

**PLANNED UNIT DEVELOPMENT**

Town of Knightdale

Case # TBD

November 23, 2020



**LEGACY OAKS PUD**

**MIXED-USE DEVELOPMENT**



## Table of Contents

<b>1. Vision + Intent</b> .....	<b>3</b>
<b>2. Existing Conditions</b> .....	<b>6</b>
<b>3. Planned Unit Development Master Plan</b> .....	<b>20</b>
<b>4. UDO and Comprehensive Plan Consistency</b> .....	<b>27</b>
<b>5. Design Guidelines</b> .....	<b>30</b>
<b>6. Recreational Open Space &amp; Amenities</b> .....	<b>35</b>
<b>7. Infrastructure</b> .....	<b>37</b>
<b>8. Neighborhood Meeting Report</b> .....	<b>40</b>
<b>9. Zoning Conditions</b> .....	<b>42</b>

# 1. VISION + INTENT

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Planned Unit Developments have added flexibility to help foster creative, innovative and unique designs but Knightdale requires the developments meet the following guidelines:

## Provide exceptional design, character, and quality

Legacy Oaks is a mix-use development that will create an exciting and inviting commercial and residential districts through a combination of thoughtful architectural and site design. Legacy Oaks will meet the architectural design requirements from Chapter 5 of Knightdale's UDO. The portion of the project with retail buildings will line the corner of the Knightdale Boulevard and Hodge Road, screening the parking lot from view. The parcel with the hotel will also line Hodge Road screening the parking, and the office/flex space buildings will line the SCM and endangered tree areas creating a nice vista to the tenants. The residential parcels will be a combination of townhomes and detached single-family homes with a focus on walkability and open space enjoyment. A combination of active and passive open space consisting of an amenity center, playgrounds, and greenways dispersed through the development create a family friendly community for the general enjoyment of all users.

## Provide high quality community amenities

Legacy Oaks will have a community club house and pool providing a great center piece amenity were the community can gather and socialize. This club house will be accessible by newly constructed greenways that provide an excellent way to transit the development by foot and bicycle. These greenways will connect to a public Town of Knightdale greenway that will run along the northern property boundary fronting Neuseoco Lake where adjacent developments can tie into this greenway network providing further pedestrian connectivity. There are also numerous open space areas located throughout the residential section to help break up homes and provide space for outdoor activities.

## Incorporate creating design in the layout of buildings

Legacy Oaks is laid out in such a way that the proposed retail parcels are nearest to Knightdale Boulevard. From those it transitions to existing apartments, then to proposed townhomes, and finally proposed detached single-family houses. The detached homes will have multiple product options for the varying lot widths, with varying architectural styles. The retail buildings and hotel will utilize multiple building materials, façade articulations, and changes in the roof line to create buildings that enhance the aesthetic of the area and community.



# 1. VISION + INTENT

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## Ensure compatibility with surrounding land uses and neighborhood character:

The adjacent gas and car wash use are compatible with the proposed retail located at the corner of Knightdale Blvd and Hodge road. The proposed retail, office/flex, and hotel are of similar build quality to the existing Duke Medical office building. For the residential portion, higher density townhomes are being proposed north of the existing apartments. The development then transitions to a lower density single-family area at the northernmost end. This provides a slow transition from the high-density existing apartment complex to the less dense single-family detached home area.

## Ensure the creation of mixed density neighborhoods, neighborhood nodes and mixed-use centers:

The proposed project is providing a wide range of uses including retail, office/flex, hotel, and various residential units to help align with the mixed density requirement. The central node of the project will be the retail/office component located closest to Knightdale Blvd and it will slowly transition to high then lower density residential.

## Further the goals of the Comprehensive Plan including the growth framework and growth conservation map:

Legacy Oaks aligns with the current zoning map in providing retail, office/flex and hotel in the highway business (HB) zoned area and then providing townhomes and single family in urban and general residential districts. This project also proposes the extension of Hodges Rd to follow the route propose in the Street Network Map in the KnightdaleNext 2035 Comprehensive Plan

## Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure:

This development will have access off the existing portion of Hodges Road and extend it deeper into the development where it will tie into an adjacent 540 West Subdivision and Cardinal Flower Road stub. Roads have been designed to provide access and cross connectivity to adjacent parcels where feasible. Utilities will be extended from their existing locations to serve to all new lots and allow for cross connectivity in the future. Legacy oaks is designed to be compact and efficient, and by necessity is laid out so that no space is wasted or underutilized.

# 2. EXISTING CONDITIONS

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## 2. EXISTING CONDITIONS

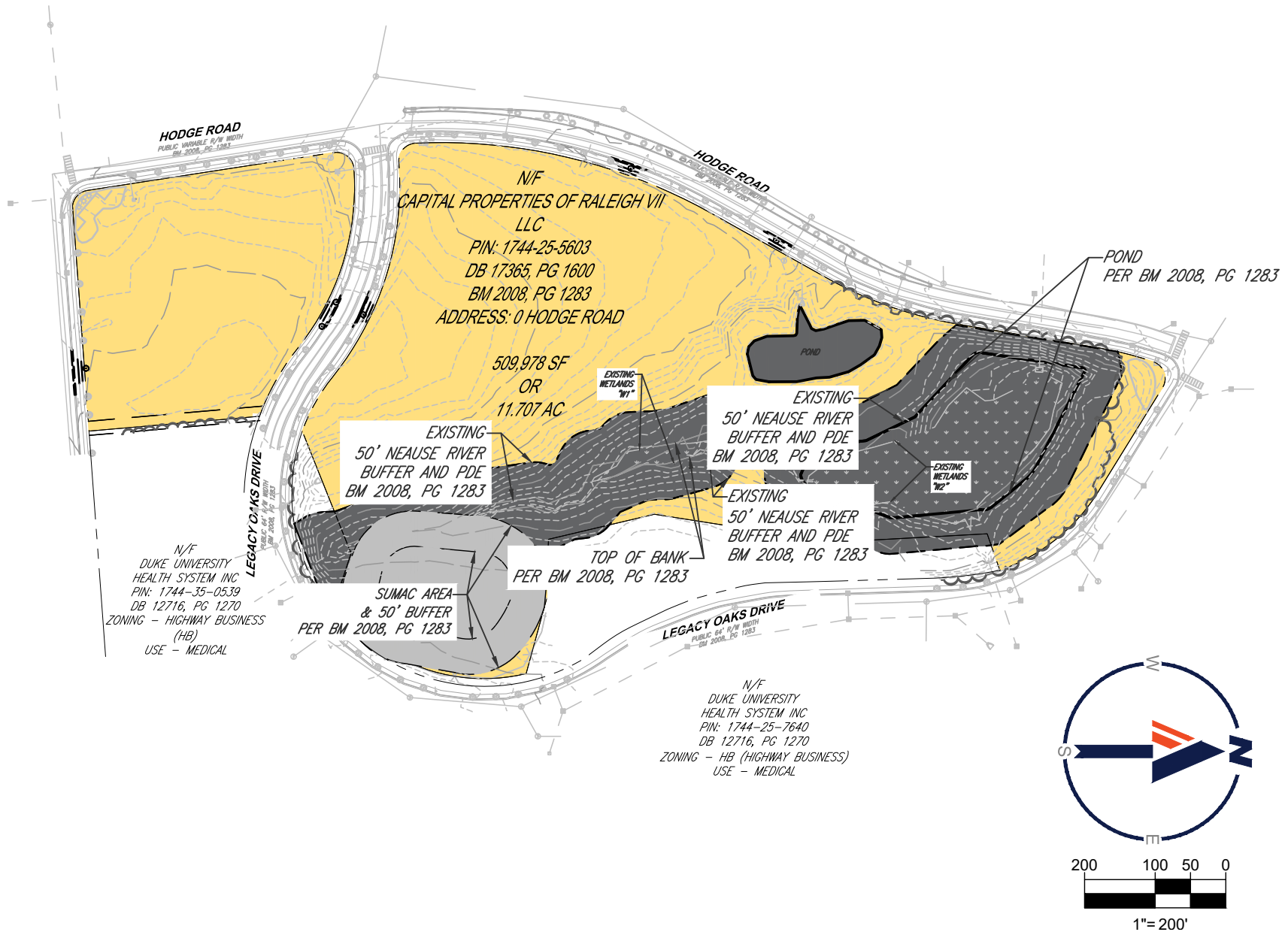
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This project spans over multiple existing parcels along Hodges Rd. Existing parcel numbers and sizes are listed in the table below:

WAKE COUNTY PIN #	PARCEL SIZE (AC)
1744243939	2.783
1744255603	11.707
1744288141	11.691
1744383153	12.237
1745209095	66.514
Total Size:	104.932

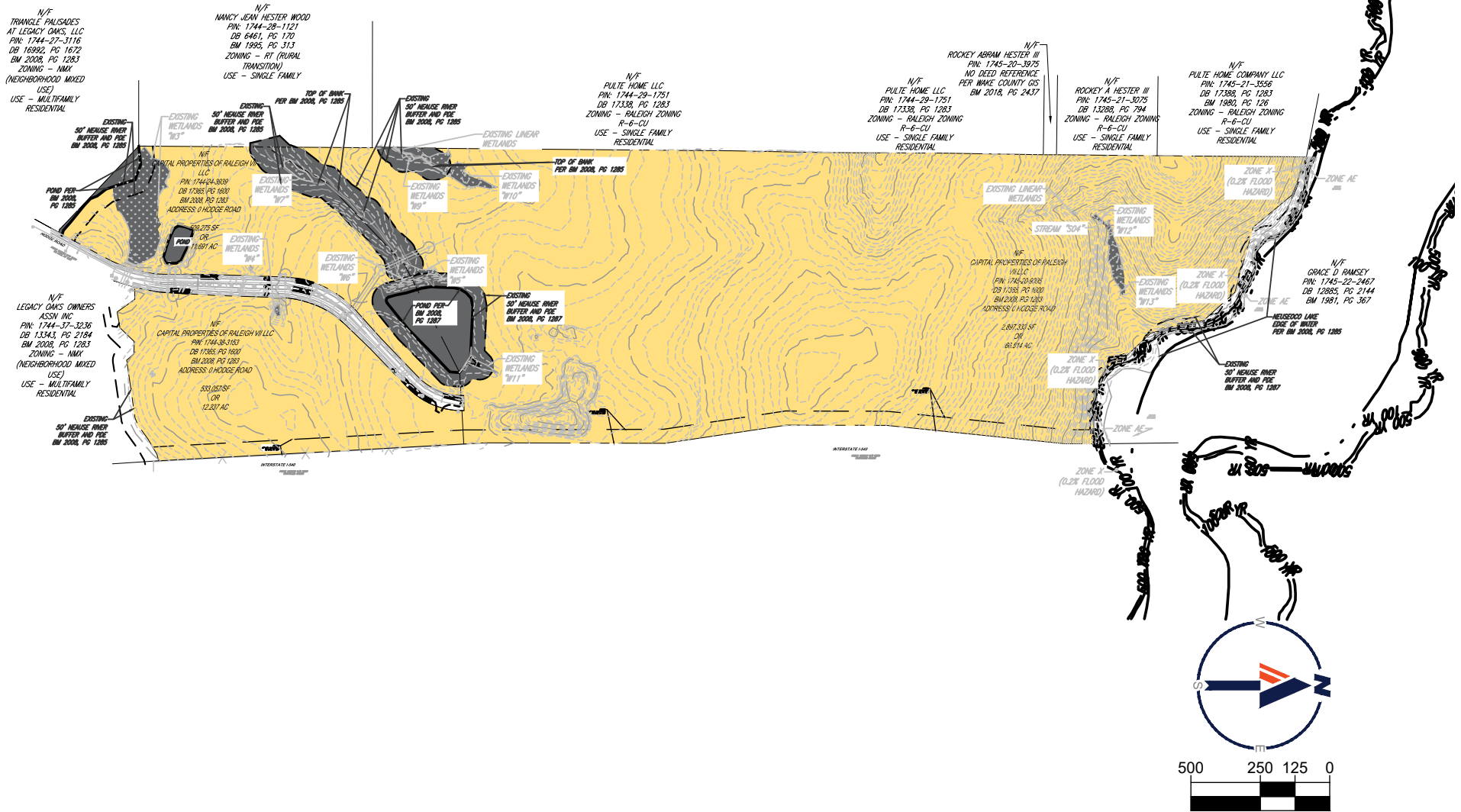
The five parcels are currently zoned as Highway Business (HB), Neighborhood Mixed-Use (NMX) Urban Residential (UR-12) and General Residential (GR8). Slopes across this site vary but generally most of the parcels flow towards an existing unnamed pond and stream that then goes under Hodges Rd towards Milburnie Lake. The remaining parcel to the north falls toward Neuseoco Lake located along the northern boundary of the site. The parcels closer to Knightdale Blvd are previously graded open fields, and the northern parcels are undeveloped wooded land.

# EXISTING CONDITIONS SOUTH

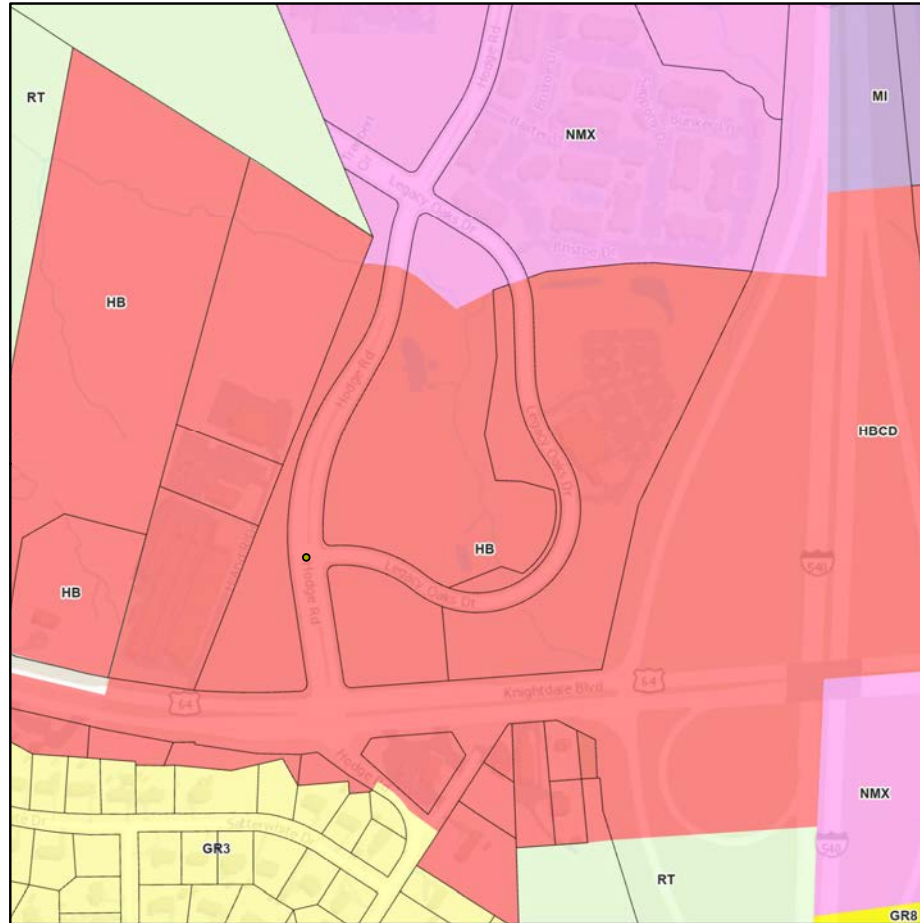




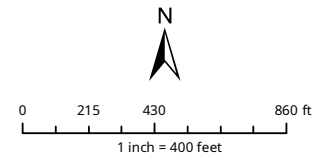
# EXISTING CONDITIONS NORTH



# CURRENT ZONING MAP SOUTH

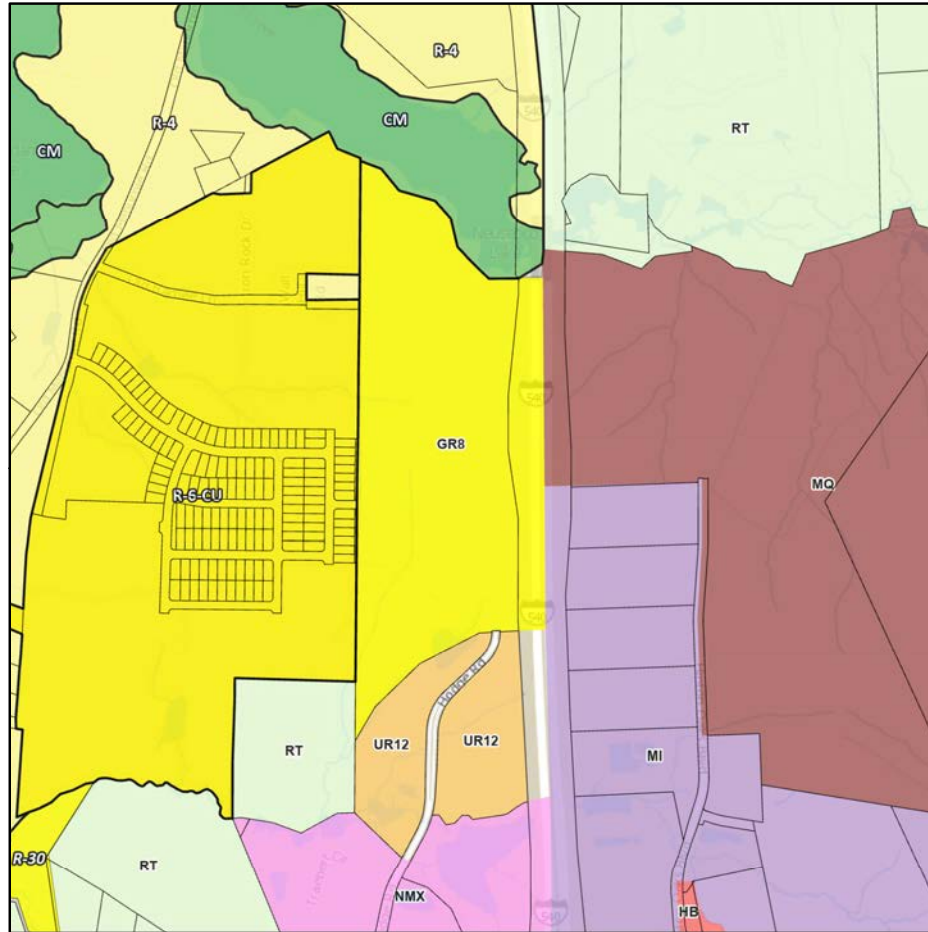


Zoning - South

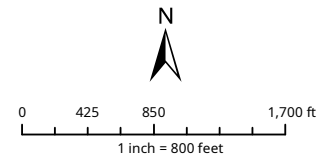


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# CURRENT ZONING MAP NORTH

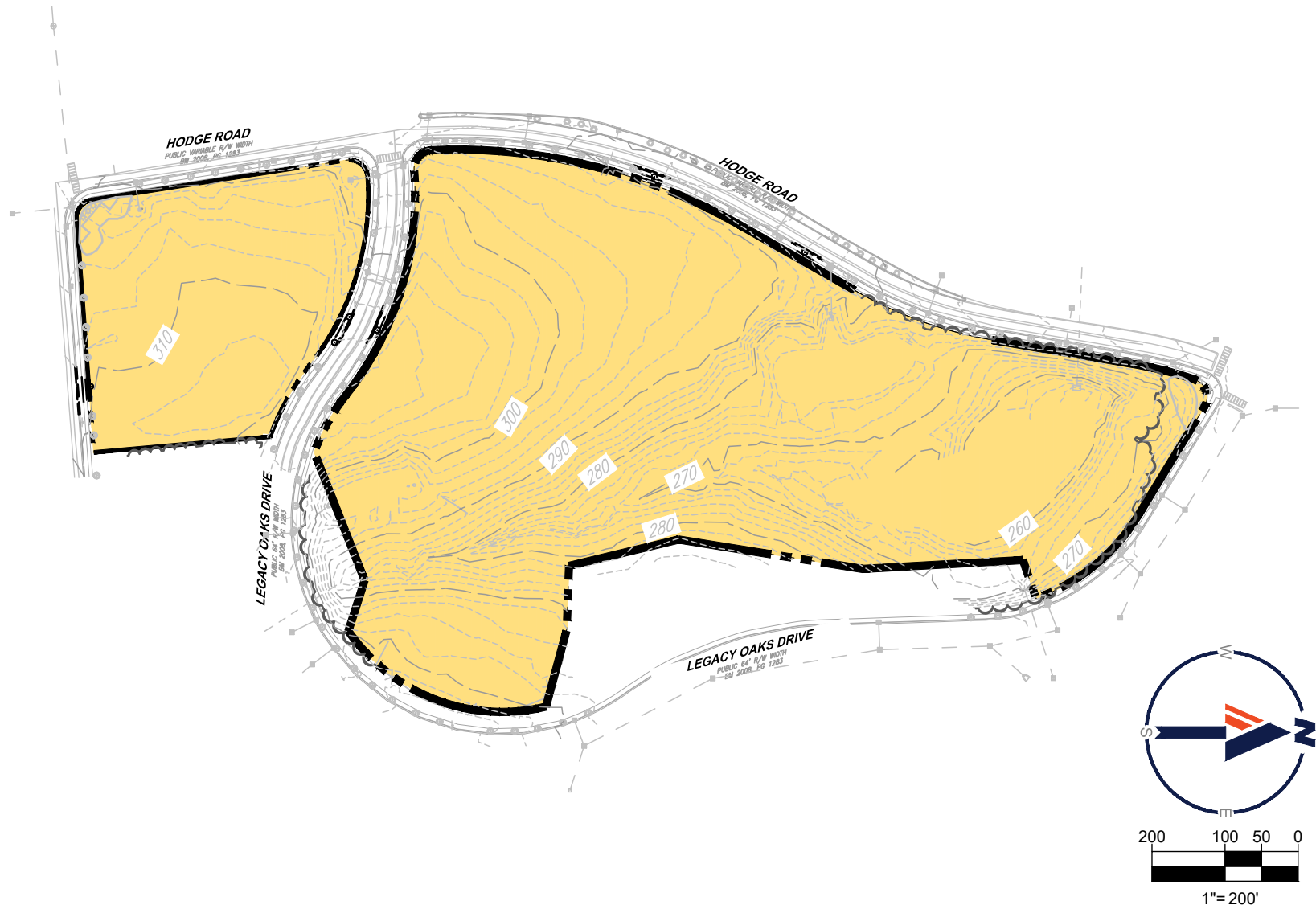


Zoning - North



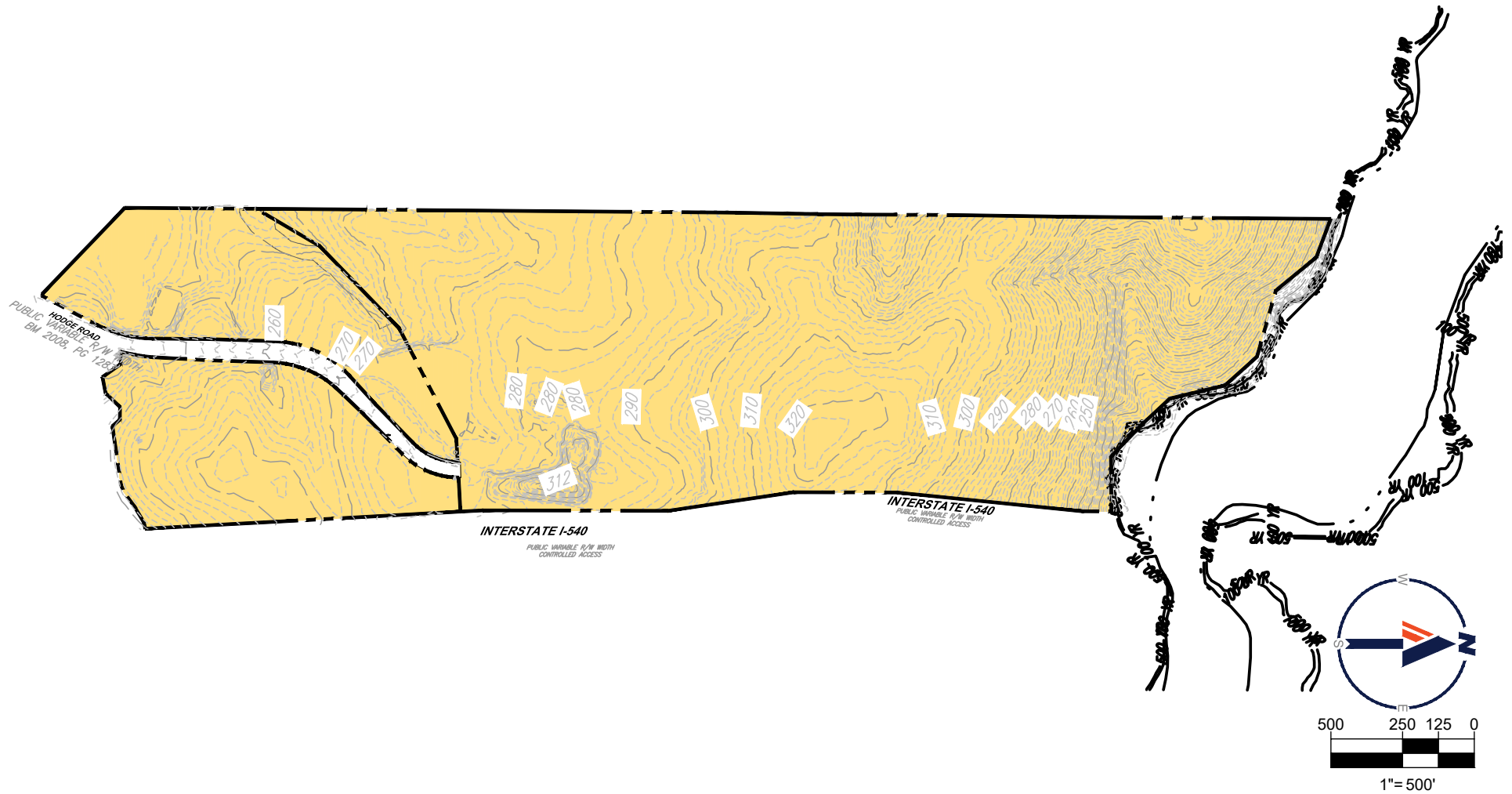
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# TOPOGRAPHIC & BOUNDARY SOUTH

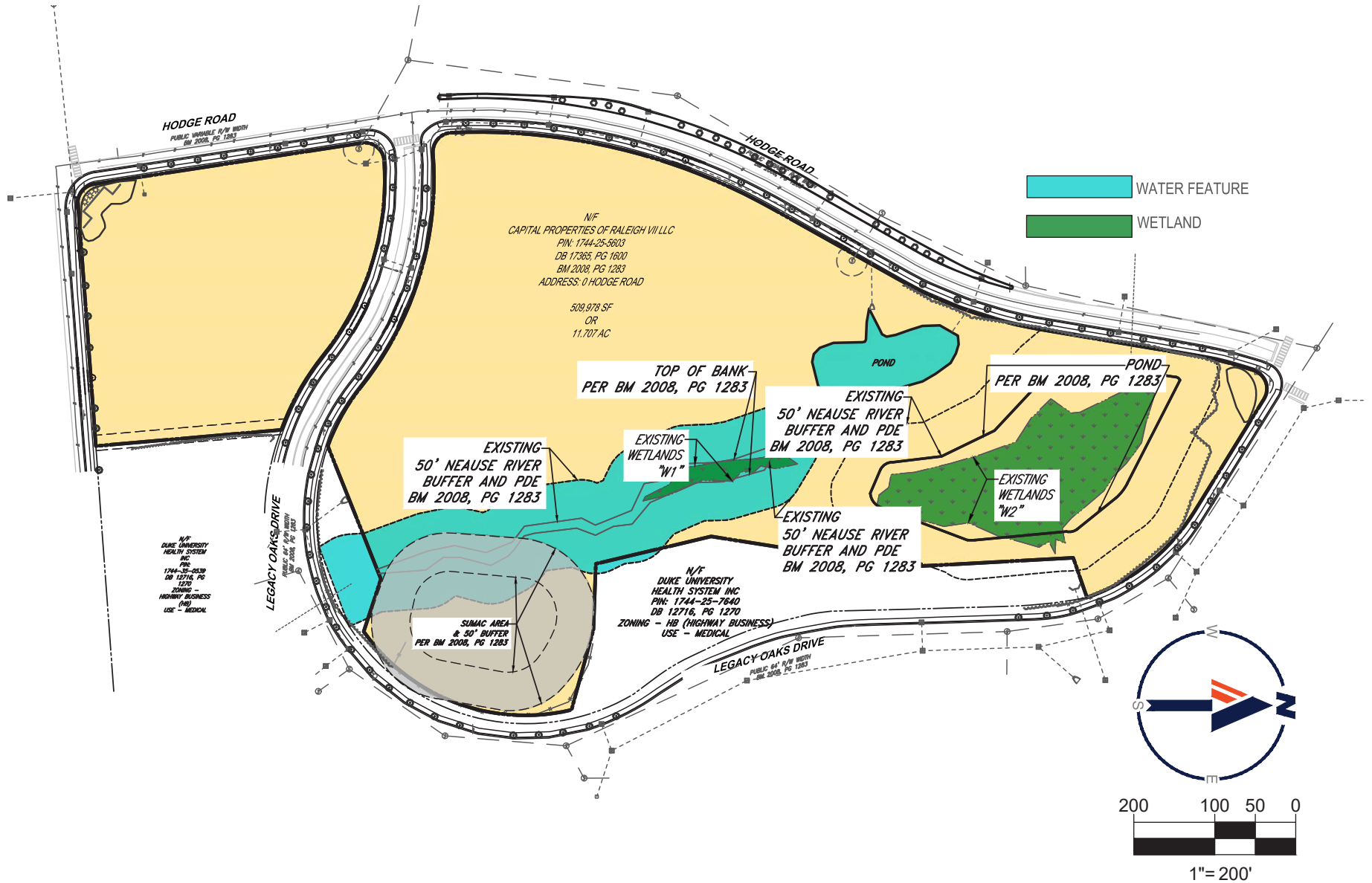




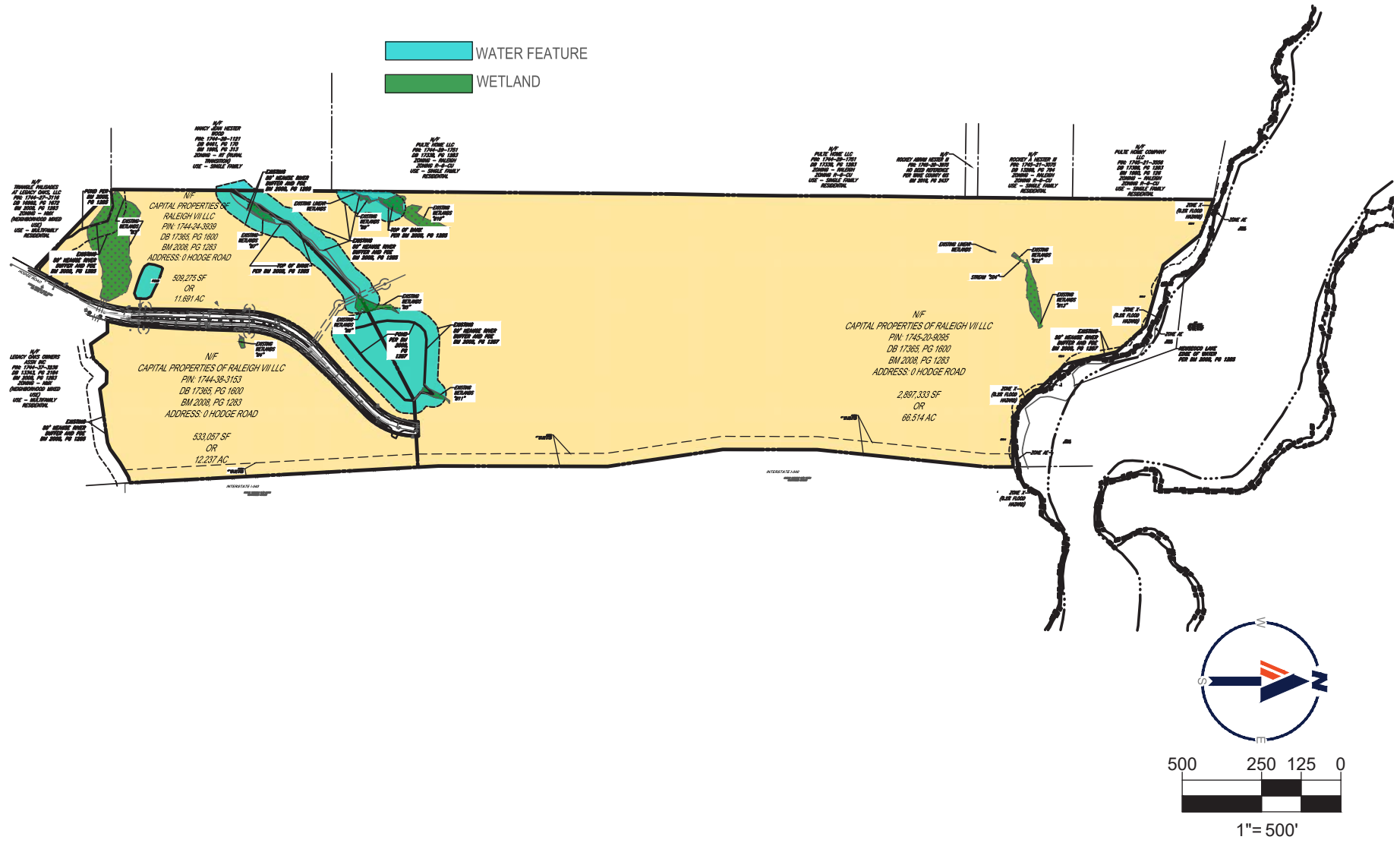
# TOPOGRAPHIC & BOUNDARY NORTH



# HYDROLOGY SOUTH



# HYDROLOGY NORTH





# VEGETATION SOUTH

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# VEGETATION NORTH





# AERIAL SOUTH

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# AERIAL NORTH

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# **3. PLANNED UNIT DEVELOPMENT MASTER PLAN**





## Development Details:

The Legacy Oaks project is a mixed-use development with retail, office, hotel and residential space being proposed. The retail/office/hotel uses are being proposed closest to Knightdale Blvd to align with current adjacent used in the area. Past the existing View and Palisades at Legacy Oaks apartment complexes we are proposing a mix of single-family and townhome units. The development mix can be found below.

## Development Mix:

TYPE	UNITS/SF
Retail	19,900 SF
Office	33,000 SF
Hospitality	110 Units
Residential	338 Units (See breakdown on next page)



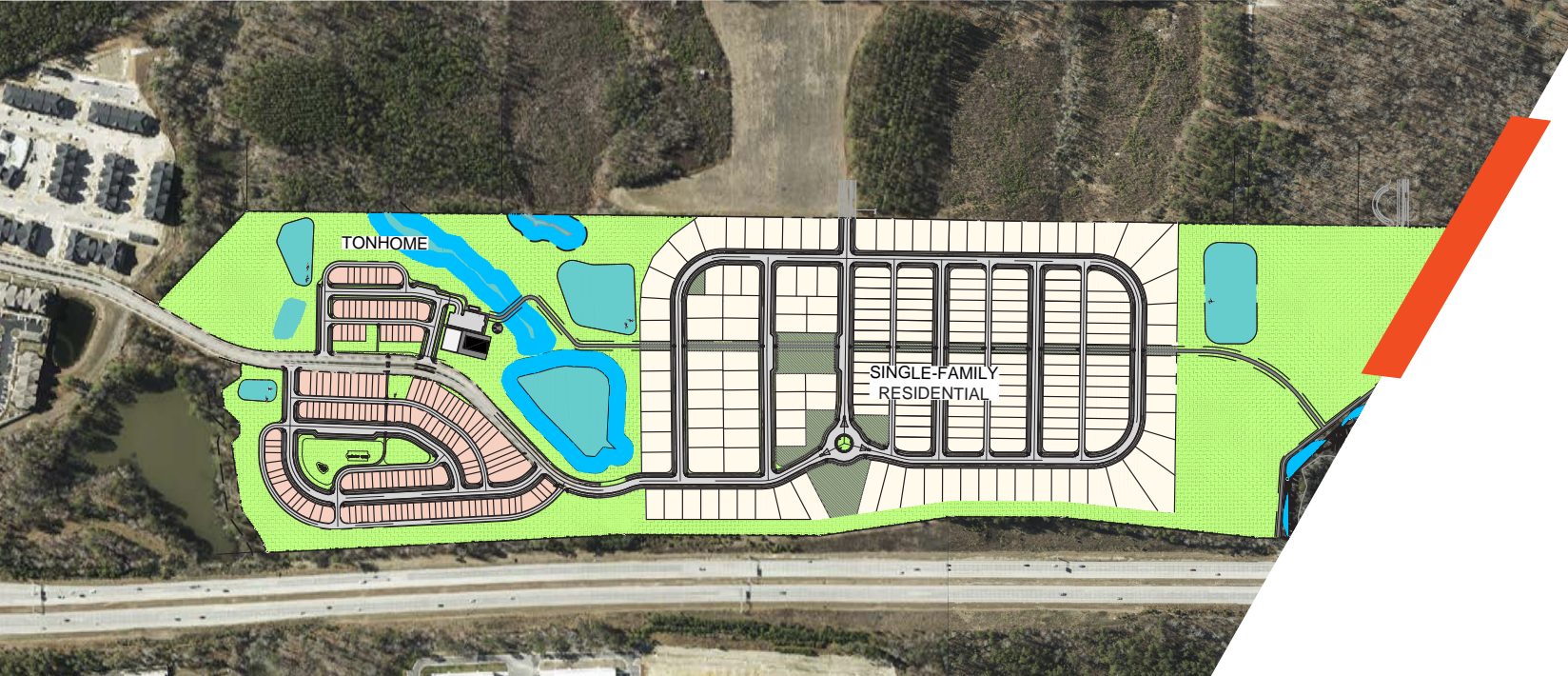
## Retail, Office/Flex, and Hotel Details:

The two parcels at the corner of Hodges Road and Legacy Oak Drive are planned to have three buildings totaling 19,900 sf of retail space, three buildings totaling 33,000 sf of office/flex space, and a 110-room hotel. The retail portion is located on the Knightdale Boulevard side and the other parcel will hold a combination of office/flex, and hotel.

## Retail, Office/Flex, Hotel Standards:

Front Setback	10'
Side Setback	10'
Rear Setback	10'
Maximum Building Height	5 Stories





## Residential Details:

The residential section of this project is located deeper into the site along Hodges Road. This component will have a mix of 60' wide and greater front-loaded Single-Family dwellings, 35' wide rear-loaded Single-Family dwellings, and 20' wide Townhomes. Legacy Oaks will provide a variety of housing choices for future residents and well-designed and multi-functional amenity areas.

## Development Mix:

RESIDENTIAL TYPE	UNIT COUNT	PERCENTAGE OF DEVELOPMENT
Front Loaded Single Family Lots (>60' Width)	98	29%
Rear Loaded Single Family Lots (35' Width)	91	27%
Townhomes (20' Width)	149	44%



### Front-Loaded Single Family Dwellings:

Legacy Oaks is proposing two types of single-family lots that will be in the same residential area to the far north end of the project. The 60' width lots are predominantly located along the outer edge of the residential area and will be front loaded.

### Modification to UDO Standards:

Section 2.6 and 2.7 of Knightdale's Unified Development Ordinance requires that any lot less than 80' in width be accessed by an alley or rear lane access. Due to site constraints, lots less than 80' in width but not less than 60' will be accessed by a driveway that connects to the fronting public right-of-way. To create a more integrated development and interaction between homeowners, front-loaded single-family dwellings in Legacy Oaks will be served by driveways that are a minimum length of 20' rather than the UDO required 35'.

### Single Family Lots (>60' Width):

Minimum Lot Size	6,000 SF
Lot Width	60'
Front Setback (min)	10'
Minimum driveway length	20'
Side Setback (min)	5' minimum, 20% lot width aggregate
Rear Setback (min)	25'
Maximum Building Height	3 Stories





### Rear-Loaded Single-Family Dwellings:

Legacy Oaks is proposing two types of single-family lots that will be in the same residential area to the far north end of the project. The 35’ width lots are predominantly located in the center of the residential area and will be rear loaded through private alleys.

### Modification to UDO Standards:

In an effort to reduce the amount of impervious area and increase developable area, rear-loaded single-family dwellings will be served by driveways that are a minimum length of 25’ rather than the UDO requirement of 35’.

### Single Family Lots (>60’ Width):

Minimum Lot Size	3,500 SF
Lot Width	35’
Front Setback (min)	10’
Minimum driveway length	20’
Side Setback (min)	3.5’ minimum, 20% lot width aggregate
Rear Setback (min)	25’ or 20’ from Alley Centerline
Maximum Building Height	3 Stories



## Townhomes:

Legacy Oaks is proposing townhomes in between an existing apartment complex and proposed single-family dwellings along Hodges Road.

## Modification to UDO Standards:

Section 2.6 of Knightdale’s Unified Development Ordinance limits the maximum number of townhomes in GR and UR districts to 30% of the total number of dwelling units. This project proposes to exceed that with the total number of townhome dwelling units being 44%.

## Townhomes:

Front Setback (min)	0'
Front Setback (max)	25'
Side Setback (min)	10' between buildings
Rear Setback	15' from Alley centerline
Maximum Building Height	3 Stories



# 4. UDO AND COMPREHENSIVE PLAN CONSISTENCY

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## 4. UDO AND COMPREHENSIVE PLAN CONSISTENCY

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### UDO Consistency

Legacy Oaks has been designed to meet the requirements of the UDO where practical and achievable. Where this is not practicable due to site constraints, the applicant is proposing design modifications to provisions of the UDO as part of the PUD. The requested modifications to the UDO are listed below.

### Modifications to Front-Loaded Single-Family Dwellings (60' Wide Lots)

Section 2.6 and 2.7 of Knightdale's Unified Development Ordinance requires that any lot less than 80' in width be accessed by an alley or rear lane access. Due to site constraints, lots less than 80' in width but not less than 60' will be accessed by a driveway that connects to the fronting public right-of-way. To create a more integrated development, front-loaded single-family dwellings in Legacy Oaks will be served by driveways that are a minimum length of 20' rather than the UDO required 35'.

### Modifications to Rear-Loaded Single-Family Dwellings (35' Wide Lots)

In an effort to reduce the amount of impervious area and increase developable area, rear-loaded single-family dwellings will be served by driveways that are a minimum length of 25' rather than the UDO requirement of 35'.

### Modifications to Townhome Dwellings

Section 2.6 of Knightdale's Unified Development Ordinance limits the maximum number of townhomes in GR and UR districts to 30% of the total number of dwelling units. The project will comprise of 44% of the total number of dwelling units.

### Modifications to Standard Local Street Section (Two Way)

Section 2.6 of Knightdale's Unified Development Ordinance limits the maximum number of townhomes in GR and UR districts to 30% of the total number of dwelling units. The project will comprise of 44% of the total number of dwelling units.

### Mass Grading

According to section 6.2 B 3a, lots greater than 60' wide are not permitted to be graded until a building permit from the Town is acquired. Due to fact that to grade the site with lots less than 60' wide, the project will grade the 60' wide lots to ensure the site is balanced and to disturb as little of the site as possible.

## 4. UDO AND COMPREHENSIVE PLAN CONSISTENCY

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### KnightdaleNext 2035 Comprehensive Plan Consistency

Legacy Oaks is consistent with the Growth Framework Map, Growth and Conservation Map, and the following Guiding Principles in the KnightdaleNext 2035 Comprehensive Plan (“KCP”):

1. **Natural Environment:** This guiding principle aims to promote and expand opportunities for people to experience natural settings in Knightdale and enjoy a safe and healthy lifestyle. This site contains stream and ponds that will interconnected by greenway trails.
2. **Infill Development and Redevelopment:** This guiding principle aims to promote infill development for vacant and under-utilized areas of Knightdale. The Growth Framework Map designate this site as a Target Investment Area and a Priority Investment Area Around Activity Centers, in which infill development, including mixed-use and increased residential density are encouraged, which this site is consistent with.
3. **Parks and Recreation:** This principle aims to promote and expand opportunities where people can be more involved in an active community lifestyle represented, in part, by the presence of high-quality parks, public spaces, and recreation facilities located near where people live. Placing a residential development here and completing part of the greenway outlined on the Town’s Comprehensive Pedestrian Plan will allow future and other residential developments in the area access more recreational opportunities.
4. **Compact Development Patterns:** This guiding principle aims to guide future growth into more compact and efficient development patterns to manage the timing, location, and magnitude of expensive infrastructure improvements. The principal acknowledges that increased densities with a mix of residential and nonresidential uses are needed to accommodate Town growth. Legacy Oaks provides a compact and efficient mixed-use development in a Priority Investment Area.
5. **Economic Vitality:** This guiding principle aims to promote a healthy and sustainable business environment. This development will include hotel, office/flex, retail space and residential housing, creating a vibrant place with good synergy to attract relocation and improve the tax base and increase access to employment opportunities in the Town.
6. **Great Neighborhoods and Expanded Home Choices:** This principle aims to promote vibrant neighborhoods that provide greater access to a range of housing choices people need at different stages of their life. Legacy Oaks provides a mix single-family of variable lot and home sizes, and townhome products that will yield a strong neighborhood that and more livable community.

# 5. DESIGN GUIDELINES

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## Single-Family Dwelling Architectural Standards

1. All single-family homes will have a combination of two of more of the following materials on the front façade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may not be used for soffits, fascia, and corner boards.
2. All single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch post will be at least 6"x6".
3. Main roof pitches (excluding porches for 2-story homes shall be at least 7:12.
4. There shall be a 12" overhang on every gable roof end.
5. Main roof pitches for 1-story and 1.5-story homes will be at least 6:12.
6. Garages for lots that are at least 60-feet wide will not protrude more than six (6) feet from the front porch or stoop.

# 5. DESIGN GUIDELINES

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## Townhouse Architectural standards

1. All townhouse units will have alley-loaded two car garages.
2. All townhouse units will have a combination of two or more of the following materials on the front façade (not counting the foundation): stone, brick, lab siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may be used for soffits, fascias, and corner boards.
3. All townhouse units shall provide detailed design elements using at least one (1) of the features from each of the four categories below:
  - + ENTRANCE
    - > Recessed entry with 6” minimum width door trim
    - > Covered porch with 6” minimum width pillars/posts/columns
  - + BUILDING OFFSET
    - > Facade Offset
    - >Roofline Offset
  - + ROOF
    - > Donner
    - > Gable
    - > Cupola/Tower/Chimney
    - > Decorative cornice of roof line (flat roof only)
  - + FACADE BAY WINDOW
    - > Balcony
    - > Porch
    - > Shutters
    - > Window trim with 4” minimum width
    - > Patterned finish (scales, shakes, wainscoting, brick, or stone)

## 5. DESIGN GUIDELINES

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### Townhouse Architectural standards (cont...)

4. There shall be a 12" overhang on every gable roof end.
5. Townhouse building wall shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick, or stone.
6. Main roofs on townhouse buildings shall have a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. Monopitch roofs shall have a pitch of at least 3:12.
7. The second story of the rear elevation shall have a balcony making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (linear feet) containing a balcony divided by the total horizontal plane length.
8. All townhomes shall be three (3) stories.

# 5. DESIGN GUIDELINES

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## Retail/Office/Flex Architectural standards

1. All stairwells in multistory buildings shall be located in the interior of the building.
2. All exterior facades of buildings constructed shall be constructed from one or more of the following materials: brick, stone, concrete masonry, wood, metal, and/or cementitious siding. This limitation shall not apply to soffits, fascia, corner boards, doors, and windows.
3. The roof of all buildings will be a “low slope roof (no more than one (1) inch of vertical rise for every one (1) foot of horizontal run) with raised parapets around the perimeter or pitched roofs with eaves projecting a minimum of 10 inches from the building face.
4. All rooftop equipment shall be screen from view from any public right-of-way through the use of parapet walls and/or central screened corral.
5. Utility services to buildings shall be located underground.
6. Vertically proportioned windows, door, columns, eaves, parapets, and other building components shall be proportional to the overall scale of the building.



# **6. RECREATIONAL OPEN SPACE & AMENITIES**

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Legacy Oaks will provide both active and passive recreation open spaces areas throughout the development as well as various amenities to meet applicable town of Knightdale Standards.

Within the development, more than 19% of the total land area will be open space. To meet the active portion of the open space requirement this project proposes a new greenway trail throughout the site to provide pedestrian access across the project. The project also includes multiple open space lots to help break apart blocks of homes and provide an area for outdoor activities and sports. For the amenities side there will be a 4,000sf club house with an adjacent pool for residents to enjoy, as well as playgrounds for family recreation.

The passive portion of the open space requirement will be met using various stream/wetlands area throughout the site as well as a large portion to the north of the site that will be left as existing vegetation close to Neuseoco Lake.

### Open Space Standards:

Passive Open Space Provided:	7.43 AC
Active Open Space Provided:	2.13 AC

# 7. INFRASTRUCTURE

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## Public Streets

The Legacy Oaks project is proposing various new public streets as well as extending Hodges Rd. The retail, office/flex and hotel portion of this project will primarily be using existing road infrastructure and tie entrances directly into Hodges Rd and Legacy Oaks Dr. The townhome portion will be adding additional public roads tying into the east/west of Hodges Rd to provide circulation to the townhome units. Private alleys are also being proposed to allow for residents to access rear-loaded townhome units. The single-family portion, Hodges Rd will be extended to a proposed traffic circle and split into various new public roads and private alleys.

## Stormwater

The proposed development shall be subject to stormwater management requirements found in Chapter 6 of the UDO.

The retail, office/flex, and hotel portion of the site will be tying into an existing pond to meet Knightdale's stormwater regulations. For the townhomes/single-family we are proposing 4 new stormwater control measures to meet regulations. Due to topography and drainage divides the townhome component will have two SCMs on either side of Hodges Rd. The single-family portion is broken into two SCMs due to existing topography splitting the drainage areas.



# 7. INFRASTRUCTURE

## Water and Sewer

Water and sewer within the project area will meet applicable Knightdale and City of Raleigh standards to provide service to all proposed parcels.

## Water Allocation Policy Compliance

Based on the mixed use of retail, office/flex, hotel and residential qualifies for at least 70 total points under the Town of Knightdale’s Water Allocation Policy. The proposed development is mixed-use and qualifies for 50 base points. In addition, the following bonus points will be provided per Knightdale’s Water Allocation Policy to meet the required threshold.

TOWN OF KNIGHTDALE WATER ALLOCATION POLICY BONUS POINTS	
<b>CATEGORY 1: Non-Conformity Abatement &amp; Public Infrastructure Improvements</b> Construct More than 1,000 Linear Feet of 10-Foot Wide Path	4
<b>CATEGORY 2: Green Development Standards</b> Residential Architectural Standards to include the Building Types: House and Townhouse (respectively)	15
Exclusive Use of Xeriscaping Techniques and Drought-Tolerant Spaces	3
<b>CATEGORY 3: Amenities (Only for projects with Residential Components)</b> Lap Pool (Four Lane Minimum)	3
IPEMA Certified Playground Equipment	4
<b>TOTAL BONUS POINTS</b>	<b>29</b>

## Mass Grading

According to section 6.2 B 3a, this project respectively requests to mass grade the few 60’ lots included in the project due to fact that to grade the site with lots less than 60’ wide, the project will grade the 60’ wide lots to ensure the site is balanced and to disturb as little of the site as possible.

# 8. NEIGHBORHOOD MEETING REPORT

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A neighborhood meeting will be held once given approval from Town of Knightdale to hold one.

# 9. ZONING CONDITIONS

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## Single-Family Dwelling Architectural Standards

1. All single-family homes will have a combination of two of more of the following materials on the front façade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may not be used for soffits, fascia, and corner boards.
2. All single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch post will be at least 6"x6".
3. Main roof pitches (excluding porches for 2-story homes shall be at least 7:12.
4. There shall be a 12" overhang on every gable roof end.
5. Main roof pitches for 1-story and 1.5-story homes will be at least 6:12.
6. Garages for lots that are at least 60-feet wide will not protrude more than six (6) feet from the front porch or stoop.



# 9. ZONING CONDITIONS

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## Townhouse Architectural standards

1. All townhouse units will have alley-loaded two car garages.
2. All townhouse units will have a combination of two or more of the following materials on the front façade (not counting the foundation): stone, brick, lab siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may be used for soffits, fascias, and corner boards.
3. All townhouse units shall provide detailed design elements using at least one (1) of the features from each of the four categories below:
  - + ENTRANCE
    - > Recessed entry with 6” minimum width door trim
    - > Covered porch with 6” minimum width pillars/posts/columns
  - + BUILDING OFFSET
    - > Facade Offset
    - >Roofline Offset
  - + ROOF
    - > Donner
    - > Gable
    - > Cupola/Tower/Chimney
    - > Decorative cornice of roof line (flat roof only)
  - + FACADE BAY WINDOW
    - > Balcony
    - > Porch
    - > Shutters
    - > Window trim with 4” minimum width
    - > Patterned finish (scales, shakes, wainscoting, brick, or stone)

## 9. ZONING CONDITIONS

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### Townhouse Architectural standards (cont...)

4. There shall be a 12" overhang on every gable roof end.
5. Townhouse building wall shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick, or stone.
6. Main roofs on townhouse buildings shall have a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. Monopitch roofs shall have a pitch of at least 3:12.
7. The second story of the rear elevation shall have a balcony making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (linear feet) containing a balcony divided by the total horizontal plane length.
8. All townhomes shall be three (3) stories.

## 9. ZONING CONDITIONS

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### Retail/Office/Flex Architectural standards

1. All stairwells in multistory buildings shall be located in the interior of the building.
2. All exterior facades of buildings constructed shall be constructed from one or more of the following materials: brick, stone, concrete masonry, wood, metal, and/or cementitious siding. This limitation shall not apply to soffits, fascia, corner boards, doors, and windows.
3. The roof of all buildings will be a “low slope roof (no more than one (1) inch of vertical rise for every one (1) foot of horizontal run) with raised parapets around the perimeter or pitched roofs with eaves projecting a minimum of 10 inches from the building face.
4. All rooftop equipment shall be screen from view from any public right-of-way through the use of parapet walls and/or central screened corral.
5. Utility services to buildings shall be located underground.
6. Vertically proportioned windows, door, columns, eaves, parapets, and other building components shall be proportional to the overall scale of the building.

# 9. ZONING CONDITIONS

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## General Development Conditions

1. Administrator Approval of Minor Variances. The staff may approve minor variances to the Specific Requirements listed above provided that such minor variance meet the overall intent of these Architectural Standards and conform to the Comprehensive Plan and other adopted plans of the Town.
2. The developer is granted an exception from the UDO Section 6.2.B with the ability to grade the site outside of the proposed right-of-way for the 60' wide single-family residential lots.