



Planning, Development & Inspections

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To: Wake County Board of Commissioners
From: Akul Nishawala, Planner III
Subject: Land Use Plan Amendment #01-21
Date: June 21, 2021

Request

Amend the East Raleigh Knightdale Area Land Use Plan (ALUP) to reclassify 900 Knotts Hill Pl (PIN 1763007038) from Residential Less Than 1.5 Units Per Acre to Residential 1.5 to 4 Units Per Acre.

Applicant

Andrew Petesch, Petesch Law

Location

The subject property is located north of Poole Rd and west of S. Smithfield Rd within the Town of Knightdale's Short-Range Urban Services Area (SRUSA). The Rutledge Landing, Ashley Hill, and Huntsboro residential subdivisions border the property to the west, north, and south respectively, a large vacant 86-acre property abuts the subject property to the east.

Background

The 10-acre subject property, 900 Knotts Hill Place, is located north of Poole Road and west of S. Smithfield Road, approximately 3 miles south of downtown Knightdale. The applicant, Andy Petesch, has initiated the request on behalf of the property owner to allow more dense residential development than what is currently allowed but that is largely similar to the density of the surrounding area. This LUPA is accompanied by a conditional rezoning request and, as required by the NCGS, must be approved so that proposed zoning district is consistent with the Land Use Plan.

The property was initially a lot of the Huntsboro subdivision that borders it to the south, but it was left undeveloped due to the prohibitive cost of constructing a crossing for a stream that bisects the southern portion of the property. The property owner's plans for developing this property will keep this stream undisturbed thereby serving as a natural buffer for Huntsboro residents.

The Planning Board recommended, by unanimous vote, that the Board of Commissioners adopt the amendment request, and county staff concurs with this recommendation.

Analysis

The subject property is 10.09 acres, vacant, and currently zoned Residential-30 (R-30). This LUPA is accompanied by a petition to rezone the property to CU-R-10. A notable feature of the

property is the stream flowing across its southern portion. While the property was initially part of the Huntsboro residential subdivision to the south, it was left undeveloped due to the prohibitive cost of constructing a crossing of the stream for the one lot. Since then, the surrounding area has been developed resulting in a stream crossing just to the west in the adjacent subdivision, Rutledge Landing. Given this new crossing, the applicant has indicated that any future development will provide ingress/egress from the west leaving this stream undisturbed while maintaining a buffer for the Huntsboro residents.

The proposed amendment would increase the allowable density of the property from a maximum of 1.5 units per acre to four. While this is a denser land use classification as compared to the surrounding area, it is useful to examine the current use and zoning of these surrounding parcels and their respective densities.

The Rutledge Landing residential subdivision is zoned CU-R-10, which allows up to 4.35 units per acre. The subdivision also comprises 442 lots on approximately 127 acres resulting in an actual density of just under 3.5 units per acre. To the north, Ashley Hills is zoned R-20, which allows up to 2.17 units per acre and comprises 320 lots over 245 acres resulting in 1.31 units per acre. The Huntsboro subdivision, of which the subject property is a part, is zoned R-30 and is in keeping with its Residential Less than 1.5 Units Per Acre ALUP designation.

The subject property is located within the Town of Knightdale's SRUSA, which applies to land that is projected and intended to be urbanized (served by municipal services) within the next ten years. For context, a Long-Range Urban Services Area (LRUSA) is land to be urbanized and served by municipal services beyond the next ten years. In consulting with Knightdale town staff regarding the proposal, this parcel is inconsistent with the Knightdale Next 2035 Comprehensive Plan designation as 'rural'; however, staff does not object to the proposal. Annexation of this property within the next ten years is unlikely given its location away from Poole Rd, the lack of municipal utilities available in the area, and the prohibitive cost to extend such utilities. Despite not intending to connect to municipal utilities, the petitioner has indicated that they will achieve their proposed density by tying into the private sewer treatment plant that serves Rutledge Landing, thereby rendering onsite septic systems unnecessary.

The petitioner conducted two neighborhood meetings to inform residents of the proposed change and answer any questions. Invitations were sent to property owners within 1,500 feet of the subject property. Additionally, staff sent letters to property owners within 1,000 feet of the subject property (264 letters) notifying them of today's public meeting.

A 130-acre Community Activity Center is located just to the east at the intersection of Poole Rd and S. Smithfield Rd. For reference, the subject property is classified as Community in the county's comprehensive plan update, PLANWake, which is scheduled for adoption in the coming weeks. Community will encourage development and redevelopment, encourage walkability, and have high standards for connectivity.

The East Raleigh/Knightdale Area Land Use Plan has set the following goals:

Goal #1 Guide quality growth throughout the East Raleigh-Knightdale area in cooperation with local governments.

Goal #2 Encourage growth that will take advantage of existing and planned infrastructure so that municipalities are able to provide basic public services in accordance with their adopted plans.

The proposed land use plan amendment would be consistent with the policies set forth within the East Raleigh/Knightdale ALUP.

Findings

1. The density of the proposed land use amendment is largely similar to the current existing density of the surrounding area.
2. The proposed density will be achieved by tying onto the existing private sewer treatment system in the adjacent Rutledge Landing subdivision.
3. The proposed amendment is consistent the goals set forth by the East Raleigh/Knightdale Area Land Use Plan.
4. The proposed amendment is reasonable and in the best interest of the health, safety, and welfare of the general public.
5. The Town of Knightdale does not object to the proposed land use plan amendment.

Recommendation

Planning staff recommends that the East Raleigh/Knightdale Area Land Use Plan be amended to reclassify 900 Knotts Hill PI from Residential Less Than 1.5 Units Per Acre to Residential 1.5 to 4 Units Per Acre.