

# Land Use Plan Amendment 01-21

Wake County  
Board of Commissioners  
June 21, 2021

Akul Nishawala, Planner III

@wakegov

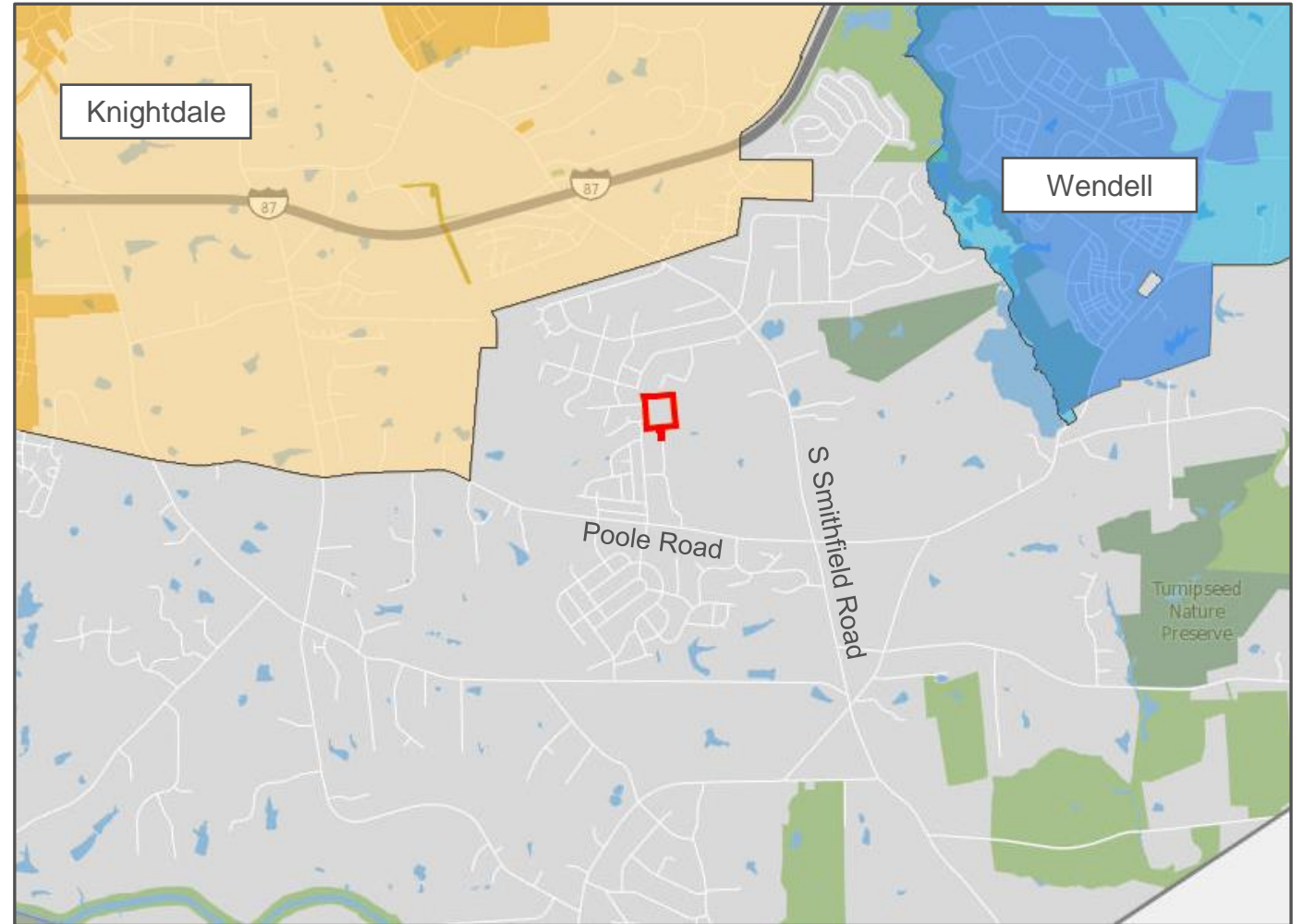


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# LUPA 01-21

## Proposal:

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

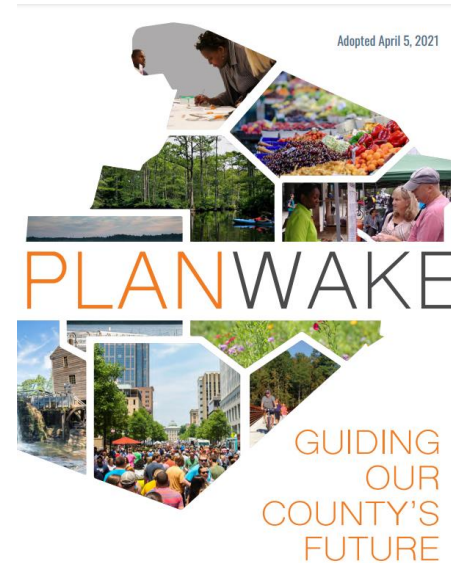
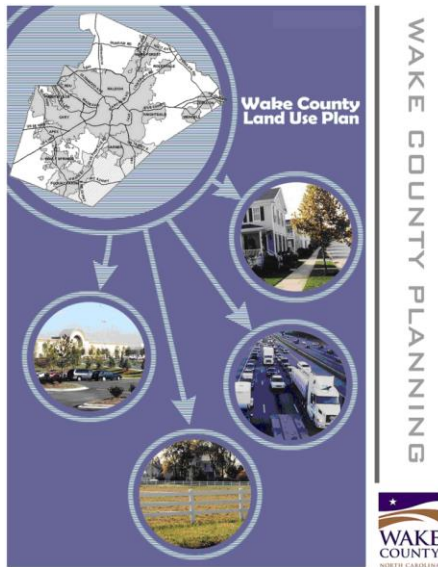


# Background – Land Use Planning

## Wake County Land Use Plan

- Adopted document that plans for future growth while maintaining resources, the environment, and the public health, safety, and welfare
- Fluid and dynamic – living documents – amended and updated

Former plan

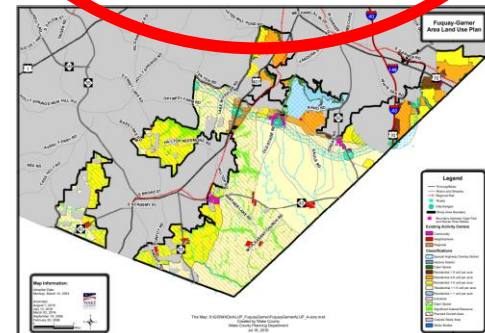
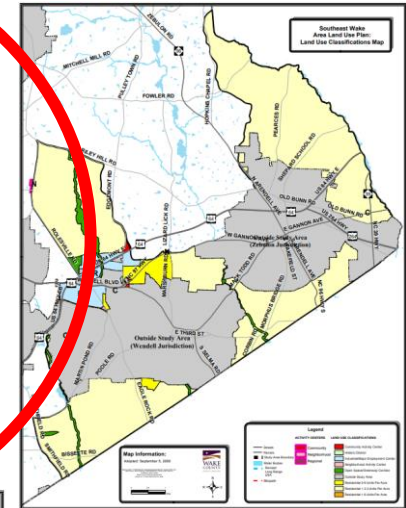
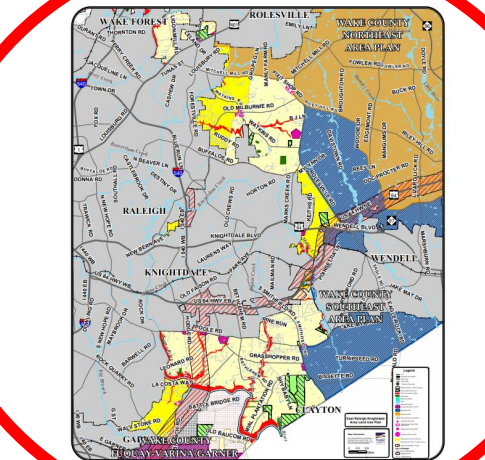
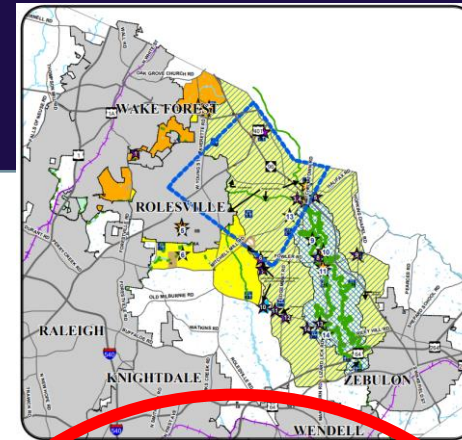
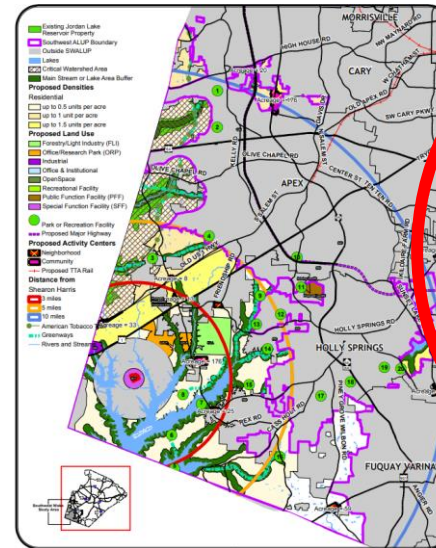


Current plan  
adopted in  
April 2021

# Background – Land Use Planning

## Area Land Use Plans (ALUPs)

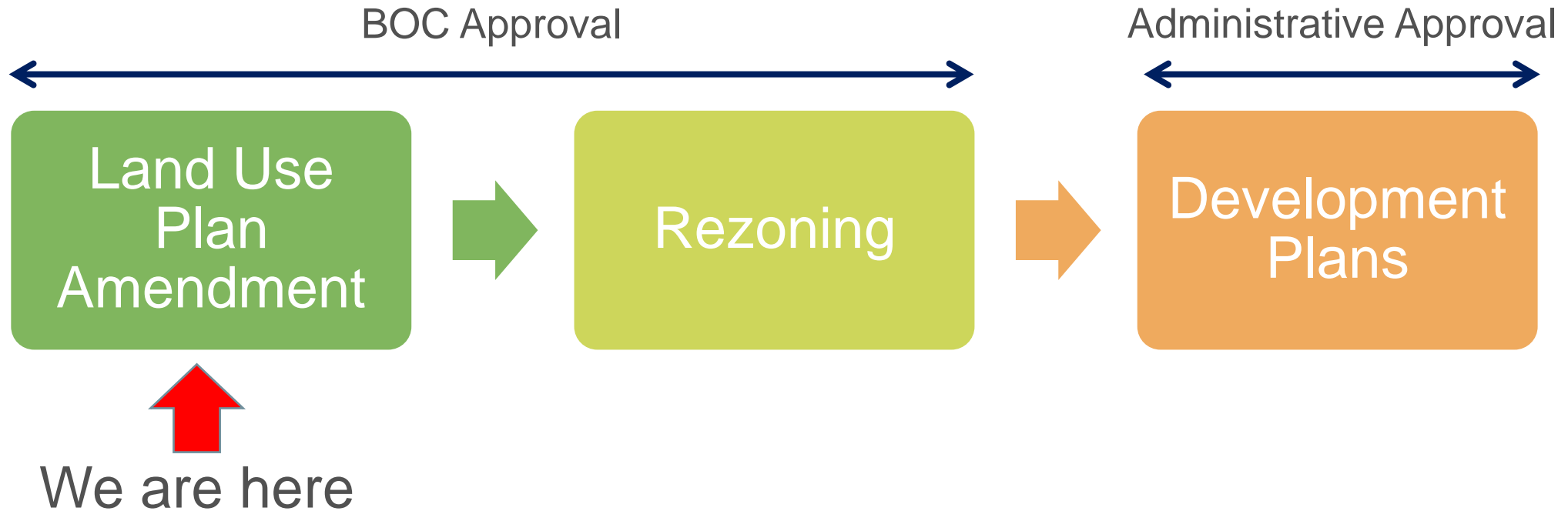
- Localized plan developed with extensive municipal and public input
- Currently, ALUPs still governing documents until updates are adopted (~ two years)



# Background - Process

## Rezoning

- Must be consistent with Land Use Plan or be amended
- Amendments require justification, public hearing, and BOC approval

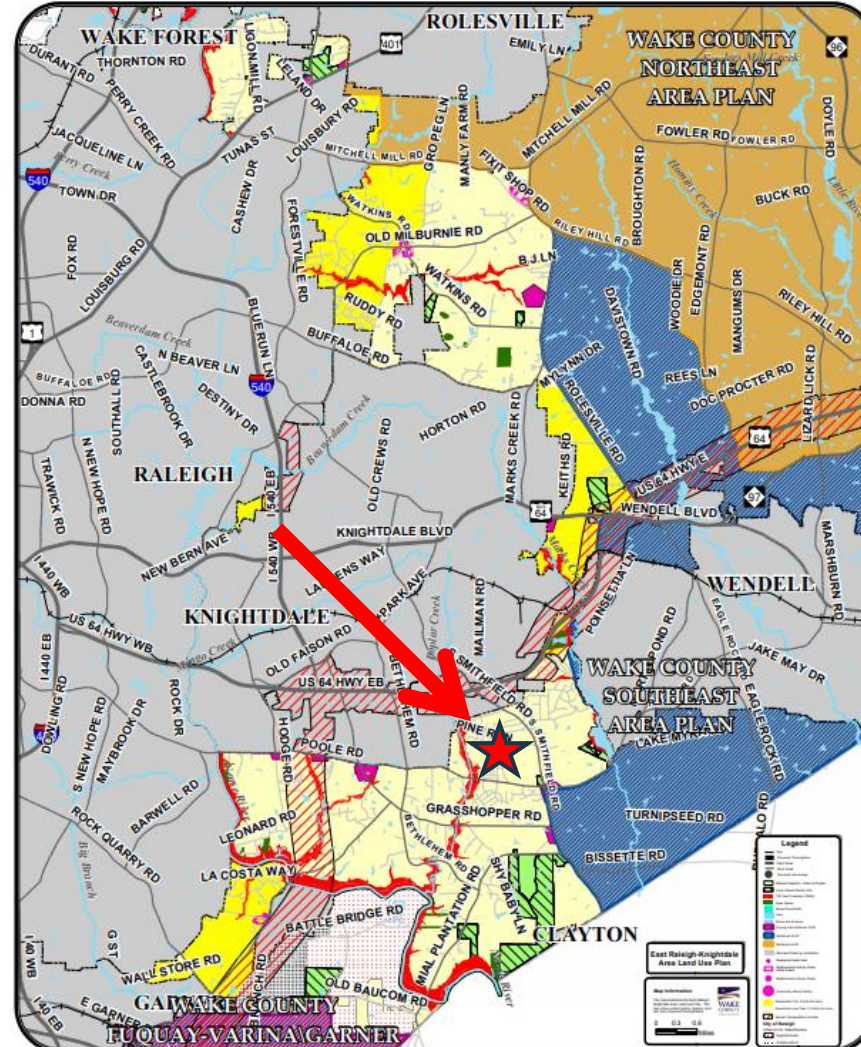




# Background

Proposal:

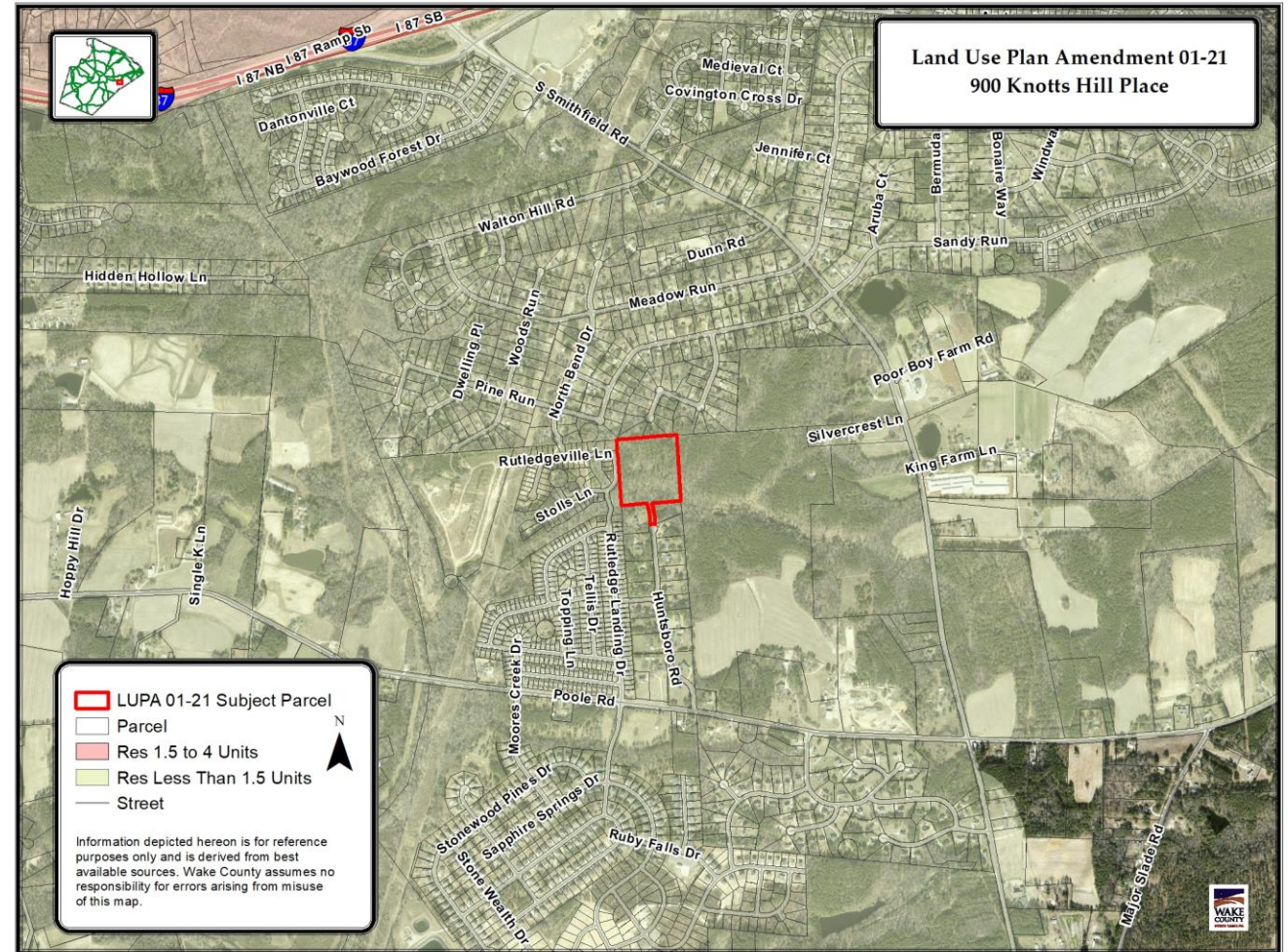
Amend the East Raleigh Knightdale Area Land Use Plan (ALUP) to reclassify 900 Knotts Hill PI from Residential Less Than 1.5 Units Per Acre to Residential 1.5 to 4 Units Per Acre).





# LUPA 01-21 Background

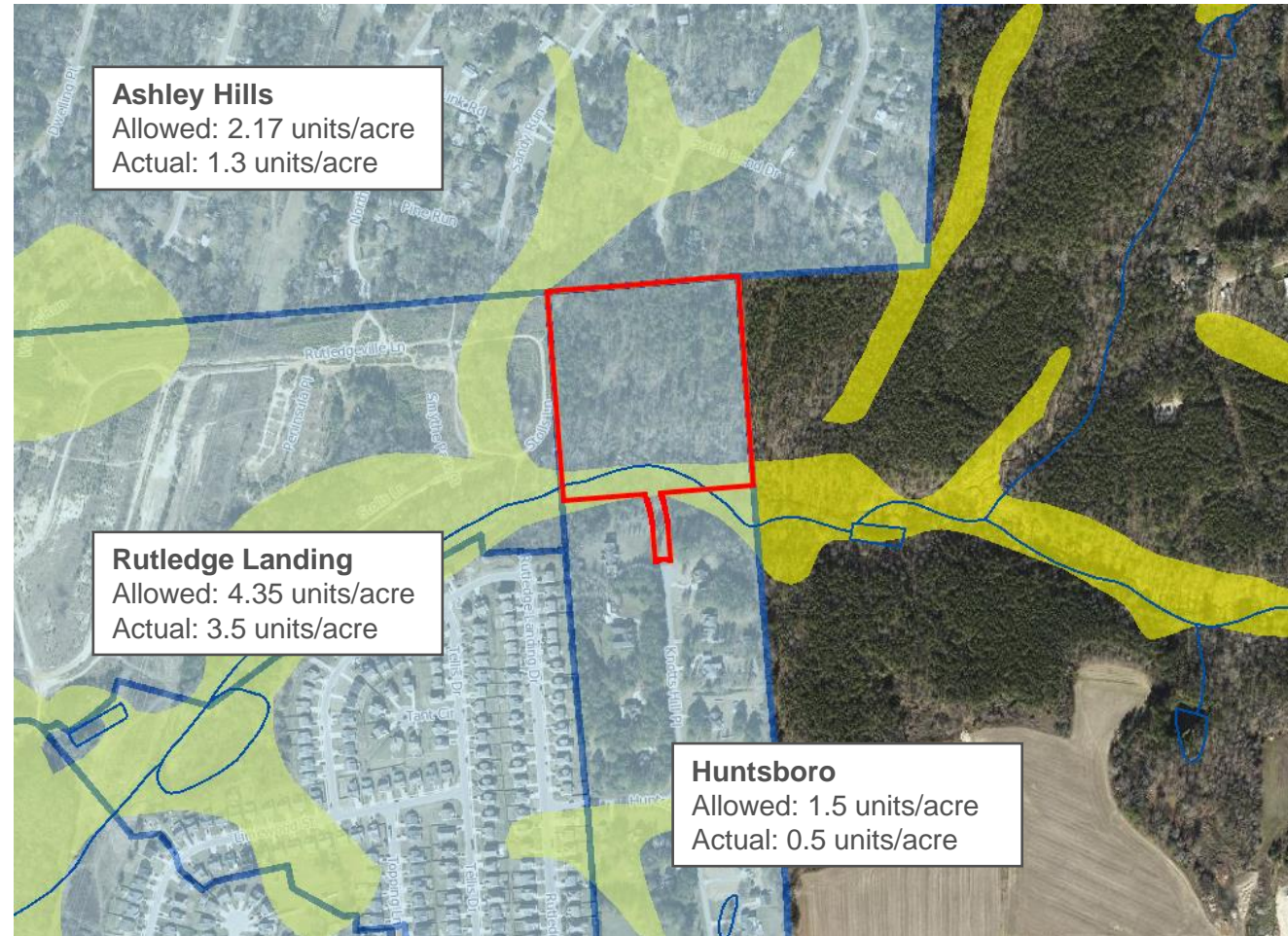
- 900 Knotts Hill Place / PIN 1763007038
- 10.09 acres / Vacant
- Undeveloped as part of the Huntsboro residential subdivision (1998)
- R-30 Zoning
- Environmental constraints from a stream crossing





# LUPA 01-21 Analysis

- LUPA would increase the allowable density:
  - Max. 1.5 units per acre → Max. 4 units per acre
- Surrounding area zoning and density:
  - Rutledge Landing: CU-R-10 (allows 4.35 units/acre)
  - Ashley Hills: R-20 (allows 2.17 units/acre)
  - Huntsboro: R-30 (allows 1.5 units/acre)
- Smithfield Rd/Poole Rd Community Activity Center
  - 130 acres / 17 parcels (some partial)
  - Moderate-scale mixed-use development that would serve the surrounding neighborhoods





# LUPA 01-21 Analysis

- Town of Knightdale
  - Short-Range Urban Services Area (SRUSA) - Projected to be urbanized (served by municipal services) within next ten years
  - The KnightdaleNext 2035 Comprehensive Plan – Rural Place Type
  - Proposed density is inconsistent with the Town's comprehensive plan, but TOK does not object to proposed amendment
- East Raleigh/Knightdale ALUP Goals
  - #1 Guide quality growth throughout the East Raleigh-Knightdale area in cooperation with local governments
  - #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

# Staff 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.

# LUPA 01-21 Public Notice / Outreach

- Adjacent property owners within 1,000 feet were sent letters notifying them of today's public hearing
- Staff mailed letters to owners of 265 properties
- Town of Knightdale staff awareness



# Planning Staff Recommendation

That the Board of Commissioners adopts Land Use Plan Amendment 01-21 as presented.

# Planning Board Recommendation

Planning Board recommends that the East Raleigh/Knightdale Area Land Use Plan be amended to reclassify the 10.09 acres comprising 900 Knotts Hill Pl from Residential Less than 1.5 Units per Acre to Residential 1.5 to 4 Units per Acre.

The Planning Board unanimously voted to recommend approval on May 5, 2021.

# Public Comment



# Suggested BOC Motion

That the Board of Commissioners adopts the proposed amendment to the East Raleigh/Knightdale Area Land Use Plan to reclassify the 10.09 acres comprising 900 Knotts Hill Pl from Residential Less than 1.5 Units per Acre to Residential 1.5 to 4 Units per Acre.