

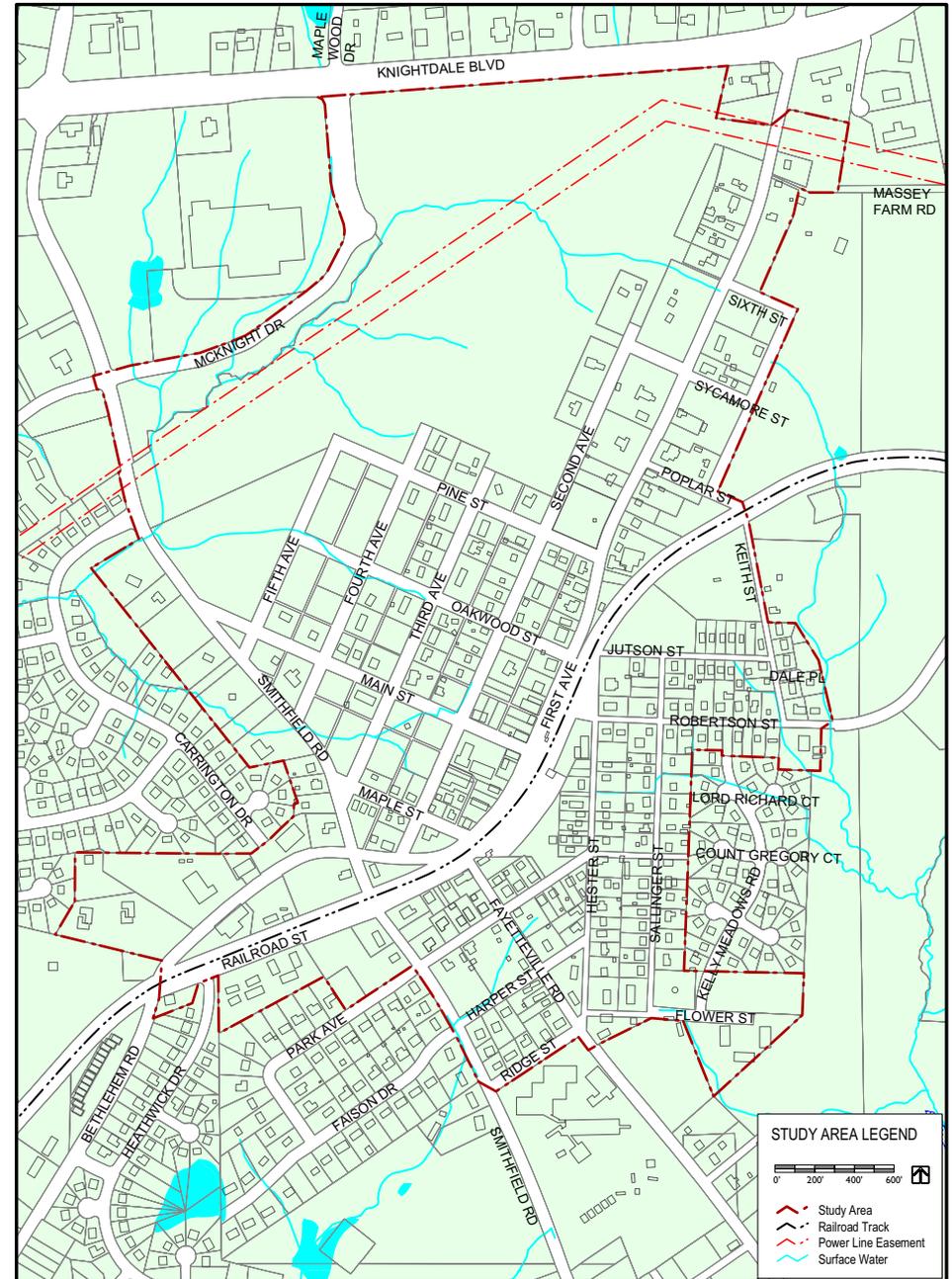
# PROJECT BACKGROUND: OBJECTIVES AND SETTING

This small area plan is the third step in a public planning process begun in 2001 with the initial meetings for the 2027 Comprehensive Plan adopted in July 2003. The second step of the process was recently completed with the adoption of a new Unified Development Ordinance (UDO) in November 2005. Each step has attempted to help the Town determine its future path for developing a unique identity within the capital region. The “Old Town” area is the historic heart of Knightdale and provides an opportunity to develop that sense of identity despite a sweeping downtown fire in the 1940s that destroyed much of the town’s architectural heritage.

An interest by some developers in building small-scale infill housing prompted the Town Council to issue a moratorium on development in the Old Town area until a small area plan, along with any revisions to the UDO, could be drawn up.

The project area covers over 300 acres, includes over 300 tax parcels, and is wholly contained within the Town Center Design District as identified in the 2027 Comprehensive Plan. The recent UDO zoned one-third of the area as a Town Center zoning district, while the remainder was mostly allotted to Residential Mixed-Use zoning and Neighborhood Mixed-Use zoning. A few commercial and residential structures still exist from the Town’s founding days around 1927 (16% of today’s structures), along with the original platted grid street network, part of which has never been opened. The remaining building inventory consists of 45% built between 1940 and 1959, and the final 39% constructed since 1960. Much of it is in a rural pattern of ribbon pavement and swale drainage.

The boundaries of the study area are shown on the accompanying map. Properties adjacent to the study area are also considered in this plan.



# PROJECT BACKGROUND: PROCESS

## Project Methodology

The approach used to prepare the Old Town Knightdale Small Area Plan is a four-step process in which each step is logically sequenced to build upon the previous step. Each step includes opportunities for public input and is comprised of the following primary tasks:

**Task 1:** Background Work

**Task 2:** Charrette and Concept Plan

**Task 3:** Preparation of Old Town Plan

**Task 4:** Old Town Plan Presentations and Revisions

## Public Process

The Plan is based upon public input that was garnered through meetings and web-based access at each step of the planning process:

- Background trip stakeholder meetings
- Public Kick-off meeting discussion
- Charrette workshop participants plan development and review
- Concept Plan public presentation and discussion
- Concept Plan web availability and comment process
- Draft Plan public presentation and discussion
- Draft Plan web availability and comment process



## Opportunities

- Value of small-town character
- Revitalization of the depot district
- Regional transportation access
- Possibilities for use of vacant land

## Challenges

- Compatibility of infill development
- Variety & quality of commercial development
- Public safety & property maintenance
- Accessibility for pedestrians

More detail on the input that formed the basis for this plan is found in the “Summary of Public Input” in the Appendix.

