



# AMENDED REZONING APPLICATION

PLG-RZ-001350-2019

REVISED SUBMITTALS: 3/12/21 & 4/23/21

Submit required documentation to:

Wake County Planning, Development and Inspections  
PO Box 550 Wake County Office Building  
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh  
Contact (919) 856-6335 for additional information.

File #  
Fee  
Amt Paid  
Check #  
Rec'd Date  
Rec'd By

Complete with required information (write "n/a" if information is not applicable to proposal).

## **Proposed Rezoning** (include area for each current and proposed district)

From: Residential-30 (No Overlay District)

(current zoning district(s))

To: Conditional Use-Residential-10 (No Overlay District)

(proposed zoning district(s))

## **Property**

Parcel Identification Number (PIN): 1763007038

Address: 900 Knotts Hill Place, Knightdale NC 27545-8112

Location: North end of Knotts Hill Place, off Huntsboro Road

Total site area in square feet and acres: 439,132 square feet 10.08± acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30; 10.08± acres

Present land use(s): Vacant – Wooded

## **Property Owner**

Name: Hughes Development LLC (Richard Stockett, Principal)

Address: 901 Paverstone Drive, Suite F

City: Raleigh State: NC Zip Code: 27615

Telephone Number: 919-623-3404 Fax: N/A

E-mail Address: stockettr@yahoo.com

## **Applicant** (person to whom all correspondence will be sent)

Name: Andrew Petesch, Petesch Law

Address: 127 W Hargett Street, Suite 500

City: Raleigh State: NC Zip Code: 27601

Telephone Number: 919-747-8611 Fax: 888-848-9605

E-mail Address: andy@peteschlaw.com Relationship to Owner: Attorney

## **Site Information**

### **Vehicular Access:**

Name of adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume <sup>2</sup>
Rutledgeville Lane	50 ft	22 ft	2	Y	Est. 4000-6000	Est. 2000

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site ([www.raleigh-nc.org/campo/trafcnt/98trfcnt.html](http://www.raleigh-nc.org/campo/trafcnt/98trfcnt.html)) or contact NCDOT Traffic Survey Unit

<sup>3</sup> Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf)

### **Utilities and Services:**

Water supply by: community system (Carolina Water Service of North Carolina)

Wastewater collection/treatment by: community system (Carolina Water Service of North Carolina)

Solid waste collection provided by: Home Owner Association (contract with private vendor)

Electrical service provided by: Duke Energy

Natural gas service provided by: Dominion

Telephone service provided by: AT&T

Cable television service provided by: Spectrum

Fire protection provided by: Knightdale Station 3

### **Miscellaneous:**

Generalized slope of site: From an elevation of approximately 250ft at its northeast corner, the subject parcel slopes south-southwest at a fairly consistent grade for about 600-700ft to a stream that transects the southern end of the property in an east-west direction. The elevation of the stream is approximately 200-210 feet.

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: There are no known existing rare plants or wildlife habitats that will be adversely impacted by subsequent development. A USGS stream, which runs from east to west, is discussed in more detail in the attached Petition narrative.

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: There are no known existing historic resources on the subject property that will be adversely impacted by subsequent development.

### **Land Use Plan Classifications**

General Classification (note associated municipality and/or watershed):

( X ) Short-Range Urban Services Area Knightdale

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

East Raleigh / Knightdale Area Land Use Plan:

Current: Residential less than 1.5 dwelling units per acre.

Requested LUPA: Residential 1.5 to 4 dwelling units per acre.

**How is this proposed use a public necessity?**

- See Attached Petition Narrative

**What is impact on adjacent properties and the surrounding neighborhood?**

- See Attached Petition Narrative

**How does the proposed use benefit the adjacent and surrounding properties?**

- See Attached Petition Narrative

**Statement of how rezoning complies with the Land Use Plan.** Attach written statement of how your request conforms with the County's Land Use Plan (LUP). The LUP is intended to direct quality growth within the County. It classifies land within the County (land use classifications are described in the Land Use Plan which is available at the Planning Department). **Note:** When a proposed rezoning is in the Urban Services Area (USA) of a municipality the County will require comments from the municipality prior to considering rezonings within that municipality's USA.

- See Attached Petition Narrative

**Compliance with Transitional Urban Development Policies:** The proposal must comply with the Land Use Plan's Transitional Urban Development policies (TUDs), which call for new development to be served by centralized or municipal water and sewer service (within Short Range USAs) or provide the necessary easements for future installation of utility lines (within Long Range USAs). The proposal must comply with the TUDs policies that call for new development to provide for the types and levels of transportation facilities that accommodate vehicular, bicycle, pedestrian, and transit access needs and that they be designed and constructed to the standards of the municipality associated with the Urban Service Area and the Wake County Thoroughfare Plan.

- See Attached Petition Narrative

**Statement of How Rezoning Otherwise Advances Public Health, Safety, and General Welfare:**

The statement may address the following: Traffic: The additional traffic that could be generated under the proposed zoning and its relationship to the current and projected capacity of area roads. Development Compatibility: types and intensities of development allowed under the rezoning, focusing on compatibility with adjacent areas. (This may cover compatibility with adjacent zoning and land uses, with existing or proposed infrastructure or services, and with the environment, including surface and ground water, soils, and air, if applicable.

- See Attached Petition Narrative

**Traffic Impact Analysis Requirement:** Your application may require that a traffic impact analysis, if your proposal is expected to increase traffic more than 100 trips per peak hour, or more than 1000 trips per day, or as may be determined by the Land Development Supervisor. Calculations are based on trip generation estimates made in accord with the most recent editions of Trip Generation and Trip Generation Handbook, published by the Institute of Transportation Engineers (ITE).

- See Attached Petition Narrative

**Mailing List of Owners within 1000 feet of Property:** Attach complete list of all property owners within one thousand feet of the subject property with parcel identification number of each parcel and the full name and address of each owner. The list must be taken from current tax records and must include all persons, firms, corporations, entities, or governments owning property. The list must be clearly written or typed. Submit duplicate copies of stamped envelopes (2 sets of envelopes are required in order to notify owners of two Board meetings). Business size (10) envelopes must be used with the following return address: Wake County Planning, Development and Inspections P.O. Box 550, Raleigh, NC 27602. Stamps only—do not submit metered envelopes.

**The proposed use(s) of the property must be identified by condition.** If conditional use zoning is being proposed, list the proposed conditions below (attach a separate sheet if needed):

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: March 11, 2021

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