STAFF REPORT
Town of Knightdale

To:	Mayor and Town Council	Budget Amendment - #BA
From:	Jeff Triezenberg, Planner II	Planning Director Signature -- MSF
Subject:	ZTA-1-08, Off Street Parking and Related Environmental Protection Regulation Amendments and ORD# 08-02-20-003	Town Manager Signature –
Date:	March 3, 2008	

REPORT

SEE ATTACHED

REPORT RECOMMENDED ACTION

Adopt ORD# 08-02-20-003 on second reading.

TOWN OF KNIGHTDALE
PLANNING DEPARTMENT
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ORD #08-02-20-003
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF KNIGHTDALE, REGARDING AMENDMENTS TO OFF STREET PARKING AND LOADING REQUIREMENTS AND RELATED ENVIRONMENTAL PROTECTION REGULATIONS

WHEREAS, the Town of Knightdale has received a petition to amend the Unified Development Ordinance in regard to off street parking and loading requirements and related environmental protection regulations; and

WHEREAS, the Town of Knightdale Unified Development Ordinance Section 15.15 establishes uniform procedures for amending the text of the Ordinance; and

WHEREAS, the proposed zoning text changes comply with the goals of the Town's Comprehensive Plan because the proposed changes are necessary to more clearly define the general objectives of the Comprehensive Plan and improve the safety of Knightdale's residents;

NOW, THEREFORE BE IT ORDAINED by the Town Council of the Town of Knightdale, North Carolina:

SECTION 1**.** That the Unified Development Ordinance of the Town of Knightdale Code be amended to read as follows *(explanatory notations in italics)*:

Section 6.3(F)(7): Nitrogen Reduction Option
When chosen as an option under Section 10.3.B.3, nitrogen loading for the entire site shall be reduced by a minimum of 30 percent. This reduction can be achieved using any device listed in the *NC DWQ Stormwater BMP Manual* or any other proprietary device approved by the Town Engineer. For calculating the nitrogen export, refer to the *Neuse River Basin: Model Stormwater Program for Nitrogen Control Manual.*

Section 10.3(A): Parking Ratios
The minimum parking requirement for any use shall be 50 percent of the stated maximum. Structured parking facilities are exempt from the stated maximum. Single-family, duplex, triplex, quadplex and townhouse parking must meet a minimum of 1 space per bedroom, up to 2 spaces per unit.

Note: ksf = 1000 square feet; GFA = Gross Floor Area; GLA = Gross Leasable Area.

Use Type	Maximum Parking Spaces
Apartments	1 per bedroom, up to 2 per unit
Bed & Breakfast Inns/Hotels/Motels	1.25 per guest room +

	10 per ksf restaurant/lounge + 25 per ksf conference room
Independent Living Senior Residential Units	0.6 per dwelling unit
Assisted Living Senior Residential Units	0.4 per dwelling unit
Nursing/Group Homes	1 per room
Day Care Center	0.35 per person licensed capacity
Medical Clinic (Offices w/ Outpatient Treatments)	6.0 per ksf GFA
Medical Offices	4.5 per ksf GFA
General Office & Consumer Business Services	4.0 per ksf GFA
Bank	5.5 per ksf GFA
General Retail, Stand Alone	4.0 per ksf GFA
Grocery, Free Standing	6.0 per ksf GFA
Discount Superstores/Clubs, Free Standing	6.0 per ksf GFA
Home Improvement Stores	5.0 per ksf GFA
Furniture/Appliance/Bldg. Material Stores	3.0 per ksf GFA
Shopping Centers < 400 ksf 400 – 600 ksf > 600 ksf	4.0 per ksf GLA 4.25 per ksf GLA 4.5 per ksf GLA
Restaurant	20 per ksf GFA
Fast Food	15 per ksf GFA
Industrial/Storage-Wholesale/Utility	2 per ksf GFA + 3.75 per ksf GFA office/sales
Warehouse	0.7 per ksf GFA
Mini-Warehouse	0.25 per ksf GFA
Elementary/Secondary Schools	0.35 per student capacity
Assembly	0.25 per person capacity
Religious Institutions	0.6 per seat (pews, 1 seat = 1.5 ft)
Library	4.5 per ksf GFA
Cinema	0.35 per seat
Health Clubs/Recreation Facilities	1 per 3 persons capacity

Section 10.3(B): Exemptions and Adjustments

1. Developments in the Town Center District which meet any of the following criteria may be totally or partially exempt from the parking requirements of this Section.
   a. Developments which do not involve an increase of more than 25 percent in the building floor area;
   b. Developments which involve only a change of use and which will not increase the number of parking spaces required under this chapter by more than 25 percent.
2. The minimum number of spaces required may be adjusted by the Administrator when it has been determined that the reductions are necessary to preserve a healthy tree or trees (with a twelve inch or greater diameter at breast height) from being damaged or removed, and where the site plan provides for the retention of said tree or trees.
3. **Exceeding Parking Ratio Maximums:** To minimize the impacts of stormwater runoff and urban heat created by excess parking surfaces, stated maximums may only be exceeded according to the following provisions:
   a. If the stated maximum number of spaces is exceeded by no more than 15 percent, the exceeding spaces (those above the stated maximum in the preceding table)

must be no more than 30 feet from the base of a large shade tree as opposed to the 60 foot requirement specified in Section 8.10(B).

b. If the stated maximum number of spaces is exceeded by more than 15 percent, one must:

1) meet the tree requirement as stated in the preceding subsection "a"; and either

2) construct the exceeding spaces (those above the stated maximum in the preceding table) of a porous material approved by the TRC; or

3) adjust the stormwater retention system to provide a minimum 30 percent reduction in total nitrogen loading for the entire site (see Section 6.3.F.7).

SECTION 2. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 3. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 4. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

SECTION 5. That this ordinance shall be enforced as provided in G.S. 160A-175 or as provided for in the Knightdale Town Code.

SECTION 6. That this ordinance shall become effective upon its adoption by Town Council.

Adopted on second reading this 3rd day of March, 2008.

_____
Russell B. Killen, Mayor

ATTEST:

_____
Suzanne M. Yeatts, Town Clerk

APPROVED AS TO FORM:

_____
Clyde Holt, III; Town Attorney