

Memorandum

To: Akul Nishawala, Planner III
From: Jason S. Brown, Assistant Development Services Director
cc: Chirs Hills, AICP, CZO, Development Services Director
Date: February 18, 2021
Re: Knotts Hill Land Use Plan Amendment

Wake County Planning, Development, and Inspections has received an application for a Land Use Plan Amendment and Rezoning for the property located at 900 Knotts Hill Place (Wake County PIN# 1763-00-7038). The property is in Knightdale's Short-Range Urban Service Area (SRUSA) and part of Knightdale's future ETJ expansion plans. This memorandum will provide courtesy review comments based on the Town of Knightdale's Comprehensive Plan and Unified Development Ordinance.

Comprehensive Plan

The KnightdaleNext 2035 Comprehensive Plan indicates a Rural Living Place Type for this area and calls for future ETJ expansion. The Rural Living Place Type is defined as, "Rural living areas are characterized by large lots, abundant open space, and a high degree of separation between buildings. Homes are scattered throughout the countryside and often integrated into the rural landscape. The lot size and distance between dwelling units decreases with greater development densities." The proposed density is not consistent with this place type. The Comprehensive Plan also shows a proposed collector street in the general vicinity of this proposal. As well as greenway connectivity along Poplar Creek.

Utilities

Knightdale's UDO requires all residential development in the Urban Service Area to connect to public water or sewer based on the number of dwelling units and the distance from the system. For developments with more than 25 units the distance is 1,000 feet. It will need to be confirmed that there is no public water or sewer within 1,000 feet of the proposed development. Any private utilities should be constructed to the City of Raleigh Public Utilities standards to ensure compliance if it becomes necessary to convert to a public system.

Landscaping/Environmental

The Town would require an environmental survey that indicates any tree save areas as well as other environmental features. The Town also has a prohibition on mass grading of lots in residential subdivisions.

Lighting

Any proposed lighting would have to meet the Town's lighting standards.