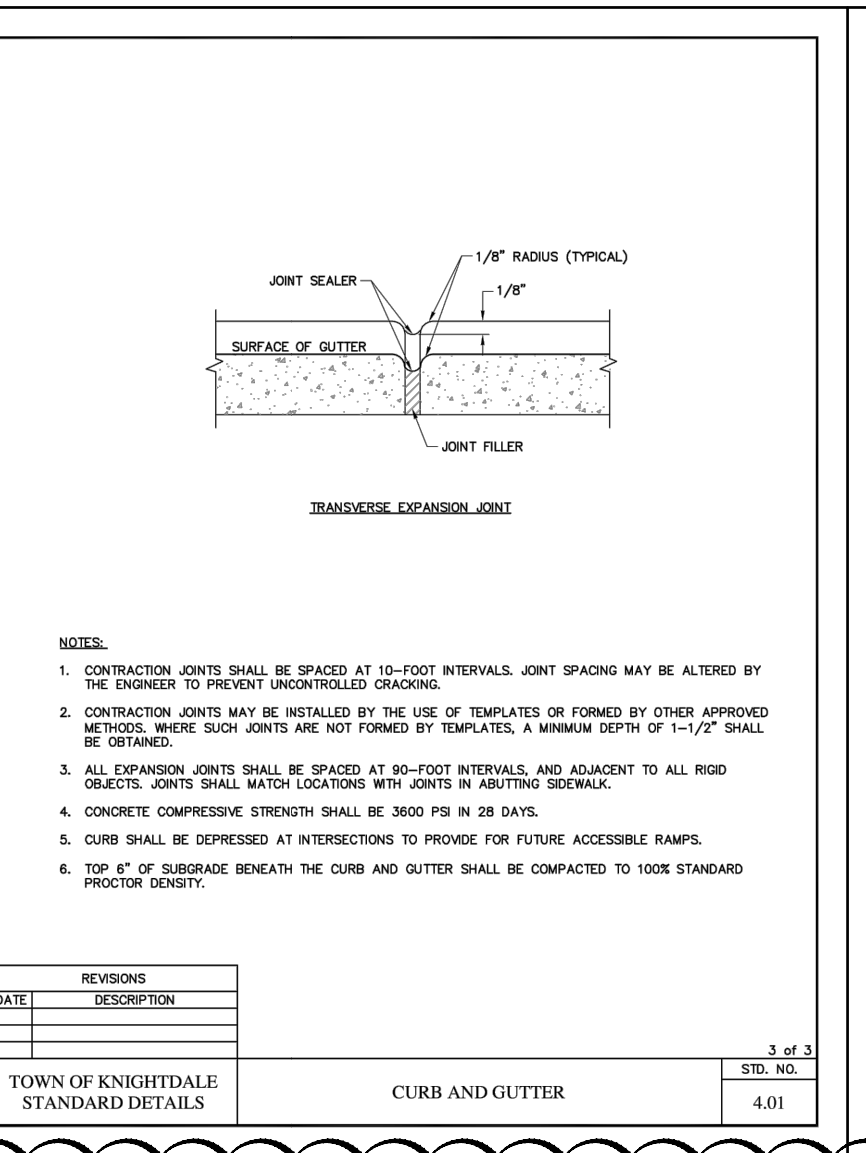
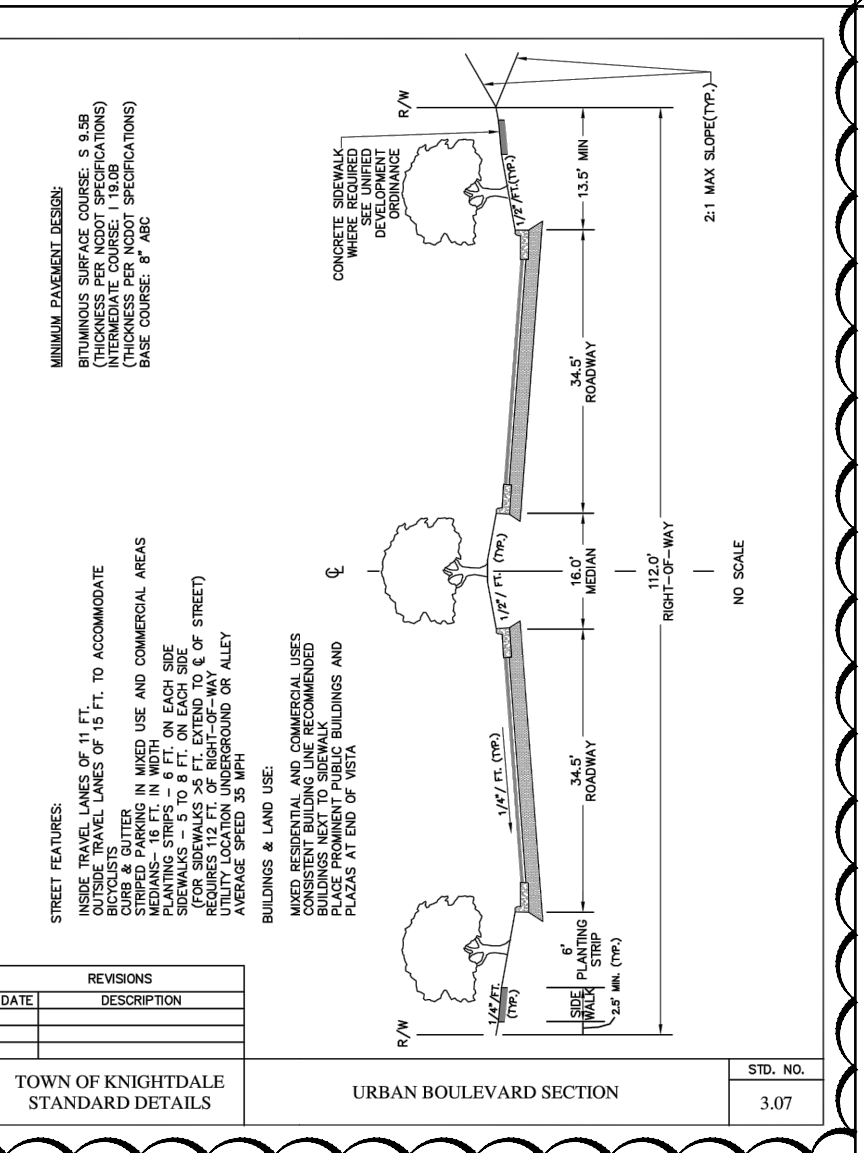
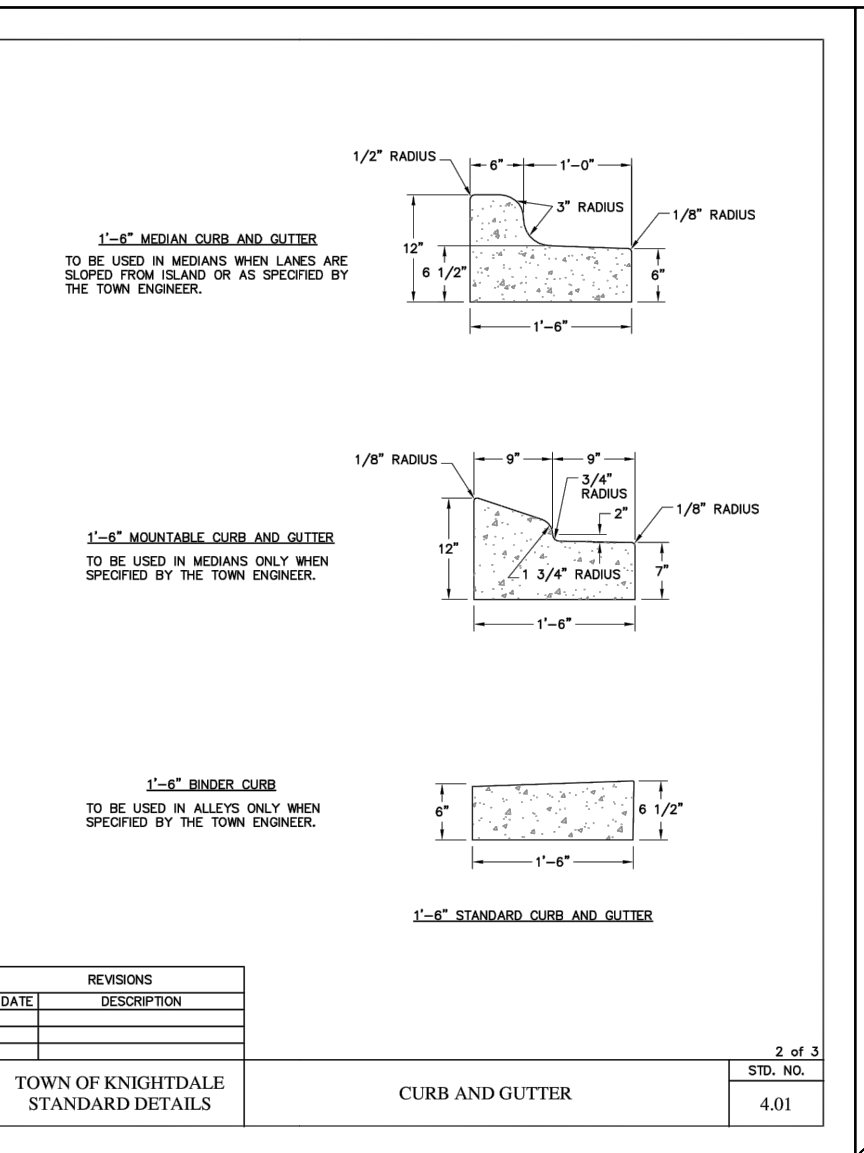
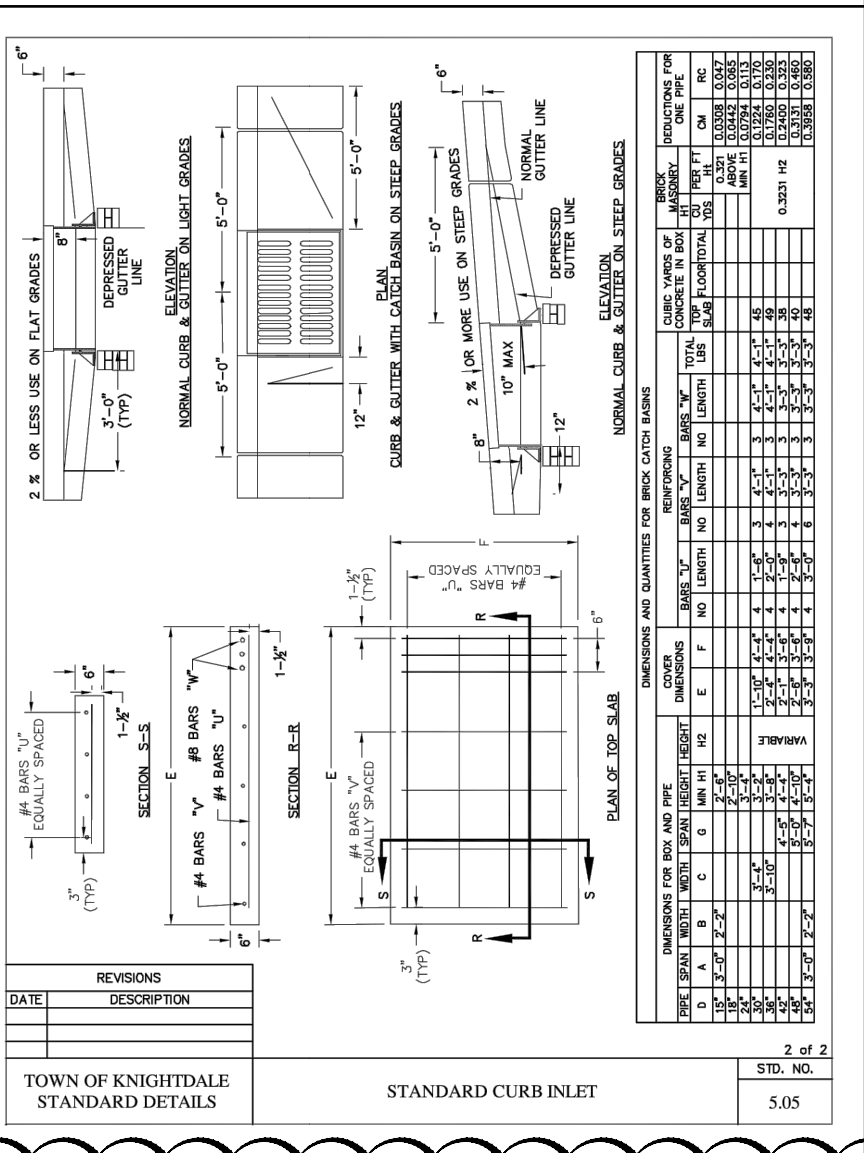
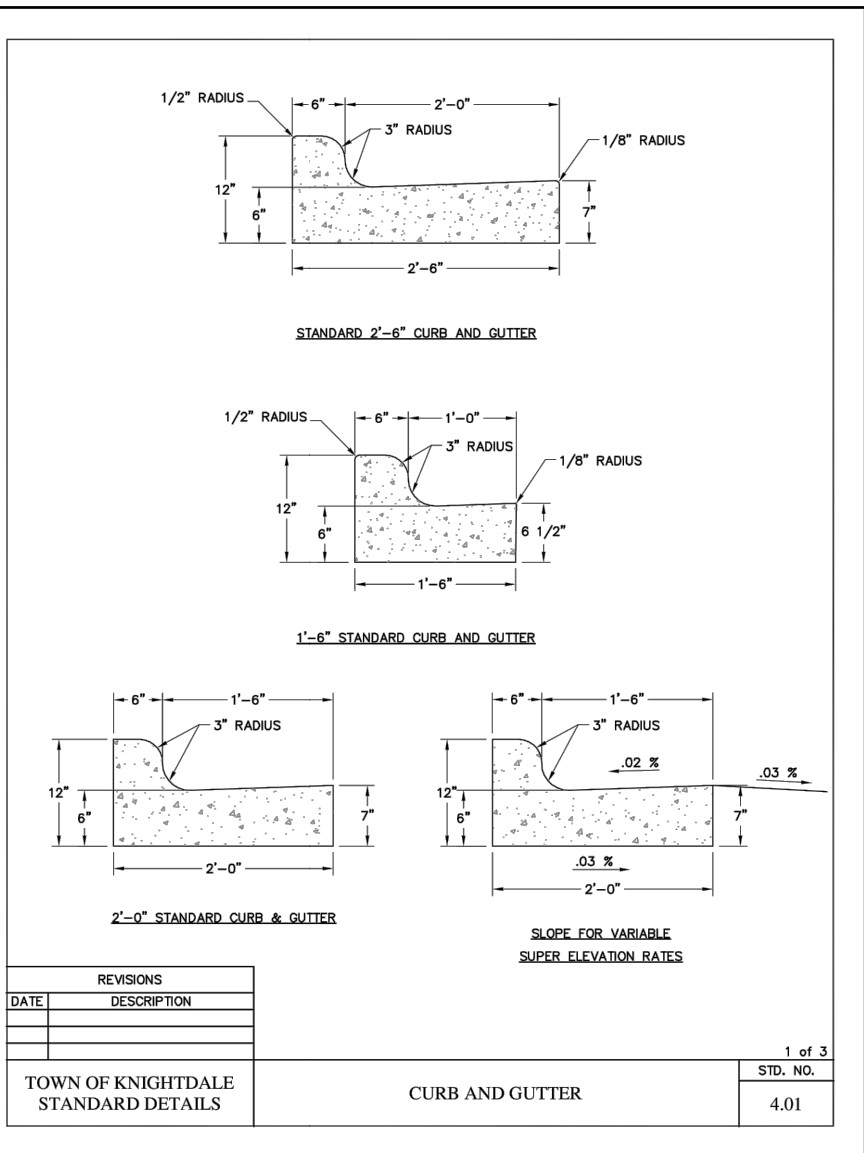
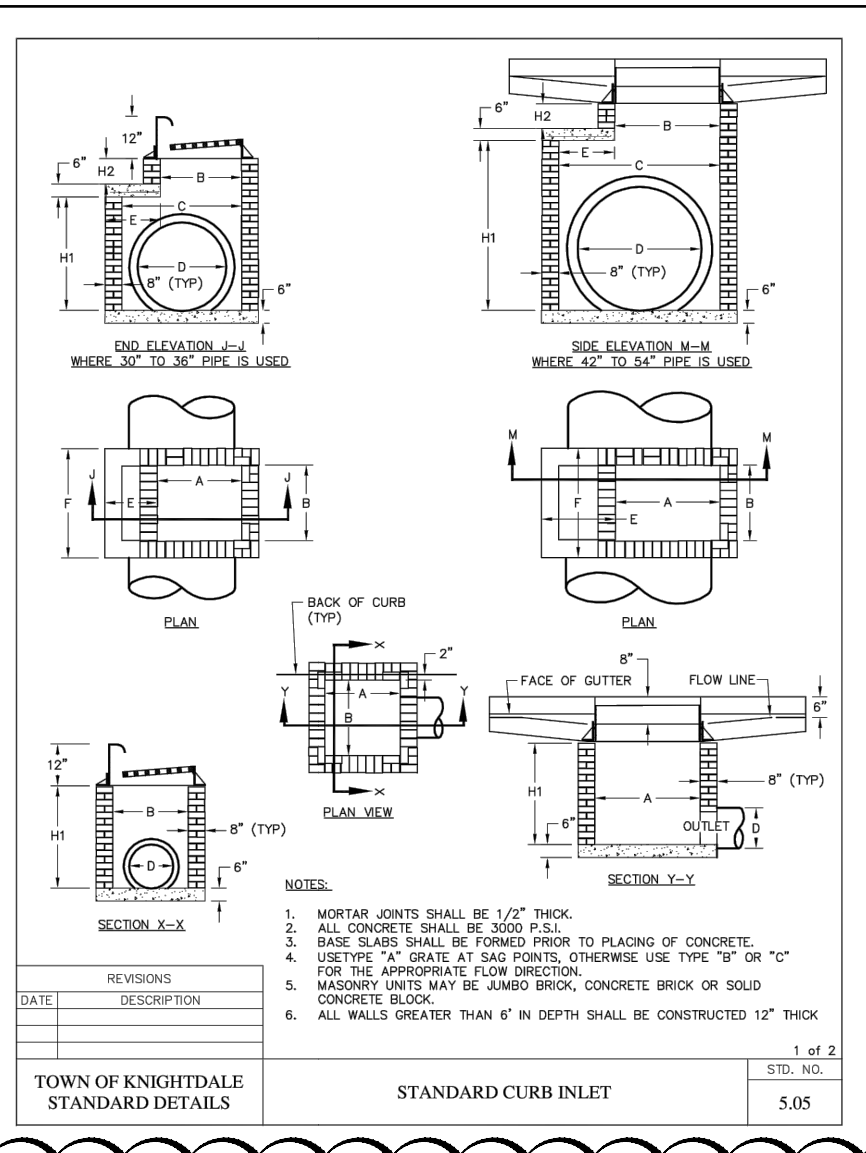
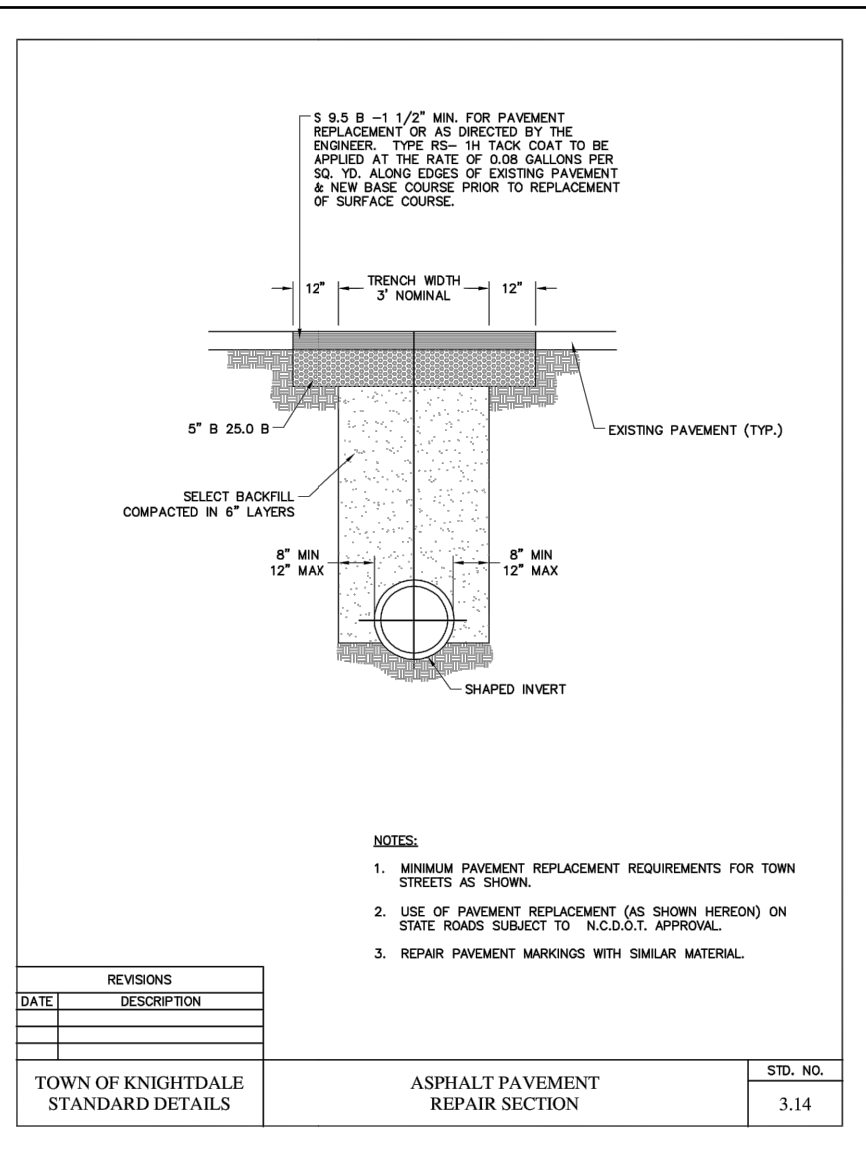


Table with 4 columns: JOB NO., DATE, DRAWN BY, CHECK BY. Row 1: 1, 06-04-21, BTO, DHB.

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Table with 4 columns: JOB NO., DATE, DRAWN BY, CHECK BY. Row 1: 1, 06-04-21, BTO, DHB.

BUILDER & BUILDER INVESTMENT GROUP
DB 17006, PG 1510
PIN: 1754-56-1308
ZONING: HB
USE: LIGHT MANUFACTURING

KNIGHTDALE BUSINESS PARTNERS, LLC
DB 10966, PG 1106
PIN: 1754-56-5606
ZONING: HB
USE: FLEX-WAREHOUSE

COLUMBIA STREET ASSOC LLC
DB 14734, PG 1327
PIN: 1754-56-2238
ZONING: HB
USE: SNGL TEN

PUBLIC UTILITY & PRIVATE ACCESS EASEMENT
(BM 1989, PG 72)

PUBLIC UTILITY & PRIVATE ACCESS EASEMENT
(BM 1989, PG 72)

DVM SERVICES REALTY, LLC
DB 14572, PG 2539
BM 2009, PG 798
PIN: 1754-56-6374
ZONING: HB
USE: VET CLINIC



GENERAL NOTES

- ALL PARKING SPACES ARE WITHIN 60' OF A SHADE TREE.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLANTING.
- MULCH SHALL BE 3" DEEP MULCH UNLESS OTHERWISE NOTED.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST AND ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES BETWEEN PLANT LIST AND PLANTING PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- ALL TREES, SHRUBS, GROUNDCOVER, ETC. SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL ROOTBALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO PLANTING.
- B&B AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES BALLED & BURLAPPED.
- ALL PLANTS/PLANTINGS SHALL BE MULCHED IMMEDIATELY AFTER PLANTING AND WATERED.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO PREVIOUS EXISTING GRADE (UNLESS OTHERWISE NOTED).
- ALL TREES AND SHRUBS SHALL REQUIRE MULCH RINGS AT THEIR BASE IF LEFT WITHIN LAWN AREAS.
- MULCH EDGES AND PROPOSED PLANTINGS SHALL NOT DISTURB ANY EXISTING GROUPS OF TREES TO REMAIN. EDGES ARE SHOWN FOR APPROXIMATION ONLY, BUT ARE TO INDICATE SMOOTH, CLEAN CURVES.
- CG TO SCREEN ELECTRIC TRANSFORMER.

LANDSCAPE CALCULATIONS

ADJOINING PROPERTIES ARE THE SAME ZONING. NO BUFFER YARDS ARE REQUIRED. ONLY PARKING LOT SCREENING PER THE UDO REQUIREMENTS AND STREET TREES BEHIND SIDEWALK ALONG KNIGHTDALE BLVD. (US 64 BUSINESS)

KNIGHTDALE BLVD. (ARTERIAL)
PARKING SCREENING PER REQUIREMENTS OF UDO SECTION 8.7.A.1. ALTERNATE DESIGN REQUESTED.
REQUIRED PLANTINGS PER 100 LF OF FRONTAGE:
3 CANOPY TREES - 5 UNDERSTORY TREES - 20 SHRUBS
LENGTH OF PARKING LOT TO BE SCREENED = 200.5'
200.5/100=2.00
2.00 X 3 = 6 CANOPY TREES REQUIRED
0 CANOPY TREES PROVIDED (OVERHEAD POWER LINE CONFLICT. TO SUBSTITUTE UNDERSTORY TREES).
6 UNDERSTORY TREES PROVIDED FOR CANOPY TREES
2.00 X 20 = 40 SHRUBS PROVIDED (EXISTING POWER POLE & GAS VALVE LIMITS AVAILABLE SPACE FOR TREES).
2.00 X 20 = 40 SHRUBS REQUIRED
40 SHRUBS PROVIDED

EAST PROPERTY LINE
PARKING SCREENING PER REQUIREMENTS OF UDO SECTION 8.7.A.1. REQUIRED PLANTINGS PER 100 LF OF FRONTAGE:
3 CANOPY TREES - 2 UNDERSTORY TREES - 20 SHRUBS
LENGTH OF PARKING LOT TO BE SCREENED = 129.3'
129.3/100=1.29
1.29 X 3 = 3.87 (4) CANOPY TREES REQUIRED
1 EXISTING CANOPY TREE PROVIDED (EXISTING LARGE EVERGREEN HEDGE & POWER POLE W/ GUY WIRE LIMITS AVAILABLE SPACE TO INSTALL NEW TREES).
1.29 X 2 = 2.58 (3) UNDERSTORY TREES REQUIRED
0 UNDERSTORY TREES PROVIDED (EXISTING LARGE EVERGREEN HEDGE & POWER POLE W/ GUY WIRE LIMITS AVAILABLE SPACE TO INSTALL NEW TREES).
1.29 X 20 = 25.8 (26) SHRUBS REQUIRED
24 SHRUBS PROVIDED (THE LARGE EVERGREEN HEDGE & POWER POLE W/ GUY WIRE LIMITS AVAILABLE SPACE TO INSTALL ADDITIONAL SHRUBS).
18 EXISTING SHRUBS & 6 NEW SHRUBS

NORTH PROPERTY LINE
PARKING SCREENING PER REQUIREMENTS OF UDO SECTION 8.7.A.1. REQUIRED PLANTINGS PER 100 LF OF FRONTAGE:
3 CANOPY TREES - 2 UNDERSTORY TREES - 20 SHRUBS
LENGTH OF PARKING LOT TO BE SCREENED = 128.8'
128.8/100=1.29
1.29 X 3 = 3.87 (4) CANOPY TREES REQUIRED
3 CANOPY TREES PROVIDED (EXISTING SHRUBS LIMIT AVAILABLE SPACE FOR NEW TREES)
1 EXISTING CANOPY TREE & 2 NEW CANOPY TREES
1.29 X 2 = 2.58 (3) UNDERSTORY TREES REQUIRED
3 NEW UNDERSTORY TREES PROVIDED
1.29 X 20 = 25.8 (26) SHRUBS REQUIRED
27 SHRUBS PROVIDED
23 EXISTING EVERGREEN SHRUBS & 4 NEW EVERGREEN SHRUBS

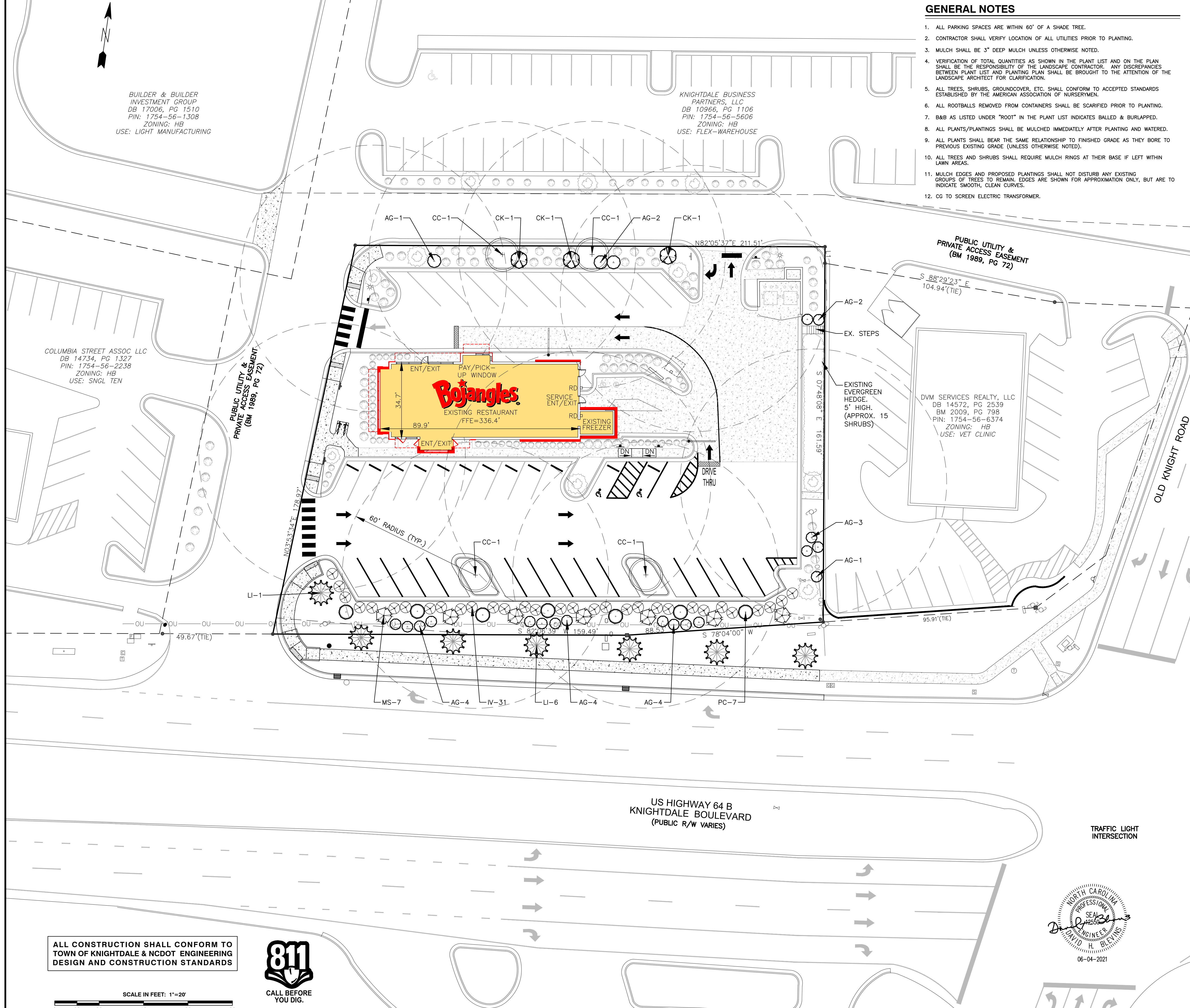
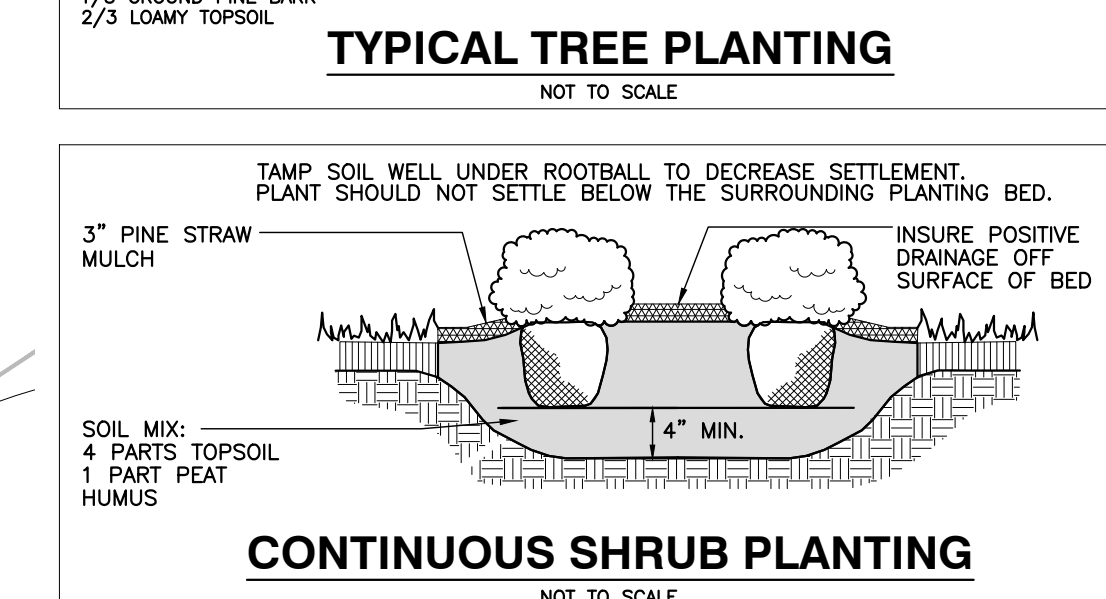
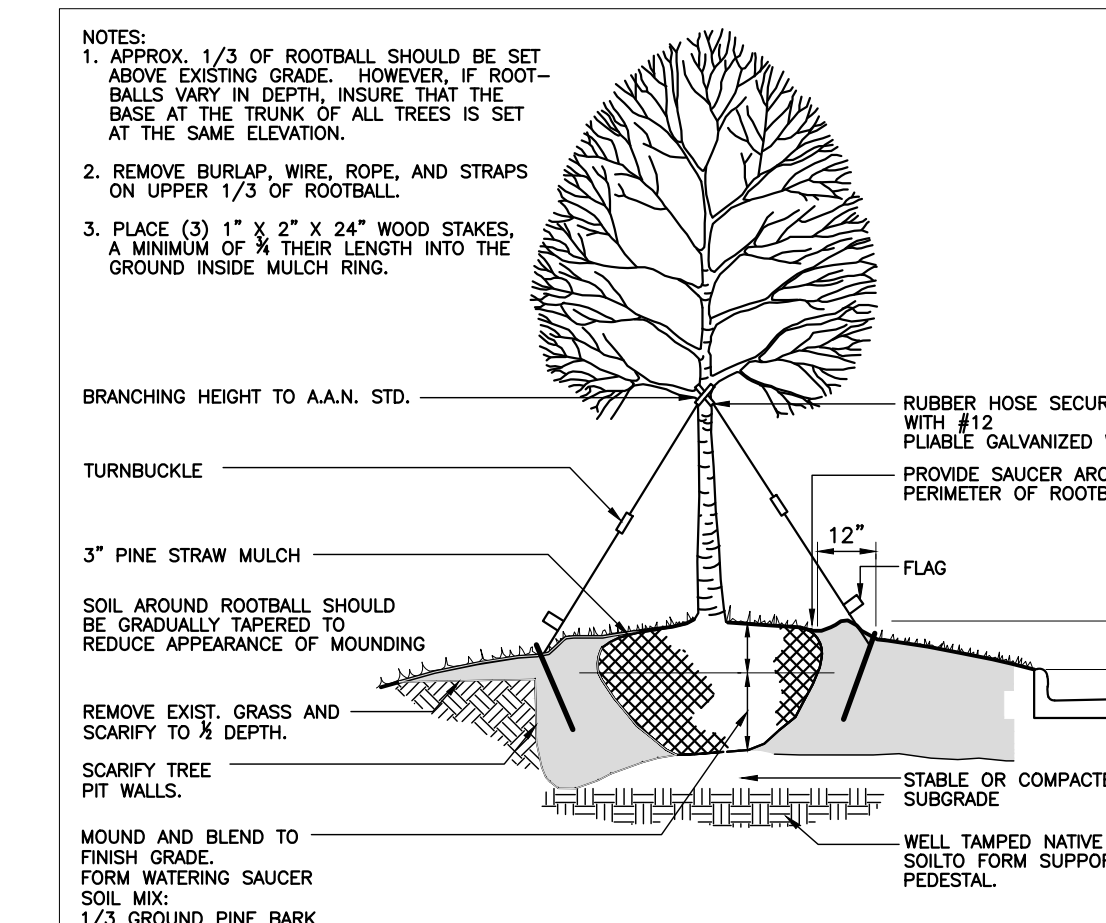
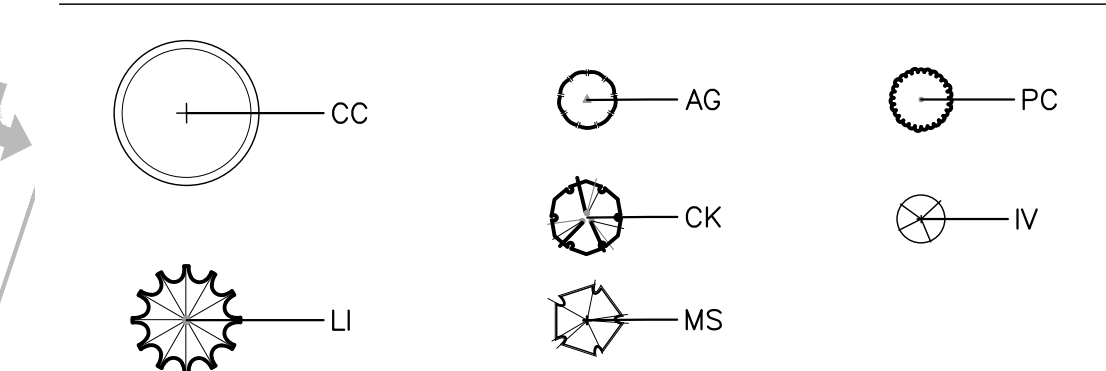
WEST PROPERTY LINE
NO PARKING LOT TO SCREEN

STREET TREES BEHIND SIDEWALK ALONG KNIGHTDALE BLVD
6 UNDERSTORY TREES AT 40' SPACING PROVIDED
NOTE THE TREES IN US 64 ROW ARE SUBJECT TO NCDOT APPROVAL

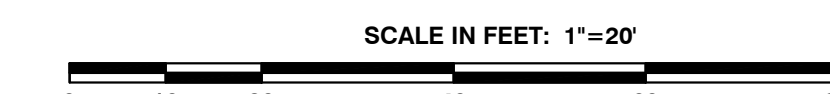
PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL	HT	ROOT	TYPE
SHADE TREES							
CC	<i>Carpinus caroliniana</i>	American Hornbeam	4	2"	8'	B&B	Deciduous
UNDERSTORY TREES							
MS	<i>Magnolia stellata</i>	Star Magnolia	7	1.25"	6'	B&B	Deciduous
LI	<i>Lagerstroemia indica</i>	Crape Myrtle	7	1.25"	6'	B&B	Deciduous
PC	<i>Prunus caroliniana</i>	Carolina Cherry Laurel	7	1.25"	6'	B&B	Deciduous
CK	<i>Cornus Kousa</i>	Chinese Dogwood	2	1.25"	6'	B&B	Deciduous
SHRUBS							
AG	<i>Abelia grandiflora</i>	Glossy Abelia	21		18"	3 gal	Evergreen
IV	<i>Ilex vomitoria 'Nana'</i>	Dwarf Yaupon Holly	31		18"	3 gal	Evergreen

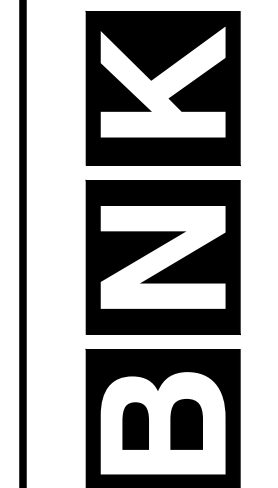
PLANT LEGEND



ALL CONSTRUCTION SHALL CONFORM TO TOWN OF KNIGHTDALE & NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



TOWN OF KNIGHTDALE PROJECT NO. ZMA-2-20



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 OR (800)354-1879 FAX: (919)851-8668
CERTIFICATION NUMBERS: NOBELS (C-0110); NCBOLA (C-0267)

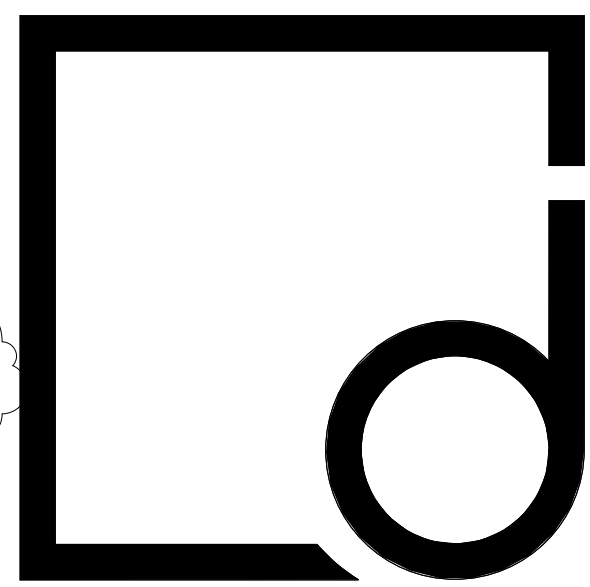
NO.	DATE	DESCRIPTION	BY
1	06-04-21	1ST TOK REVIEW COMMENTS	BTO

05-16-19
JOB NO.
DATE
DRAWN BY
LANDSCAPE PLAN
SCALE: 1" = 20'
CHK BY: DHB

BOJANGLES' RESTAURANT
7525 KNIGHTDALE BLVD.
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

SHEET L1.1

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

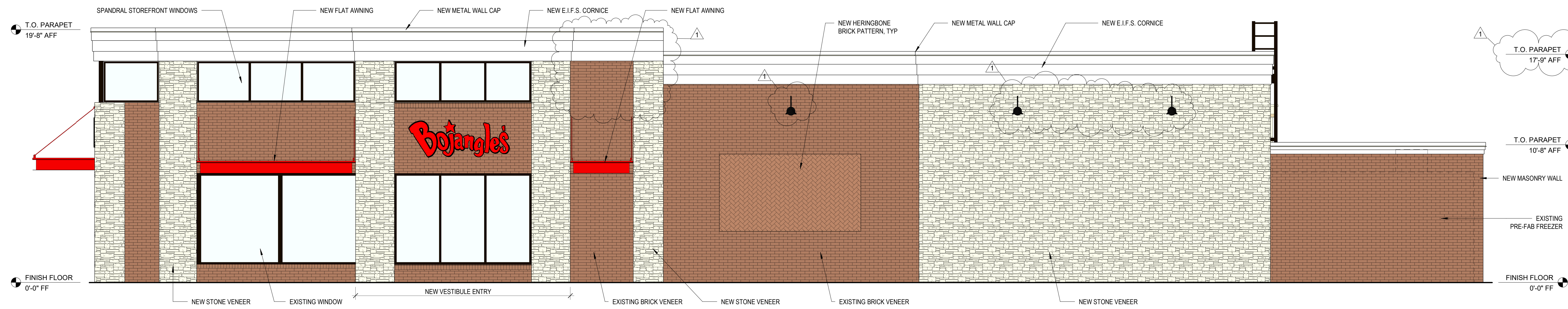


FOR REFERENCE ONLY

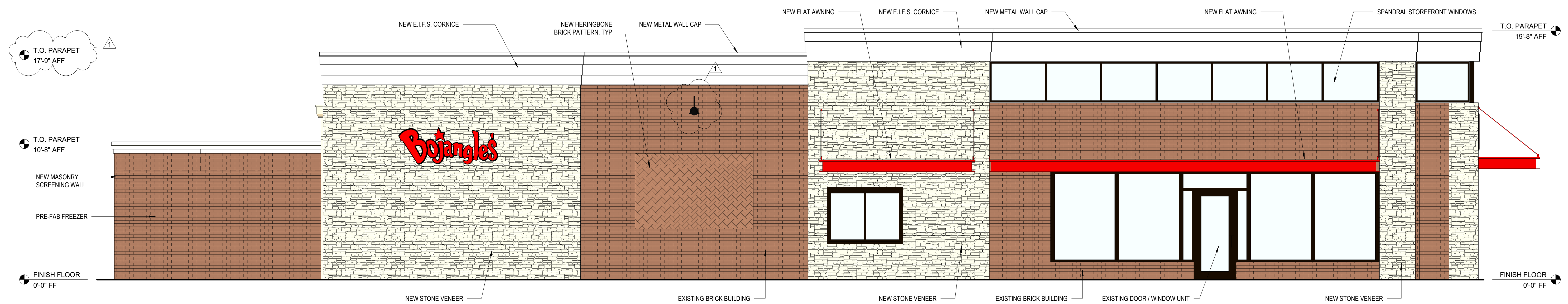
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designdevelopment
ARCHITECTS

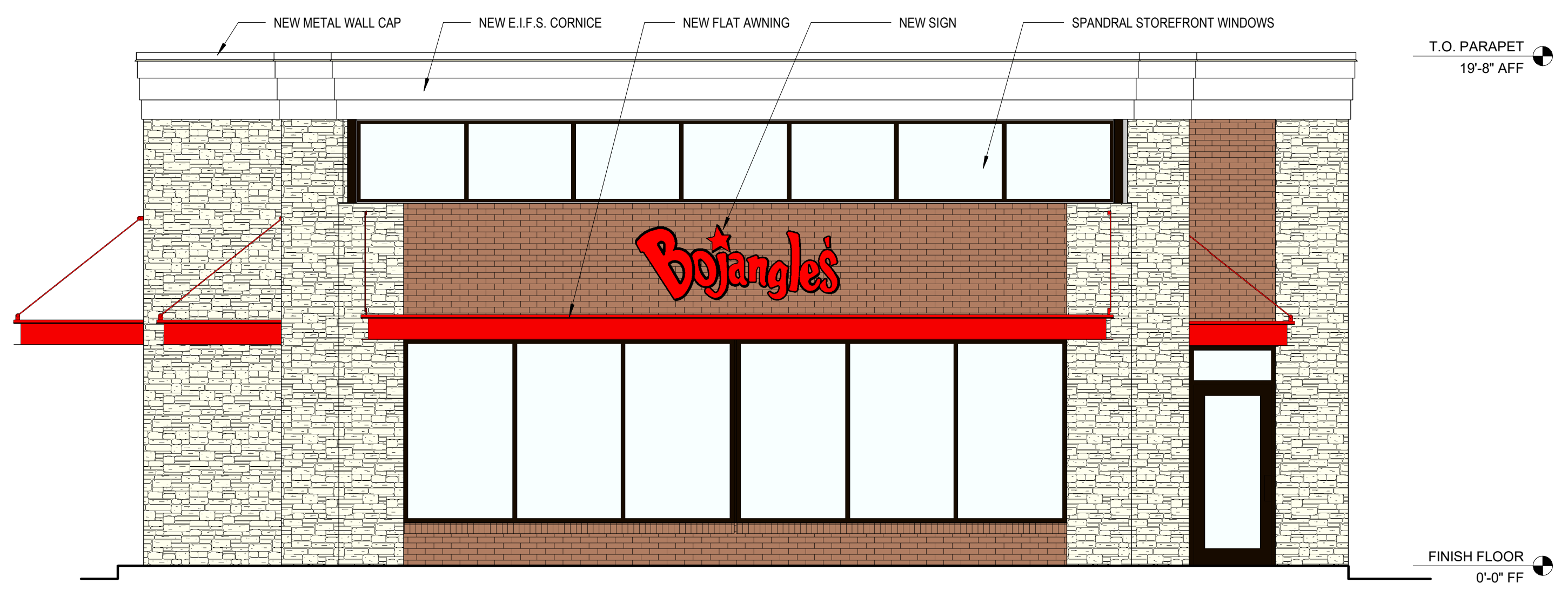
800 Salem Woods Drive
Suite 102
Raleigh, NC 27615
919.848.4474



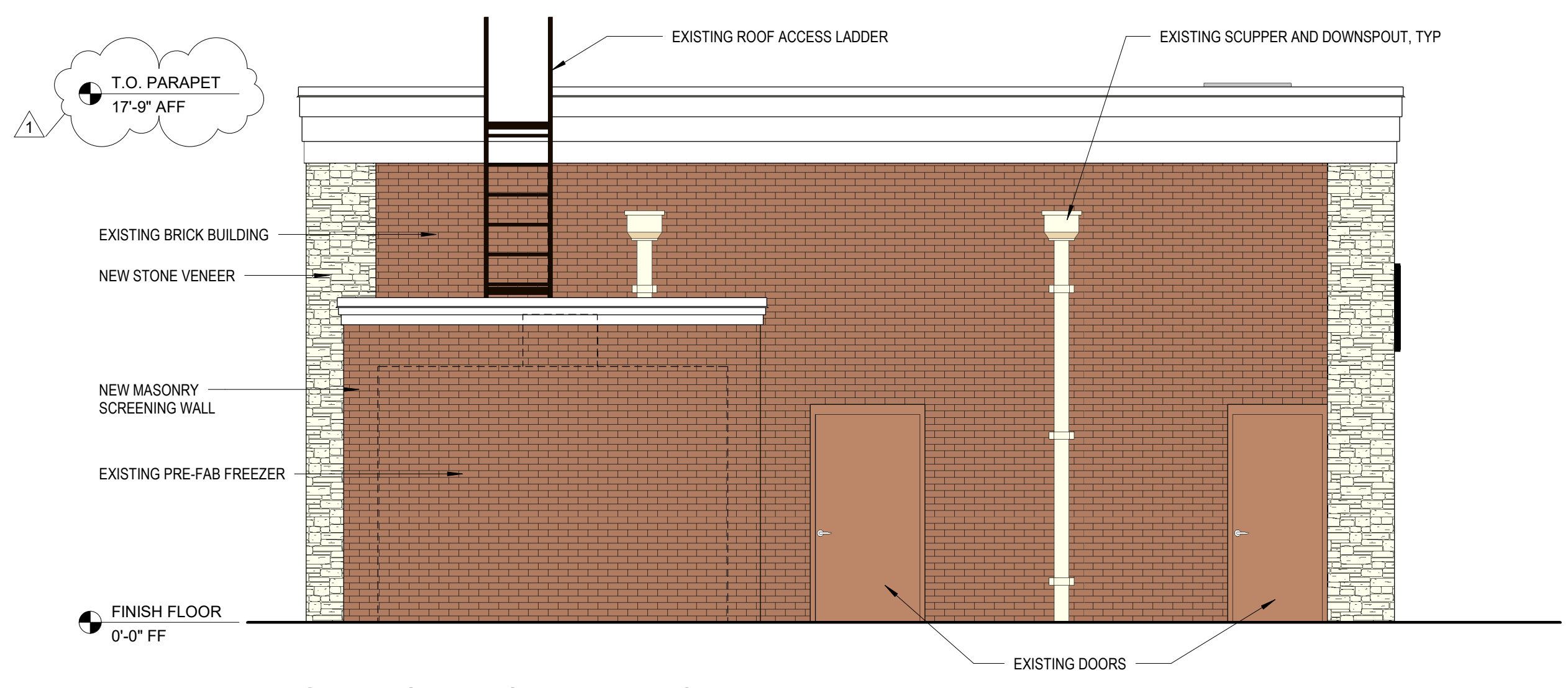
1 EAST (RIGHT) ELEVATION
1/4" = 1'-0"



2 WEST (LEFT) ELEVATION
1/4" = 1'-0"



3 SOUTH (FRONT) ELEVATION
1/4" = 1'-0"



4 NORTH (REAR) ELEVATION
1/4" = 1'-0"

Bojangles
KNIGHTDALE #11

7525 KNIGHTDALE BLVD
KNIGHTDALE, NC 27545

No.	Description	Date
1	SITE PLAN REVIEW	04/23/21

PROJECT #: 190041

DATE:

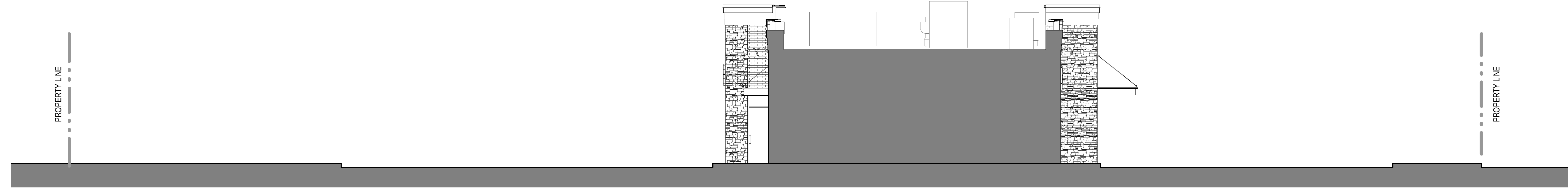
BUILDING ELEVATIONS

A2.1

DIGITAL PRINT DATE: 6/3/2021 10:49:12 AM



1 BUILDING SECTION 1
1/8" = 1'-0"



2 BUILDING SECTION 2
1/8" = 1'-0"



3 3D View 6



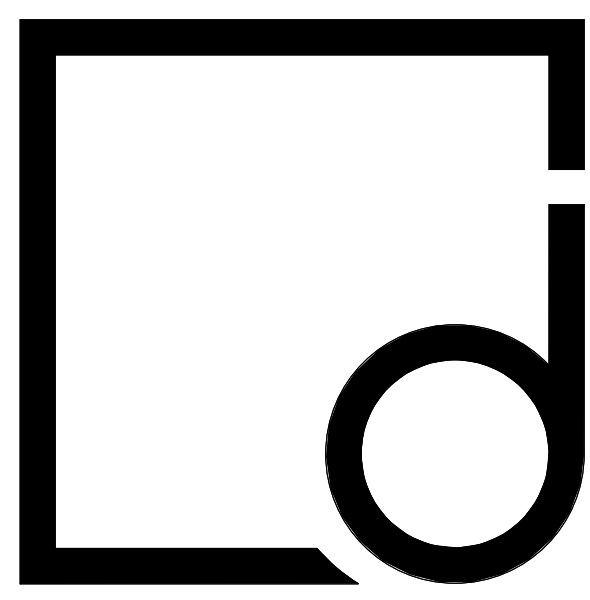
4 3D View 7



5 3D View 8



6 3D View 9



FOR REFERENCE ONLY

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Designdevelopment
ARCHITECTS

800 Salem Woods Drive
Suite 102
Raleigh, NC 27615
919.848.4474

BOJANGLES - KNIGHTDALE #11

7525 KNIGHTDALE BLVD
KNIGHTDALE, NC 27545

No.	Description	Date
-----	-------------	------

PROJECT #: 190041

DATE:

BUILDING SECTIONS

A3.1

DIGITAL PRINT DATE: 6/3/2021 10:52:24 AM



BASS, NIXON & KENNEDY, INC., CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
919/851-4422 ■ FAX 919/851-8968 BNK@BNKinc.com

Project Contact Information

Project Name: Bojangles Restaurant Remodel **Proposed Zoning:** HB Conditional District

Location: 7525 Knightdale Boulevard

Property PIN(s): 1754-56-4381 **Acreage/Square Feet:** 0.92 acres / 39,965 sf

Property Owner: Knightdale RA, LLC

Address: P.O. Box 11370

City: Charlotte **State:** NC **Zip:** 28220

Phone: 919-859-1131 **Email:** thaddock@bojanglesrdu.com

Developer: Tri-Arc Food System, Inc

Address: 4905 Waters Edge Drive

City: Raleigh **State:** NC **Zip:** 27606

Phone: 919-859-1131 **Email:** thaddock@bojanglesrdu.com

Engineer: Bass, Nixon and Kennedy, Inc. Consulting Engineers

Address: 6310 Chapel Hill Road, Ste. 250

City: Raleigh **State:** NC **Zip:** 27607

Phone: 919-851-4422 **Email:** tom.harrell@bnkinc.com



BASS, NIXON & KENNEDY, INC., CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
919/851-4422 FAX 919/851-8968 www.bnkinc.com

April 5, 2021

Dear Knightdale Area Property Owner

You are invited to a neighborhood meeting to learn more about a proposed project adjacent to or near your property. A Neighborhood Meeting is required by the Town of Knightdale Unified Development Ordinance and all property owners within 200 feet of the proposed development must receive notification of the meeting. The meeting will be an opportunity for residents and property owners to learn more about the project and provide feedback.

Meeting Date: April 15, 2021 Meeting Time: 6:00 PM

Meeting Welcome: Yes Project Presentation: Yes Q&A: Yes

Meeting Location: (Weblink) <https://us02web.zoom.us/j/81977907716>

Application type: (Zoning Map Amendment)

Approving Authority: (Town Council Legislative Approval or Town Council Quasi-Judicial Hearing)

Address: 7525 Knightdale Boulevard, Knightdale, NC

PIN: 1754-56-4381

Description of proposal: Remodel exterior of existing Bojangles restaurant building. Install new curb & gutter and sidewalk along frontage of Knightdale Boulevard.

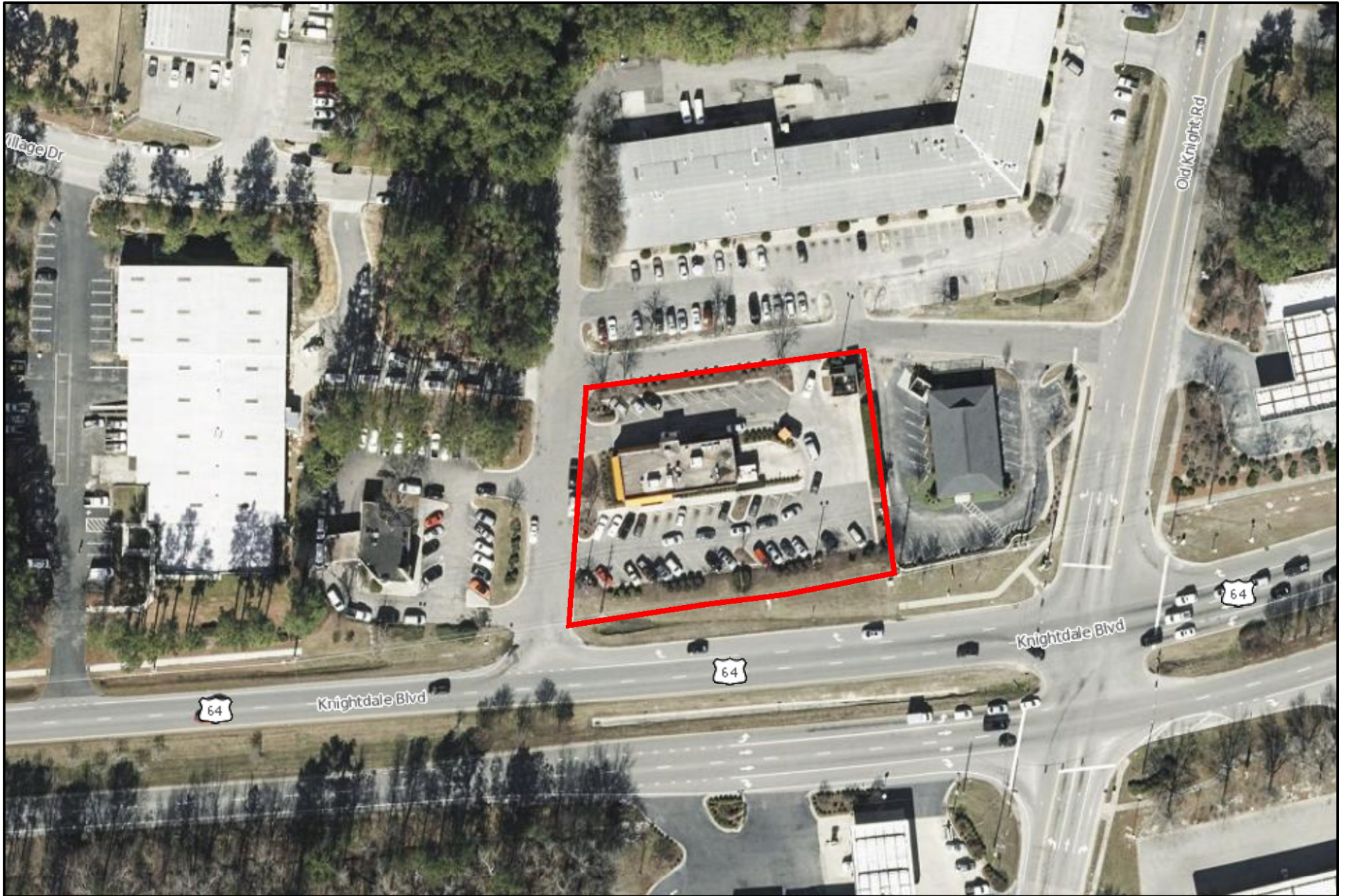
Estimated Submittal Date*: April 26, 2021

Enclosed is a map showing the location of the property being considered for this proposal. Additional materials and information may be available at the meeting. *Please see the Development Services 2021 Meeting & Submittal Schedule

https://www.knightdalenc.gov/sites/default/files/uploads/DevelopmentServices/submittal_and_meeting_schedule_2020_2.pdf for future public meeting dates.

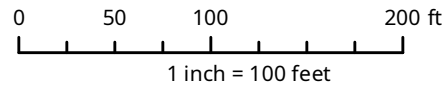
If you have any questions, comments, or concerns about the proposal prior to the meeting, you may contact the developer/project manager at...These will be recorded as part of the meeting summary, which is submitted to Town staff and elected officials. You may also contact the Town of Knightdale Development Services Department at 919-217-224X.

Cc: Town of Knightdale Development Service Department



Existing Bojangles Restaurant
7525 Knightdale Boulevard
Knightdale, NC
Existing Zoning - HB

**Proposed Zoning - HBCD (Highway
Business Conditional District)**



Disclaimer

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Neighborhood Meeting Summary
for Bojangles Remodel ZMA-2-21

1. Date: 4/15/21
 2. Location: Zoom
 3. Applicants Present: Tom Harrell, BKN; Marty Bizzell, BNK, Tommy Haddock Tri-Arc Food Systems, Inc.
 4. Staff Present: Kevin Lewis, Senior Planner
 5. Number of Citizens in Attendance: 0
 6. Start time: 6:00 PM
 7. End time: 6:25 PM
 8. Process Guide
 - a. Public Hearing Meeting: 6/16/21
 - b. LURB Meeting: 7/12/21
 - c. Town Council Action: 7/21/21
 9. Summary of Questions and Concerns by Citizens: No participants
-

Owner

SUGGS, JANE P BEASLEY, EVE C
R B PERFORMANCE SALES AGENCY INC
BUILDER & BUILDER INVESTMENT GROUP LLC
COLUMBIA STREET ASSOC LLC
KNIGHTDALE RA LLC
KNIGHTDALE BUSINESS PARTNERS LLC
DVM SERVICES REALTY LLC

Mail Address 1

1507 TRAILWOOD DR
PO BOX 544
1106 ANDERSON ST
PETER JB PACE
REXFORD OFFICE LLC
3305 DURHAM DR STE 109
4935 RALEIGH ROAD PKWY W

Mail Address 2

RALEIGH NC 27606-3720
KNIGHTDALE NC 27545-0544
DURHAM NC 27705-5821
3337 RIDGECREST CT
PO BOX 11370
RALEIGH NC 27603-3579
WILSON NC 27896-9701

Mail Address 3

RALEIGH NC 27607-6764
CHARLOTTE NC 28220-1370



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #21-07-21-007
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE
WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-2-21 Bojangles Remodel Conditional District

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of the property from Highway Business (HB) to Highway Business Conditional District (HB-CD); 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 redeveloping existing commercial sites, creating a compact development, and enhancing the economic vitality of Knightdale. Further, it is consistent with the General Growth Framework Map a “Priority Investment Area” for local retail options, and the Growth & Conservation Map’s designation as a “Mixed-Use Center” Place Type. Additionally, the proposal is consistent with the Gateway Entrances Map and the Transit Oriented Development Focus Study Area; and

WHEREAS, 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 0.92 ± acres located in the Town of Knightdale’s Corporate Limits, at 7525 Knightdale Blvd. and identified as Wake County PIN 1754-56-4381 Highway Business (HB) to Highway Business Conditional District (HB-CD) as indicated.

SECTION 2. That the additional conditions contained within the application identified as ZMA-2-21 and Conditional District report (Exhibit 1), and listed below apply as additional zoning conditions to the parcels of land identified as PIN 1754-56-4381:

1. The Applicant shall construct a variable width buffer, not less than 11-feet wide, on the south side of the parking lot adjacent to Knightdale Blvd, to accommodate the widening of the drive-aisle to 24-feet in width. The variable width buffer will include enhanced landscaping and screening.
2. Due to the proposed scope of building improvements, the final design shall be single-story however it shall incorporate features such as spandrel glass windows, raised parapets, and lighting to create the appearance of a two-story structure. All other elements of the facades shall be consistent with the UDO.
3. The submitted site plan (Exhibit A) 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 HB-CD zoning district, master plan comments, Unified Development Ordinance, and comments from the May 13, 2021 DRC meeting.

SECTION 3. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 4. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 5. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

SECTION 6. That this ordinance shall be enforced as provided in G.S. 160A-175 or as provided for in the Knightdale Town Code

SECTION 7. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 21st day of July, 2021

Jessica Day, Mayor

ATTEST:

Heather M. Smith, Town Clerk

APPROVED AS TO FORM:

Roger Knight, Town Attorney