



TOWN OF KNIGHTDALE
Planning & Engineering Committee

6:00 pm

Monday, April 13, 2015
950 Steeple Square Court, Conference Room
Knightdale, NC 27545

Minutes

I. CALL TO ORDER

Councilor Tripp *called* the meeting to order at 6:05 p.m.

II. ROLL CALL

The following members were present:

Town Council Members present: Councilor Tripp, Councilor Swan

LURB Member Liaison present: Richy Narron

Staff Members present: Fred Boone, Jason Brown, Matt Christian, Chris Hills

III. APPROVAL OF MINUTES

February 9, 2015

...Councilor Swan moved to accept the minutes of the previous meetings as presented. Mr. Narron seconded the motion. The motion passed unanimously.

IV. OLD BUSINESS

A. Construction Projects Update

Mr. Boone began by updating the committee on several construction projects. First, the Smithfield Road project will be finishing soon. All utilities have been buried and the sidewalk has been installed. The project at the intersection of Knightdale Boulevard and Smithfield Road is currently at a standstill. AT&T has a fiber line buried that they were unaware of. They are currently waiting on new contractors to start before the installation of the sidewalks. Weather and utilities have been an issue for both of these projects.

The Main Street sidewalk is really coming along now that the weather is cooperating. All concrete work should be completed by the end of the week. Councilor Tripp asked if there have been any complaints. Mr. Boone mentioned a few minor complaints and questions that came up, but nothing major. The final project update was on the annual resurfacing bid. Parkside Commons Drive will be resurfaced from Knightdale Blvd. to Mingocrest Drive, and the bids for this project will be opened on April 30. Councilor Swan asked about the placement of ramps along the Main Street sidewalk. Mr. Boone explained that there is a plan to improve the eastern side of Main St. in the future, and we will have ADA ramps in the scope of that project.

B. Discussion of Parking in Front Yards

As an introduction to the discussion of front yard parking, Mr. Brown provided a nearest-neighbor comparison of residential parking ordinances. Mr. Hills added that this committee has previously discussed how aggressively this proposed regulation would be enforced, and how hard is it going to be for people to comply with this ordinance. Councilor Tripp asked whether or not these other communities' enforcement

was complaint driven or proactive. Mr. Brown answered that he did not have that information readily available. Mr. Hills added that one of the most important aspects of enforcing a front yard parking ordinance is whether or not the rule is in the Town Code or the UDO. The Old Town Committee has endorsed this concept, and we are asking that this committee review possible ordinance language at the next meeting following more research. Councilor Tripp said we must look into a moratorium period in order to give residents an opportunity to comply. Also, education will have to be a priority.

Councilor Swan expressed some concern related to enforcement of any new rules related to parking. Other versions of this, in his view, are too complicated and enforcement is difficult. The theory is good, but the management and enforcement is a legitimate question. Mr. Hills explained that our enforcement approach would have to be managed carefully, but this ordinance would be designed to improve the common good. Staff will continue to research enforcement approaches and ordinance language.

V. NEW BUSINESS

A. Water Allocation Policy Update

Mr. Hills introduced the Water Allocation Policy update noting that this is the time to make any policy changes addressing growth in the past year. The issue that arose this year was the prevalence of apartment complexes. Currently 4 suburban-style apartment complexes are in review. Staff believes the standards for apartment complexes should be more stringent to limit this type of development, thereby encouraging other forms of development. One possible change staff has considered is only permitting this type of development within an activity center. Staff has also considered changing the current 30 point minimum required to qualify for water for single family homes. This would only apply to projects moving forward. Projects with master plan approval would have vested rights. Even projects submitted today would be held to the Water Allocation Policy as it currently exists, but it is time to ask the question of whether or not to move the needle to encourage different development.

Councilor Tripp commented that we are the youngest community in Wake County with a good inventory of starter homes. It might not be a bad idea to encourage a higher end product where people want to stay in this area. Councilor Swan asked Mr. Hills how likely is it for activity centers to change. Mr. Hills explained the Comprehensive Plan update in 2018 may result in some activity centers changing. Also, any developer could propose a Comp. Plan amendment – much like a rezoning request. Councilor Swan said that this is first time thinking about apartments, but he is on board with the concept.

Councilor Tripp made a motion to support changing WAP standards for apartment complexes, with the option to change minimum score for residential development. Mr. Narron seconded. The motion passed unanimously.

B. Developers Luncheon Ordinance Amendments

Mr. Hills discussed the recent Developers' Luncheon, hosted by the Knightdale Development Services Department, and the Triangle Development Coalition survey results. We scored very well but we also received some good feedback. At the Town Council retreat, we discussed these events and shared survey results. Because we want to incorporate that discussion into ordinance amendments, we are asking this committee to provide guidance on which items they would like staff to research. These were the possible ordinance changes that came from discussions with developers and were discussed at the council retreat:

- 1) Incorporating an ordinance allowing mass grading up to certain acreage. This would allow developers to make more headway while also addressing topography/stormwater issues.
- 2) Addressing alley loaded requirements for lots less than 60ft wide
- 3) Changing required tree save area requirements
- 4) Changing environmental survey and tree survey requirements
- 5) Considering eliminating the fee-in-lieu of median construction
- 6) Reducing architectural elements

- 7) Reducing requirements for street improvements
- 8) Permitting parking between buildings

Mr. Hills concluded by asking for a motion to support selected items from this list, allowing staff to research further and prepare potential changes.

In the interest of time, Mr. Hills also addressed open space and amenities. Currently our ordinance requires improvement of active space based on acreage. Staff is interested in investigating alternative requirements for tying investment to active open space improvements. Lastly, with the prevalence of micro-breweries and so-called "brew pubs," staff is concerned how this use would fit into our ordinance. Staff would like to conduct research on this topic and report back to the committee with potential text changes.

Councilor Swan made a motion support investigation of items 1, 3, 4, and 5 depending on NCDOT partnership; support investigation of active space changes; and support investigation brewery ordinance. Councilor Tripp seconded the motion. The motion passed unanimously.

VI. ADJOURNMENT

Having reached the end of the evening's agenda and hearing no further discussion, Councilor Tripp motioned to *adjourn* the meeting at 7:00 p.m. Councilor Swan seconded the motion.



Attest, Chairman of the Planning and Engineering Committee, Dustin Tripp



Clerk to the Planning and Engineering Committee, Matthew Christian