



Town of Knightdale

Staff Report Cover Sheet

Title: ZMA-8-19: Parkstone Townhomes

Staff: Donna Tierney, Planner

Date: May 20, 2020

PURPOSE

- The purpose of this staff report is to provide an overview of a Zoning Map Amendment request for the 26.68 acre vacant parcel within the Parkstone Development, located at the intersection of Village Park Drive and Parkstone Towne Blvd. and identified by the Wake County PIN 1744-84-3799. The request is to rezone 15.68 acres of the property from Highway Business Conditional District (HB-CD) to Residential Mixed Use with a Planned Unit Development (RMX-PUD) to allow for a 148-unit townhome development. This request would amend the original Parkstone Master Plan, resulting in a net reduction of the current commercial area (HB-CD) from 26.68 to 11.0 acres.

STRATEGIC PLAN PRIORITY AREA(S)

- Connected & Inclusive
- Sustainable

GENERAL STATUTE REFERENCE(S), if applicable

- N.C.G.S. 160A-381

TYPE OF PUBLIC HEARING, if applicable

- Legislative

FUNDING SOURCE(S), if applicable

- N/A

ATTACHMENT(S)

- Staff Report
- ZMA-7-16 Approved Conditions
- Application Packet
- PUD Document
- Neighborhood Meeting Information
- Site Plan

STAFF RECOMMENDATION

- After receiving public comment, close the public hearing.
- Refer to the June 8, 2020 Land Use Review Board Meeting for advisory statement and recommendation.

Knightsdale Strategic Priorities



Safe



Connected & Inclusive



Sustainable



Active & Healthy



Organizational Excellence



Town of Knightdale

Staff Report

Title: ZMA-8-19: Parkstone Townhome
Planned Unit Development Rezoning

Staff: Donna Tierney, Planner

Date: May 20, 2020

Director Signature: CH

Asst. Town Manger Signature: DT

Town Manager Signature: WRS

I. REQUEST:

Knightdale Development Ownership, LLC submitted an application to rezone and develop the existing 26.68 acre vacant parcel within the Parkstone Development. The parcel is located at the intersection of Village Park Drive and Parkstone Towne Blvd. and identified by the Wake County PIN 1744-84-3799. The Planned Unit Development request is to rezone 15.68 acres of the property from Highway Business Conditional District (HB-CD) to Residential Mixed Use with a Planned Unit Development (RMX-PUD) to allow for a 148-unit townhome development. The applicant is requesting that the 11.0 acre balance of the site remain HB-CD, and the provisions and conditions approved under the original Parkstone Master Plan (ZMA-7-16) remain applicable to this portion of the parcel.

II. PROJECT PROFILE:

PROPERTY LOCATION:	901 Parkstone Towne Blvd.
WAKE COUNTY PIN:	1744.04-84-3799
CURRENT ZONING DISTRICT	Highway Business Conditional District (HB-CD)
PROPOSED ZONING DISTRICT:	Residential Mixed Use (RMX-PUD) & Highway Business Conditional District (HB-CD)
NAME OF PROJECT:	Parkstone Phase 2 (Towns at Parkstone)
APPLICANT:	Knightdale Development Ownership, LLC
PROPERTY OWNER:	Knightdale Development Ownership, LLC
DEVELOPER:	Knightdale Development Ownership, LLC
PROPERTY SIZE:	26.68 acres
PROPOSED DENSITY:	9.44 units per acre (148 Townhomes, 102,200 Sq. Ft. of Commercial)
CURRENT LAND USE:	Vacant/Undeveloped
PROPOSED LAND USE:	Dwelling – Single Family (Use 2.3.C.1.a) Shopping Center – Community Center (Use 2.3.C.4.j)
PROPOSED OPEN SPACE:	205,825 SF (4.73 acres)

III. BACKGROUND INFORMATION:

In 2016, Town Council approved ZMA-7-16 which rezoned the entire subject property to Highway Business Conditional District. Within the original Parkstone Master Plan approval, there were certain conditions including but not limited to building architecture and allowed uses. The applicant is requesting that the originally approved site plan be amended to show a reduction in commercial retail space from ~260,000 square feet to 102,200 square



Town of Knightdale

Staff Report

feet. The applicant is also requesting that the previously approved conditions, including but not limited to retail building architecture and Allowable Uses remain intact.

The original conditions granted under ZMA-7-16 may be viewed in full in **Exhibit A**, attached at the end of this staff report.

IV. PLANNED UNIT DEVELOPMENT INFORMATION:

The Planned Unit Development District (PUD) is a rezoning process which is designed to encourage master planning of development and to coordinate such development so as to manage the impacts of the development on the provision of Town services and infrastructure. The PUD encourages creativity and innovation in new development design. With this flexibility, the expectation is for new development to provide exceptional design, character, and quality; provide high quality community amenities; incorporate creative design in the layout of buildings; ensure compatibility with surrounding land uses and neighborhood character; encourage the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers; further the goals of the KnightdaleNext 2035 Comprehensive Plan including the Growth Framework and Growth & Conservation maps; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

The applicant must address several provisions, which include but are not limited to design guidelines and dimensional standards, public facilities, recreational open space, and Comprehensive Plan consistency. The applicant is also allowed to proposed alternative standards to certain UDO standards. The applicant's specific proposal for alternative standards is detailed in **Section VIII** of this staff report.

V. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES:

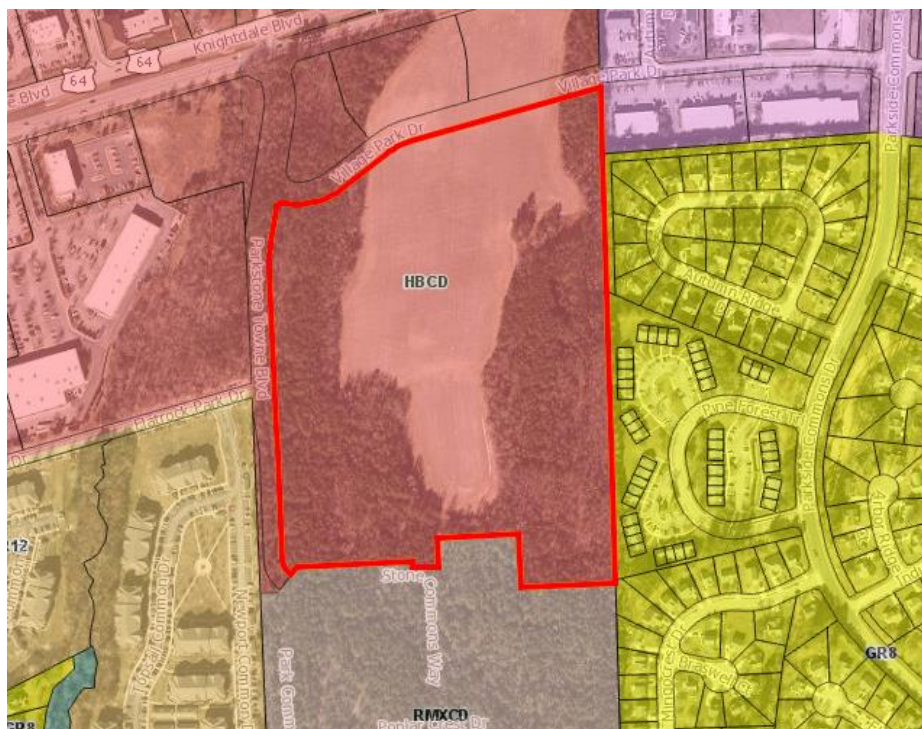
The proposed rezoning includes one (1) parcel, located south of Knightdale Blvd. and Village Park Dr. and east of Parkstone Towne Blvd. The parcel is already located within the Town limits and does not require annexation.

DIRECTION	LAND USE	ZONING
North	Gas station & Undeveloped	HB-CD
South	Multifamily	RMX-CD
East	Single Family Homes	GR-8
West	Shopping Center/Retail	HB



Town of Knightdale

Staff Report





Town of Knightdale

Staff Report

VI. LEGISLATIVE CASE PROCEDURES:

A Planned Unit Development rezoning is a legislative public hearing, which requires a robust public input and development review process. Staff started working with the development team in early 2019 and since that time, staff has reviewed several preliminary sketch plans and held various project meetings. Below is a timeline of the required elements.

- Pre-application Meeting: May 2019
- Neighborhood Meeting Notices Mailed: September 20, 2019
- Neighborhood Meeting: October 1, 2019

The neighborhood meeting was held at the Knightdale Recreation Center located at 100 Bryan Chalk Lane. A copy of the mailed notice, list of recipients, and summary of the meeting are attached as part of the application packet. The meeting was attended by two citizens. They had general questions about the type of retail users and the potential for more entertainment options in Town.

Following the formal submittal and review of the proposed master plan, the applicant met with the Development Review Committee (DRC) on October 31, 2019 to discuss the technical comments and details associated with the proposed subdivision plan. The issues associated with the proposed plan included the following:

- Location of dumpster enclosures for the retail sites
- Orientation of Retail Building B
- Architecture of townhomes
- Fire apparatus access on alleys
- On-street guest parking accommodations

The DRC voted unanimously to **continue** ZMA-9-19 pending the applicant addressing the review comments and Town Council taking action on the rezoning request.

Due to the nature of the comments needing to be addressed, the applicant withdrew the original submittal in order to make changes to the Master Plan and PUD document and resubmitted in February 2020. A second DRC meeting was held on March 4, 2020 and the following issues were discussed:

- Landscape buffer and fence configuration
- Building elevations and architectural elements
- Open space amenities and activation

Once again, the DRC voted unanimously to **continue** ZMA-9-19 pending the applicant addressing the review comments and Town Council taking action on the rezoning request.

The joint public hearing for the rezoning request was initially scheduled for the March 18, 2020 Town Council meeting; however, due to the COVID-19 pandemic, the meeting was canceled, and the joint public hearing was postponed until May 20, 2020. The Town of Knightdale re-advertised the case in accordance with public hearing notice requirements as prescribed in the North Carolina State Statutes:



Town of Knightdale

Staff Report

- First Class Letters Mailed: April 27, 2020
- Sign Posted on Property: Sign Remained on Property Since February 28, 2020
- Legal Ad Published in N&O: May 1 and May 8, 2020

VII. PROPOSED MASTER PLAN:

The applicant has submitted a full Master Plan and PUD document in accordance with UDO Sections 16.5 and 16.6. As shown on the following site plans, the RMX-PUD portion of the plan consists of 148 townhomes. Proposed amenities include a mail kiosk, on street visitor parking, and a north-south green corridor, and multiple large open space areas. The balance of the site plan is a retail center, consisting of 6 buildings and 102,200 square feet of space. The future tenants are undefined at this time. *full size site plans and townhome type exhibit are provided within the staff report attachments*

The applicant is proposing the following unit mix of townhome product and an exhibit is provided after the site plan:

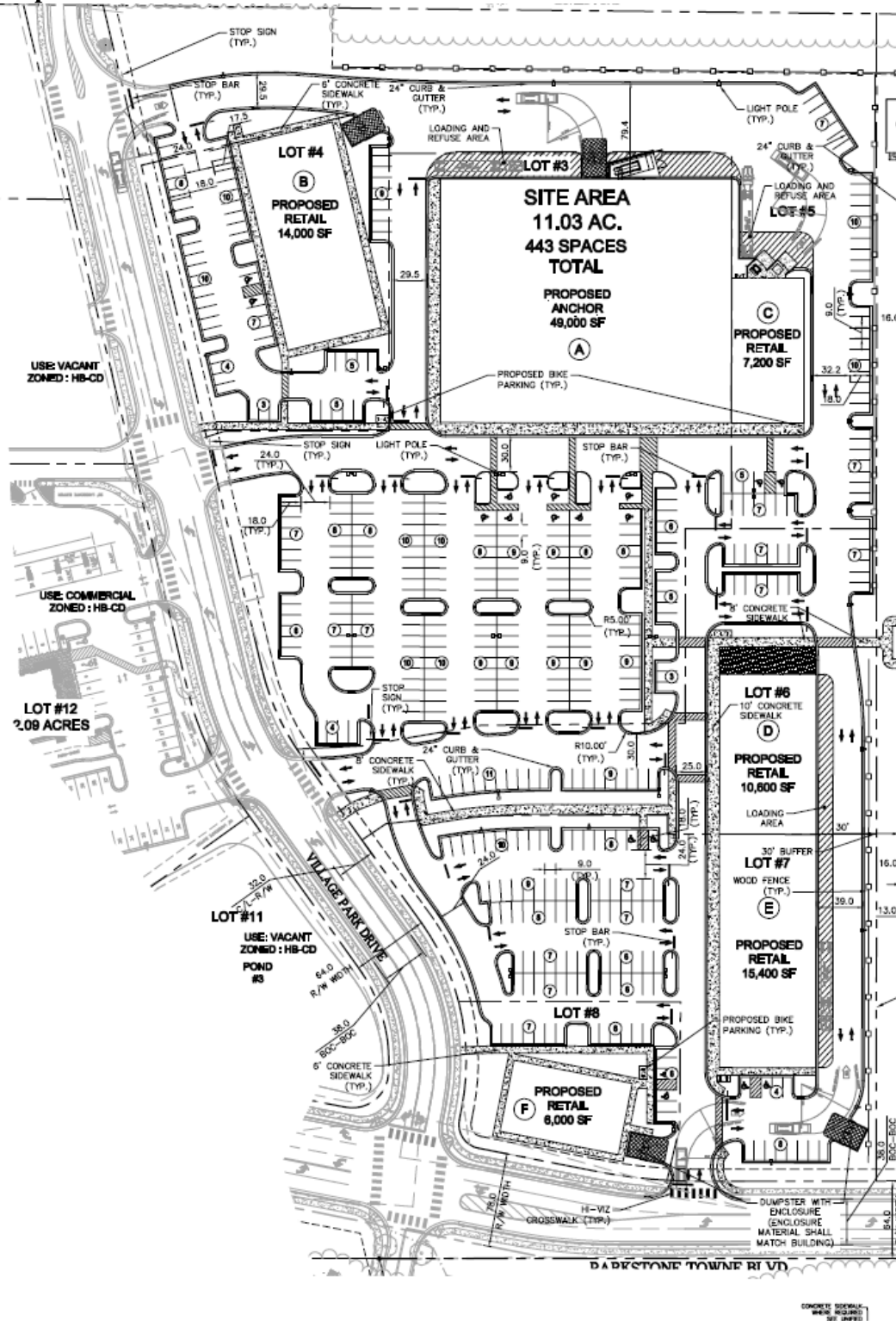
Front Loaded Townhomes	18	1,826-1,845 sq. ft.
Rear Loaded Townhomes	130	2,340-2,400 sq. ft.
○ 3 Story	64	
○ 2 Story	66	



Town of Knightdale

Staff Report

Proposed Commercial/Retail Site Plan:

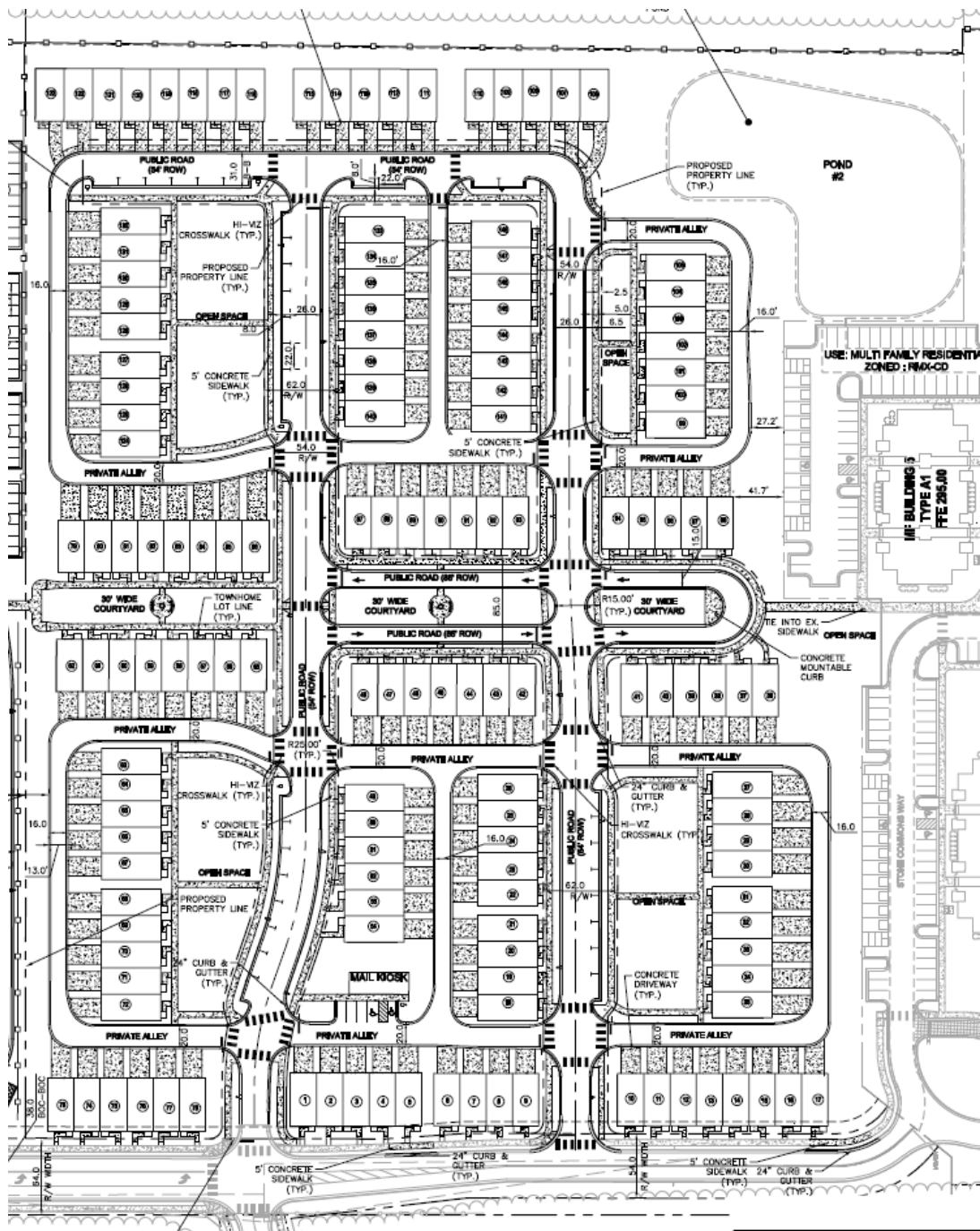




Town of Knightdale

Staff Report

Proposed Residential Site Plan:

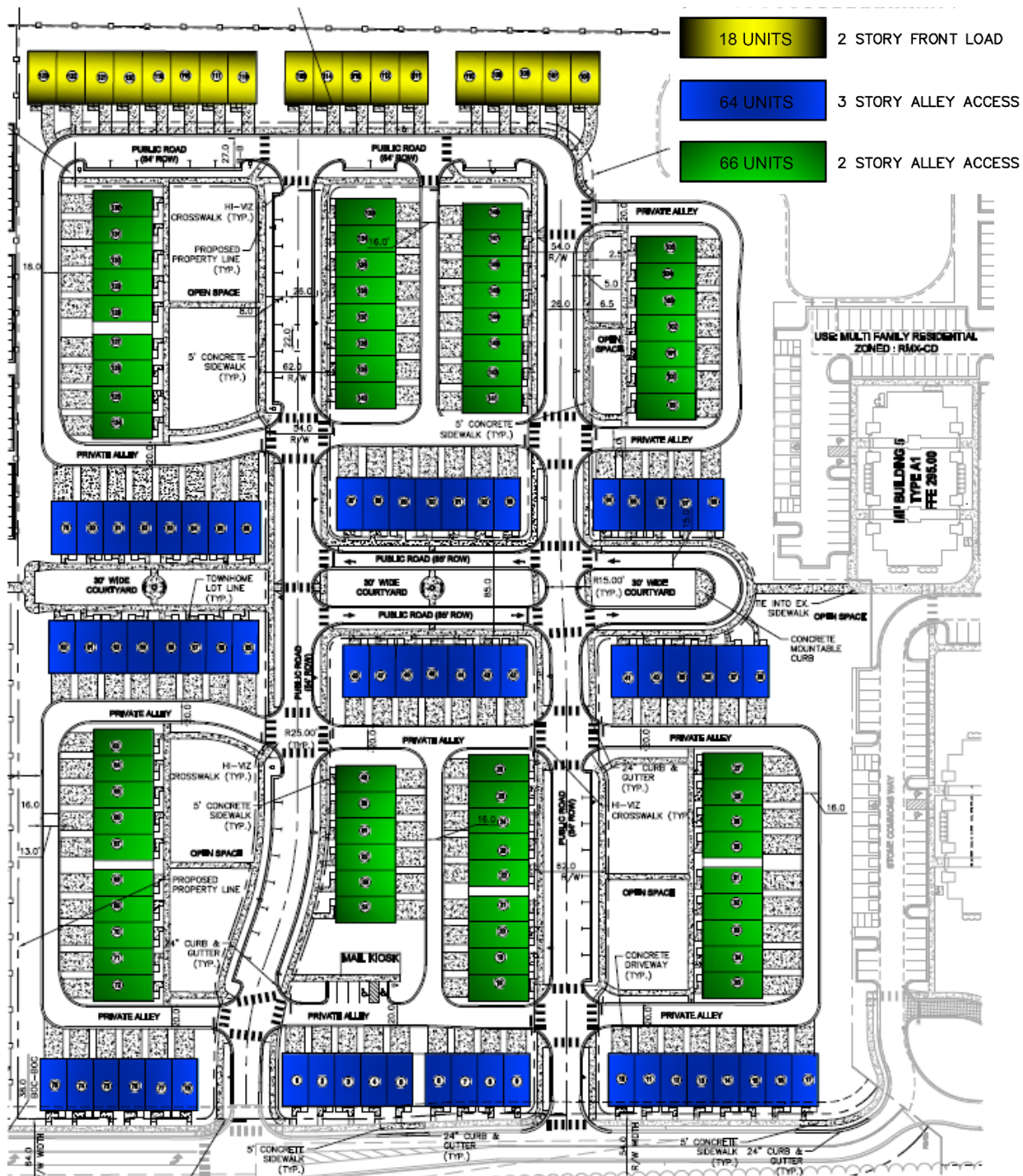




Town of Knightdale

Staff Report

Proposed Townhome Building & Unit Mixture:





Town of Knightdale

Staff Report

VIII. PROPOSED PLANNED UNIT DEVELOPMENT CONDITIONS & PUD DOCUMENT:

In support of their Master Plan, the applicant submitted a PUD document that includes a vision for their proposed development, statements of plan consistency, architectural design standards, proposed alternative standards, and open space information. Additionally, the applicant included proposed housing and the previously approved commercial building elevations (ZMA-7-16).

Staff has reviewed the submittal in accordance with UDO Sections 2.15.C and 16.5 and found that all submittal requirements have been met. In addition to the specific provisions and plan sheets required by the abovementioned sections, staff also reviewed the plans for conformance with the Residential Mixed Use zoning district and other applicable UDO sections. The majority of site elements met the requirements and their compliance statements are listed below.

- A. **Parking:** The applicant is not proposing any deviations from the parking requirements as found in UDO Section 10.3. Within the residential development, each townhome will have the required parking for two vehicles, and the applicant is proposing 34 on street parking spaces and a parking lot with five spaces at the mail kiosk. The applicant is providing the required amount of parking for the retail portion of the development.
- B. **Signage:** All site signage will be reviewed under a separate zoning review; however, the applicant is not proposing any deviations from the standards as found in UDO Section 12 for the RMX zoning district.
- C. **Stormwater** – The applicant is not proposing any deviations from the stormwater management of the site as required in UDO Section 6. The proposed townhome development and amended commercial site proposes less impervious area than was allotted during the original approved Parkstone Master Plan. Therefore, no additional stormwater detention/treatment is required.
- D. **Lighting:** The applicant is not proposing any deviations from the lighting standards as found in UDO Section 11.4.
- E. **Public Utilities/Water Allocation Policy:** The applicant is proposing to connect to public water and sewer. The required bonus points from the Town of Knightdale Water Allocation Policy (WAP) were acquired via the recorded Parkstone Development Utility Allocation Agreement (Wake County Register of Deeds, Book: 016667, Page: 02285-02315).

RESIDENTIAL DESIGN STANDARDS:

The applicant has provided proposed building elevations, which are provided below and in the attached PUD document at the end of this staff report.

The proposed elevations for the commercial space have not changed from the original Parkstone Master Plan approval. Full elevations are included at the end of this staff report.



Town of Knightdale

Staff Report

Proposed 3-story, rear-loaded elevation:



Proposed 2-story, rear-loaded elevation:





Town of Knightdale

Staff Report

Proposed 2-story, front-loaded elevation:



In addition to the elevations, the applicant has provided the design guidelines listed below:

1. All front entries will be covered (either recessed or with a roof overhead)
2. All buildings will have front façade or roofline offsets
3. Front facades of each unit will include at least one of the following: masonry, metal roof accents, shakes, or board and batten. Each grouping of attached townhomes will include at least two of these items.
4. All front windows will either be set in brick, include 4" window trim, shutters, or decorative pediments.
5. All units will have changes in rooflines with either gables, dormers, or shed bump outs.
6. All building end gables and front and rear gables will have 12" overhangs.
7. All plank siding shall be cementitious.
8. Garage doors on front-loaded townhomes will be decorative with decorative carriage style hardware with glass.
9. Patios or decks will be provided on a minimum of 15% of the 2-story rear loaded units.
10. For 3-story townhome types, a minimum of one balcony will be provided on the front façade for attached townhomes that are four units or less. Townhomes with more than four units will provide a minimum of two balconies on the front facade.
11. Townhomes will be on monoslab foundations. Steps up to the front entry will be provided in accordance with the following exhibit. In summary, two-steps up to the front entry will be provided for 88 units, including those units facing Parkstone Towne Blvd. Due to site grades, 26 units will have one step, and the remaining 34 units will have no steps.



Town of Knightdale

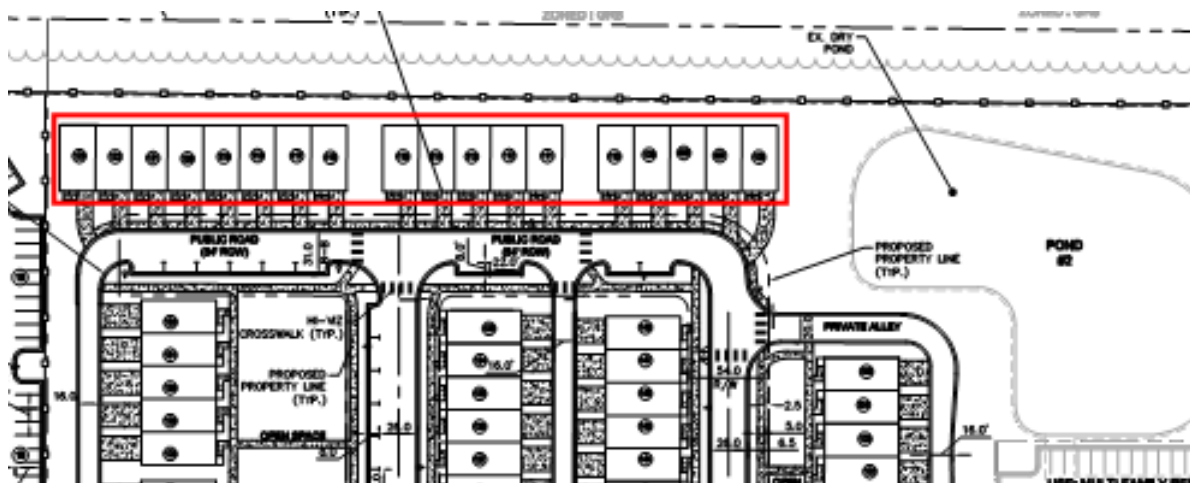
Staff Report

PROPOSED ALTERNATIVE STANDARDS:

In accordance with UDO Section 15.C.5, a Planned Unit Development rezoning allows the applicant to request exceptions to certain standards identified in the underlying zoning district (Residential Mixed Use). These requests should be fair and reasonable, and the proposed alternate means of compliance should meet the spirit and intent of the UDO. The applicant has proposed the following alternative standards:

A. **Lot & Building Dimensional Requirements:** The applicant is proposing three deviations from the dimensional standards as found in UDO Section 2.9.B.2 for the RMX zoning district.

- **Required:** Lots less than 80 ft. in width require alley/rear lane access
- **Requested:** Allow 18 townhome units to have driveway access from the front street (Units 106-123). As shown below, these units are on the eastern side of the development, adjacent to the Woods of Parkside.

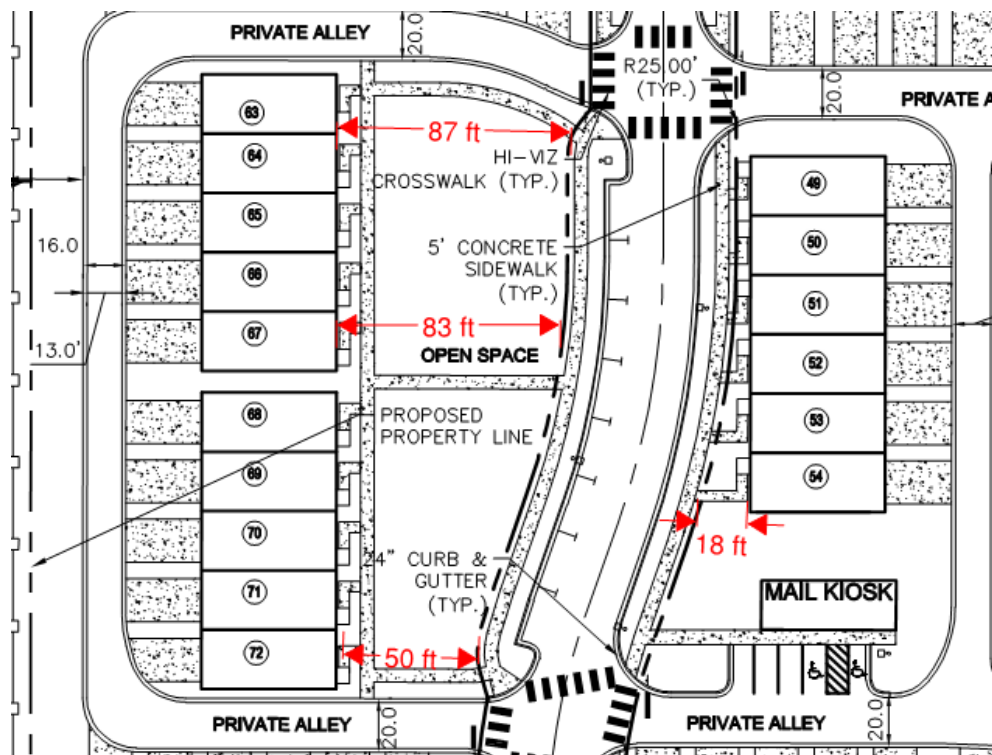




Town of Knightdale

Staff Report

- **Required:** Townhomes require a maximum front setback of 25 ft.
- **Requested:** Allow larger variable front setbacks as depicted on the Master Plan (site plan) to allow townhomes to front on the large open space areas



- **Required:** Townhomes requires a minimum of 10 ft. between buildings
- **Requested:** Allow for a minimum of 6 ft. between townhome buildings

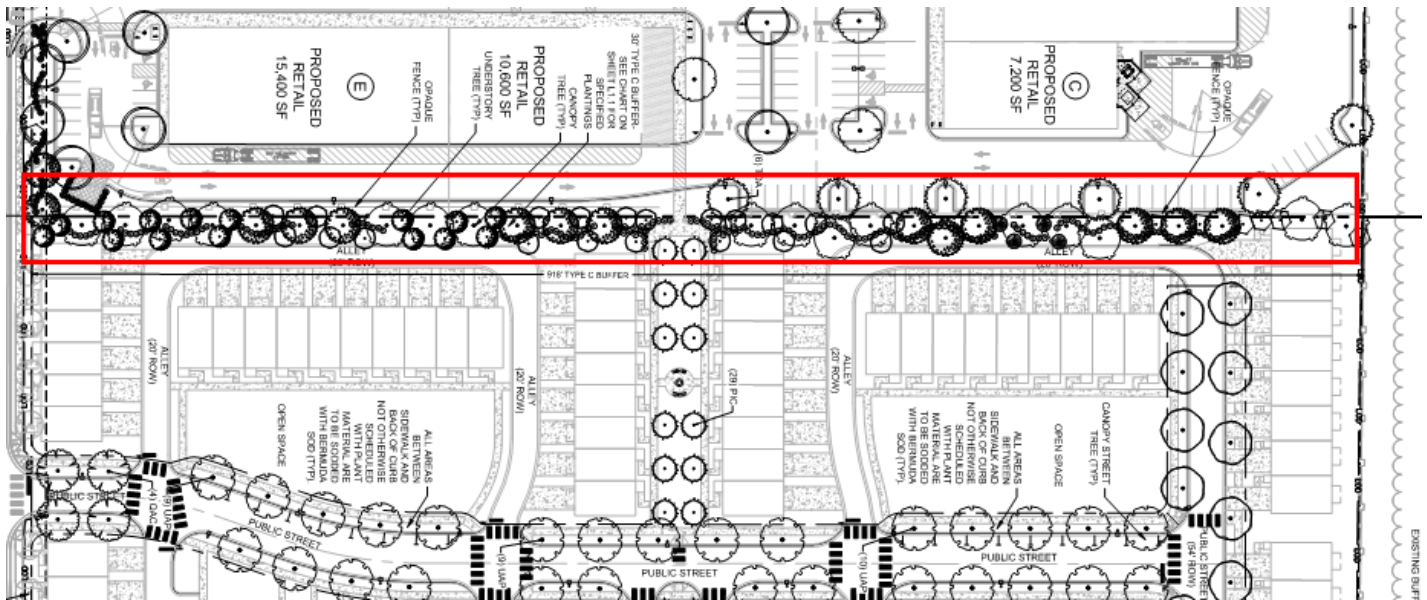
B. Landscaping Buffer:

- **Required:** In accordance with UDO Section 8.6.A, a 50 ft. Type C landscape buffer is required between the RMX (proposed) and Highway Business (adjacent commercial) zoning districts.
- **Requested:** Provide the required Type C Buffer plantings within a variable width buffer between the zoning districts. The buffer width will be a minimum of 19 ft. wide on the PUD property. See next page for proposed buffer plan.



Town of Knightdale

Staff Report



C. Fence Design:

- **Required:** In accordance with UDO Section 4.8.B.3.A, wood is not a permitted material for fencing in the Highway Business zoning district.
- **Requested:** Allow for a wood fence on the north perimeter between the RMX and HB zoning districts. The fence will be located within the Type C Buffer and constructed in conjunction with the retail project.

D. Programmed Open Space:

- **Required:** In accordance with UDO Section 7.3, 214,600 square feet of open spaces is required for the proposed 148 residential units with 370 bedrooms.
- **Requested:** Allow for a 4% reduction in the required recreational open space. The applicant is proposing to provide 4.73 acres of open space when 4.93 acres is required.

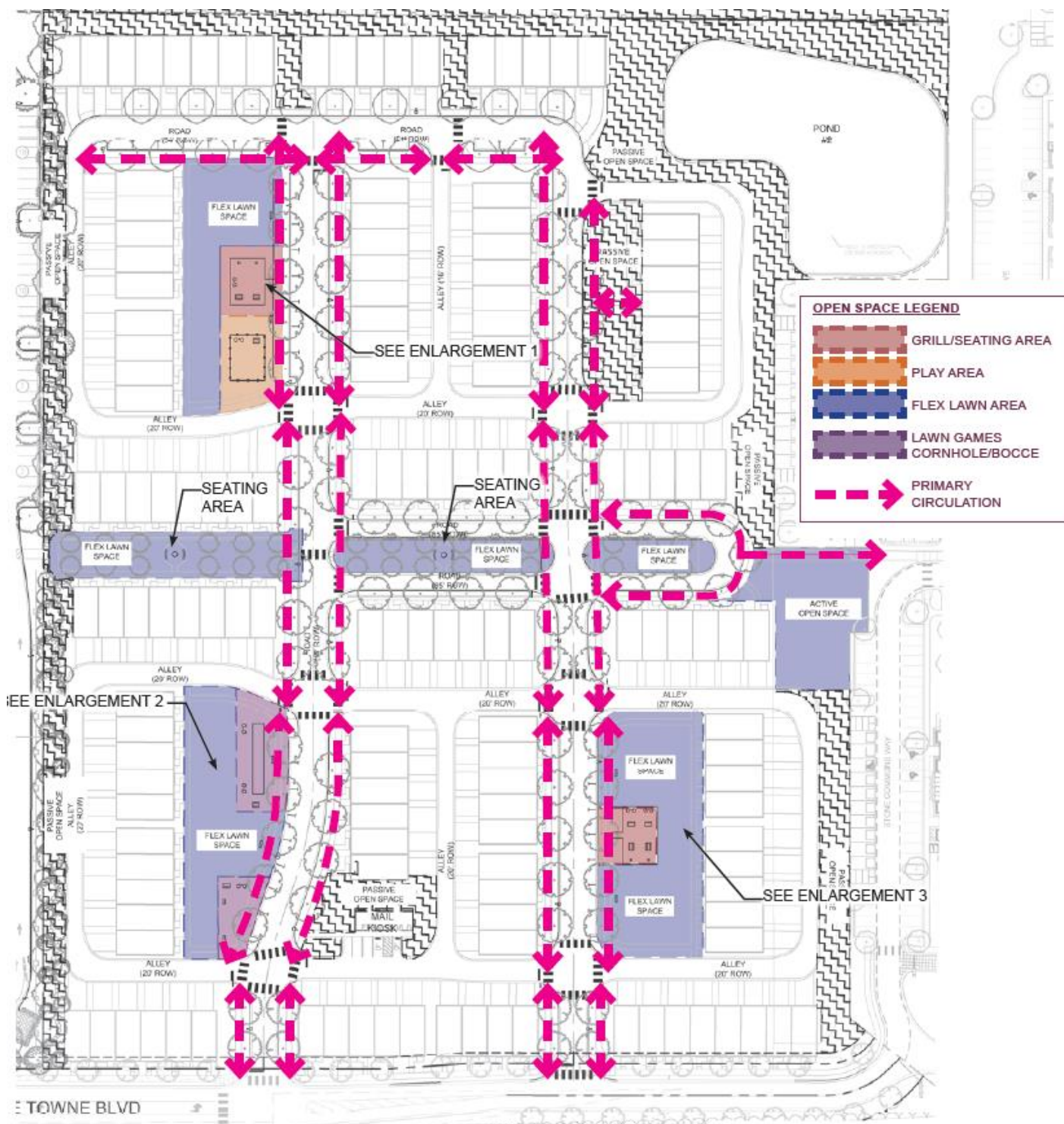
Amenities currently proposed by the applicant include grill and picnic areas, lawn games such as cornhole and bocce, a north-south pedestrian corridor, and several flex lawn areas. The applicant's overall open space plan is on the next page, and additional details can be found in the attached PUD document. Staff has analyzed the proposed open space plan, and while the location and size meet the UDO requirements (except for the 4% reduction request), staff believes the amenities being provided do not meet the spirit and intent of the UDO and that additional improvements are warranted to ensure great public spaces and plazas are created. This sentiment has been conveyed to the applicant and staff is continuing to work with the applicant on the open space plan.



Town of Knightdale

Staff Report

Proposed Open Space Plan:





Town of Knightdale

Staff Report

IX. TRANSPORTATION ANALYSIS

According to UDO Section 9.4, a Traffic Impact Analysis (TIA) is required for any “proposed rezoning or Master Plan...if the nature of the proposed rezoning or development is such that the number of trips it can be expected to generate equals or exceeds 150 new peak hour trips.” The trips generated by the proposed development are less than were anticipated with the original TIA for Parkstone; therefore, a new TIA was not required and staff did not request any further analysis.

The applicant is also required to conform to the Connectivity Index (UDO Section 9.5.G), which is used “to determine the adequacy of street layout design” and compares the links (road sections between intersections) and nodes (intersections) of the proposed development. A perfect grid has a Connectivity Index of 2.00. Proposed developments in the RMX zoning district are required to have a minimum index of 1.40; this proposal has an index of 1.63.

X. COMPREHENSIVE PLAN:

During the drafting of the 2035 KnightdaleNext Comprehensive Plan, it was determined that the document should take a playbook approach that would be based on existing conditions that might change over time. As such, the categories as part of the Growth and Conservation Map were based on particular characteristics that would be likely in 2035. The subject property is designated to be “Mixed-Use Center” as a placetype.

PLACETYPE CATEGORIES

 Preserved Open Space	 Business Office
 Rural Living	 Light Industrial
 Recreation Open Space	 Heavy Industrial
 Single Family Neighborhood	 Civic & Institutional
 Mixed-Density Neighborhood	 Old Town
 Multifamily Community	 Mixed-Use Center
 Neighborhood Node	 Mixed-Use Center (Suburba
 Retail	 Transit-Oriented Developme
	 Regional Mixed-Use Center



The Mixed-Use Center placetype is defined as follows:

“A mixed-use center offers the opportunity to live, shop, work, and play in one community. Uses and buildings are located on small blocks with streets designed to encourage pedestrian movement and active public spaces. Buildings in the core of the center may stand three or more stories tall. Residential units or office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and nonresidential uses in the center supports multiple modes of transportation. A large-scale mixed-use center may be surrounded by one or more neighborhoods that



Town of Knightdale

Staff Report

provide additional nearby home choices and encourage active living with a comprehensive and interconnected network of walkable streets.”

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

North Carolina General Statute 160A-383 requires that **prior to** adoption or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action to be reasonable and in the public interest.

It is staff's opinion that the following guiding principle categories would be applicable to this request.

- **Community Design** – The townhome development provides transition and connection from the southern multi-family development to the northern retail parcels. The north-south green corridor provides excellent pedestrian connectivity within the entire Parkstone development.
- **Unique Activity Centers** - The proposed development includes many unique gathering spaces and encourages pedestrian movements within the site. Large open space areas and courtyards will provide places for residents to gather and relax, and being adjacent to the future retail center will allow walkable shopping and eating opportunities.
- **Compact Development Patterns** – This project provides a transition to a higher density from the larger lots that exist to the east. The retail site aids in creating a mixture of uses at the site to further achieve the goals of the Comprehensive Plan.
- **Great Neighborhoods and Expanded Home Choices** – The proposed 148-unit townhome development includes a mix of both front and rear loaded and two and three-story product. This is a different housing choice from the multi-family to the south and the single family detached to the east. Additionally, the majority of the townhomes will front on large open space areas that will be programmed with various features for all prospective residents to enjoy.

XI. STAFF RECOMMENDATION:

Staff recommends holding a joint public hearing, and following public comment, to close the public hearing and refer the matter (ZMA-8-19) to the June 8, 2020 Land Use Review Board for review and recommendation.

EXHIBIT A
ZMA-7-16

Applicant's Application

MASTER PLAN
PARKSTONE PROPOSED CONDITIONAL DISTRICT

57 ± ACRES

U.S. HIGHWAY 64 BUSINESS (KNIGHTDALE BOULEVARD)

DEVELOPER:

KNIGHTDALE DEVELOPMENT OWNERSHIP, LLC.

CONSULTANTS:

K&L Gates -- Attorneys

Kimley-Horn and Associates, Inc. -- Civil and Traffic Engineers, and Landscape Architects

Finley Design PA – Architects

Submitted: June 13, 2016

Revised: August 1, 2016

Revised: August 15, 2016

I. INTRODUCTION

This document and the accompanying plan sheets (collectively, the “*Master Plan*”) are provided pursuant to provisions of the Knightdale Unified Development Ordinance (the “*UDO*”) pertaining to the Conditional District proposed for ParkStone (the “*Development*”), a shopping center and multi-family residential development proposed by Knightdale Development Ownership, LLC (“*Developer*”). The Development will be developed in a fashion that is appropriate for the location of the Development, the nature of adjoining and nearby land uses, and the Town of Knightdale’s investment in existing infrastructure.

II. LOCATION, CURRENT ZONING, AND COMPREHENSIVE PLAN CONTEXT

The Master Plan addresses approximately 57 acres abutting U.S. Highway 64 Business (Knightdale Boulevard) designated as Lot #1 through Lot #14, inclusive, as shown on the attached Sheets C2.0 and C2.1 (the “*Property*”). The Town’s 2027 Comprehensive Plan designates Lot #1 as a Neighborhood Design area and Lots #2 through #14 as a Highway Design area, including a portion of a Primary Activity Center. Lots #2 through #14 and a portion of Lot #1 are currently zoned Highway Business-Conditional District, and a portion of Lot #1 is currently zoned Urban Residential-12.

III. THE DEVELOPMENT CONCEPT

For purposes of the Master Plan, there will be approximately ten buildings developed on Lots #2 through #14 for retail and commercial uses, as well as thirteen multifamily residential buildings and a clubhouse/amenity structure on Lot #1. Pedestrian elements, including an open green and extensive sidewalks, will connect the two sections of the Development.

As shown on Sheets C2.0 and C2.1, public street access to the Development will be provided by a new street to be extended from Knightdale Boulevard into the residential portion of the Development, running from north to south and vice versa (the “*North-South Street*”). Additional public street access is provided by Village Park Drive, which will be extended through the Property, providing access to and from the eastern and western boundaries of the Property. The Development will also be served by a private, right-in/right-out joint access from Knightdale Boulevard located on Lot #12 and Lot #13. With the additional extensions of the North-South Street and Village Park Drive as shown on Sheets C2.0 and C2.1, the Development will be served by public street access points on three sides of the Property.

The Development may be served by at least two curb cuts onto the North-South Street and by at least eight (8) curb cuts onto Village Park Drive, which curb cuts may be established as shown on Sheets C2.0 and C2.1. The owner(s) of lot(s) within the Development may request curb cuts in addition to those shown on Sheets C2.0 and C2.1.

IV. PARKSTONE MASTER PLAN

The Property will be developed as described in this document and as shown on the Master Plan attached as Sheets C2.0 and C2.1.

A. Permitted and Prohibited Uses for the Development

For purposes of the Master Plan, the term “*Allowable Commercial Uses*” shall mean and refer to those uses identified in Section 2.3.C. of the UDO, including all of the following: Hotels/Motels/Inns; Animal Services (subject to additional standards in UDO Chapter 3); ATM; Banks, Credit Unions, Financial Services; Business Support Services; Community Service Organization; Cremation Facilities; Drive Thru Service (subject to additional standards in UDO

Chapter 3); Equipment Rental (subject to additional standards in UDO Chapter 3); Funeral Homes; Government Services; Medical Services; Personal Services (subject to additional standards in UDO Chapter 3); Professional Services; Studio – Art, dance, martial arts, music; Tattoo Shop; Vehicle Services – Maintenance/Body Work/Repair (subject to additional standards in UDO Chapter 3); Auto Parts Sales; Bar/Tavern/Night Club; Drive-Thru Retail/Restaurants (subject to additional standards in UDO Chapter 3); Gas Station with Convenience Store (subject to additional standards in UDO Chapter 3); Neighborhood Retail/Restaurant – 2,000 sf or less; General Retail – 10,000 sf or less; General Retail – 10,001 sf to 50,000 sf; General Retail – Greater than 50,000 sf; Restaurant; Shopping Center – Community Center; Shopping Center – Neighborhood Center; Amusements, Indoor – 5,000 sf or less; Amusements, Indoor – 5,001 sf – 20,000 sf; Amusements, Indoor – Greater than 20,000 sf; Amusements, Outdoor (subject to additional standards in UDO Chapter 3); Cultural or Community Facility; Recreation Facilities, Indoor; Recreation Facilities, Outdoor; Theater, Movie; Laboratory – Medical, analytical, research & development; Laundry, dry cleaning plant; Media Production; Mini-Warehouses (subject to additional standards in UDO Chapter 3); Research and Development; Public Safety Facility; Religious Institutions; Schools – Vocational/Technical; Wireless Telecommunication Facility – Stealth; Child/Adult Day Care Center (6 or more people).

For purposes of the Master Plan, “*Allowable Residential Uses*” shall mean and refer to those uses identified in Section 2.3.C. of the UDO, including all of the following: Dwelling-Multifamily more than 4 units/bldg; Child/Adult Day Care Home (Fewer than 6 people) (subject to additional standards in UDO Chapter 3); Home Occupation.

For purposes of the Master Plan, “*Prohibited Uses*” shall mean and refer to the following uses identified in Section 2.3.C of the UDO: Bed and Breakfast Inns; Vehicle/Heavy Equipment

Sales; Manufacturing, Light; Manufacturing, Neighborhood; Campground; Cemeteries; Transit, Road & Ground Passenger Services; Theater, Live Performance; Storage – Warehouse, indoor storage; Wholesaling and distribution; Hospital; Utilities-Class 1 & 2; and Utilities-Class 3; Dwelling-Single Family; Dwelling-Duplex; Dwelling-Multifamily 4 units/bldg or less; Family Care Home (6 or Less residents); Housing Service for the Elderly; Live-Work Units; Rooming or Boarding House; Child/Adult Day Care Home (6 or more people); Post Office; Meeting Facilities.

Except as otherwise expressly limited herein, the Allowable Commercial Uses shall be permitted by-right on Lots #2 through #14 and shall not require a special use permit. Except as otherwise expressly limited herein, the Allowable Residential Uses shall be permitted by-right on Lot #1 and shall not require a special use permit. The Prohibited Uses shall not be permitted within the Development.

The development criteria of the buildings and lots within the Development as shown on Sheets C2.0 and C2.1 are as follows:

B. Lot #1

Uses: Lot #1 may be developed with the uses described below:

a. Stormwater Pond. Lot #1 may be permitted to be developed in part as a stormwater facility as shown generally on Sheet C2.1, which stormwater facility is shown for illustrative purposes only.

b. Multifamily Residential. Lot #1 as shown on Sheet C2.1 may be developed as apartments or as any other use permitted in the Allowable Residential Uses. Unless developed in accordance with the attached Sheet C2.1, the orientation of the buildings shall be agreed upon by

Town Administration and the owner of Lot #1, and the Town Administration shall be permitted to approve site plans for Lot #1 that deviate from the plan for Lot #1 as shown on Sheet C2.1, provided that such deviations do not constitute Substantial Changes as contemplated by Section IX.A.1 hereof and the UDO.

C. Buildings A, B, and H through K / Lots #3 through #6, #8, and #9

Uses: Buildings A, B, and H through K as shown on Sheet C2.0 may be developed as a combination of Retail/Restaurant uses, as well as any other use permitted in the Allowable Commercial Uses. Unless developed in accordance with the attached Sheet C2.0, the orientation of the above buildings shall be agreed upon by Town Administration and the owner of the respective Lot, and the Town Administration shall be permitted to approve site plans for each Lot that deviate from the plan for such Lot as shown on Sheet C2.0, provided that such deviations do not constitute Substantial Changes as contemplated by Section X.A.1 hereof and the UDO.

D. Building D / Lot #7

Uses: Building D as shown on Sheet C2.0 may be developed as a Movie Theater or as any other use permitted in the Allowable Commercial Uses. Unless developed in accordance with the attached Sheet C2.0, the orientation of Building D shall be agreed upon by Town Administration and the owner of Lot #7, and the Town Administration shall be permitted to approve site plans for Lot #7 that deviate from the plan for Lot #7 as shown on Sheet C2.0 provided that such deviations do not constitute Substantial Changes as contemplated by Section IX.A.1 hereof and the UDO.

E. Buildings C, E, F, and G / Lot #2

Uses: Lot #2 may be developed with the uses described below:

a. Stormwater Pond. Lot #2 may be permitted to be developed in part as a stormwater facility as shown generally on Sheets C2.0 and C2.1, which stormwater facility is shown for illustrative purposes only.

b. Retail. Buildings C, E, F, and G on Lot #2 as shown on Sheet C2.0 may be developed as a combination of Retail/Restaurant uses, as well as any other use permitted in the Allowable Commercial Uses. Unless developed in accordance with the attached Sheet C2.0, orientation of Buildings C, E, F, and G on Lot #2 shall be agreed upon by Town Administration and the owner of Lot #2 and the Town Administration shall be permitted to approve site plans for Lot #2 that deviate from the plan for Lot #2 as shown on Sheet C2.0 provided that such deviations do not constitute Substantial Changes as contemplated by Section X.A.1 hereof and the UDO.

F. Lots #10 and 11

Uses: At the option of the owner of each of Lots #10 and #11 (the "Buffer Lots"), each Buffer Lot shall be permitted to be developed as follows:

a. Stormwater Pond. The Buffer Lots may be permitted to be developed as stormwater facilities as shown generally on Sheet C2.0, which stormwater facility is shown for illustrative purposes only.

b. Open Space. The Buffer Lots may be permitted to be developed as stormwater facilities as shown generally on Sheet C2.0.

c. Commercial Use. The Buffer Lots, as shown on Sheet C2.0, may be developed for Retail/Restaurants uses, as well as any other Allowable Commercial Uses. Orientation of any building located on a Buffer Lot shall be agreed upon by Town Administration and the owner of

the Buffer Lot, and the Town Administration may approve site plans for Buffer Lots that deviate from the plan for the Buffer Lots as shown on Sheet C2.0 if all ordinances and policies are met. Buffer Lots may be developed in any combination of the aforementioned uses, including without limitation Allowable Commercial Uses, stormwater facilities, and open space.

2. Access/Curb Cut. In the event that a Buffer Lot is developed for a commercial use as contemplated by subsection IV.F.c above, that Buffer Lot shall be entitled to be served by at least one (1) curb cut onto an adjacent public street, subject to Town policies and standards, and to review and approval by the Town Technical Review Committee as such lot is developed.

G. Lots #12 through #14

Uses: Lots #12 through #14, inclusive (the "Outparcels"), as shown on Sheet C2.0 may be developed for Retail/Restaurants uses, as well as any other uses permitted in the Allowable Commercial Uses.

Access/Curb Cuts. Each Outparcel shall be entitled to be served by at least one (1) curb cut onto Village Park Drive per developed lot. The location of curb cuts for the Outparcels shall be reviewed and approved by the Town Technical Review Committee as each Outparcel develops.

V. REDUCTIONS IN TOWN ORDINANCE REQUIREMENTS

Pursuant to the provisions of Section 2.15.C of the UDO, the Town Council has the authority to approve a master plan as part of a required conditional district zoning that reduces certain standards of the UDO.

In light of the mixed use character of the Development; its substantial addition to the tax base; and the improvements Developer has proposed that exceed the minimum requirements

under the UDO, including for example additional buffers, landscaping, transportation improvements, and fencing; the following items are expressly approved as alternatives to UDO provisions otherwise applicable, notwithstanding any UDO provisions to the contrary:

A. Transparency and Clear Glazing:

1. All buildings shall meet the transparency requirements of Section 5.11.C.2.a., except as shown on the approved elevations attached to the Master Plan.

2. For areas used for kitchens, storage, restrooms, utility, or similar service areas, spandrel glass may be used in place of clear glass in order to satisfy the requirements of UDO Section 5.11.C.2.a.

B. Neon: Any movie theater within the development may include neon signs in excess of the limitations of Sections 12.3.D. and 12.4.K., as approved by Town Development Services staff.

C. Building materials:

1. Rear of Buildings G through J: Notwithstanding Section 5.11.C.4 of the UDO, any cementitious product may be used for the rear (east-facing) wall of buildings G through J.

2. Quick Brik or similar: Notwithstanding Section 5.11.C.4 of the UDO, buildings with a gross floor area of greater than 20,000 square feet may be permitted to include Quick Brik or a substantially similar product as an acceptable building finish in addition to those finishes contained in the UDO.

D. Flag lots: Notwithstanding the provisions of Section 4.2.K of the UDO, all Lots within the Development may be developed as shown on Sheets C2.0 and C2.1. Each lot shall meet the minimum lot width at a point not to exceed 400 feet from the right of way.

E. Setbacks:

1. Notwithstanding Section 2.11.B. of the UDO, Building K must be set back from the nearest public right-of-way generally as shown on Sheet C2.0, but in no case farther than 180 feet.

F. Parking:

1. Off-street vehicle accommodation areas, including but not limited to parking areas, are to be located in accordance with UDO Sections 10.4.A and 10.6.A, except as shown on Sheets C2.0 and C2.1.

2. Parking areas on Lots #2 through #9 shall be permitted to be developed with parking areas divided into modules containing up to 50 parking spaces per module, generally as shown on Sheets C2.0 and C2.1, notwithstanding the provisions of Section 10.6 of the UDO related to the same.

3. On-Street Parking: Notwithstanding Section 17.3 of the UDO, on-street parking shall not be provided on roadways within the Development.

G. Park and Ride spaces: Notwithstanding §10.3.B of the UDO, park and ride parking spaces shall not be required within the Development.

H. Buffers: The Development is planned for a mix of uses and includes the North-South Street between commercial uses and adjoining property to the west. Consequently, notwithstanding Sections 2.11.B and 8.6 of the UDO, (a) no buffer or setback shall be required between the commercial (zoned HBCD) and residential (zoned RMXCD) portions of the Development, nor between the multifamily (RMXCD) portion of the development and the adjacent UR12 zoning district to the west; and (b) all other setbacks and buffers between zoning districts shall be as shown on the attached Sheets C2.0 and C2.1. Land disturbance activities are permitted within any buffer in the Development, generally as depicted in Sheets C3.0 and C3.1.

I. Bicycle parking: Notwithstanding § 10.3.C. of the UDO, the Development shall include a minimum of 50 bicycle parking spaces on the Highway Business / retail portion of the Development.

J. Signage:

1. Notwithstanding the provisions of UDO Section 12.5.B, in addition to signage otherwise permitted by the UDO, one off-premise monument sign of up to 20' in height and 200 sq. ft. in area per side shall be permitted along Knightdale Boulevard for the benefit of Lots #1 through #9.

2. Notwithstanding the provisions of UDO Section 12.5.B, in addition to signage otherwise permitted by the UDO, a project branding sign of up to 4' in height and 50 sq. ft. in area shall be permitted on a decorative wall of no more than 5' in height, which wall shall be located at the southeast corner of the intersection of Village Park Drive and the North-South Street for the benefit of Lots #1 through #9. The sign base and structure shall include architectural elements similar to the approved elevations for the Development.

K. Landscaping of Parking Areas: Notwithstanding the provisions of Section 8.8 of the UDO, no more than one shade tree shall be required to be planted within any parking island in the Development. Shade trees shall be provided as indicated on the attached Sheets L2.0, L2.1, and L5.0.

L. **Street Walls and Roof Lines:**

1. For any movie theater within the Development, the façade articulation requirements of UDO Section 5.4.G. shall be met by any elevation similar to that shown for Building D on Sheet A2.

2. All roof lines of commercial buildings within the Development shall comply with Section 5.11.C.5, except as shown on the approved elevations.

M. **Tree Protection:** The tree protection provisions of the UDO shall not apply to any areas within the Property for which tree removal is consistent with a state or federal permit allowing for the impacting of jurisdictional streams, wetlands, or riparian buffer zones. Further, the standard of Section 8.5.A of the UDO shall be modified such that the standard for tree replacement in Tier 2 areas shall be that all trees greater than 15" DBH shall remain undisturbed or be replaced at a rate of 1 tree per 15" DBH.

N. **Fencing:** Notwithstanding Section 4.8.B of the UDO, the fence near the eastern boundary of the Development shown on Sheets C2.0 and C2.1 may be constructed of wood.

VI. ADDITIONAL CONDITIONS

A. **Utility Allocation Agreement**

The developer and owners of the Property shall agree to a Utility Allocation Agreement.

The Town shall have no obligation to provide public water and sewer service to the Property until the Owners and Developer enter a Utility Allocation Agreement with the Town.

B. **Buffers**

Developer will provide Type B and/or D buffer yards between the Property and the residential uses to the east and south of the Property, as shown on Sheets C2.0, C2.1, L2.0, and L2.1. Upon completion of clearing and grading activities, the existing vegetation will be assessed by Town staff to confirm that it is sufficient to meet the performance standard per Chapter 8 of the Town of Knightdale UDO. Should the standard not be met, the developer will work with Town staff to identify supplemental vegetation necessary to achieve the performance standard of UDO Section 8.6.B.

A six-foot-high wooden fence shall be installed within the buffers along portions of the eastern and southern boundaries of the Property, as shown on the attached Sheets C2.0 and C2.1.

C. Unity of Development

All buildings will generally exhibit architectural compatibility with the illustrative Elevations attached to the Master Plan application through integrated design features, common building materials and appropriate scale of development; provided that color shall not be required to be one of the design elements unifying the Development. Because the Elevations are illustrative in nature, the unity of development standards for each individual lot comprising the Property may be modified and determined on a site specific basis.

D. Landscape Maintenance and Location

Either the Developer or a designated operator under an operating agreement for the Development or a property owners' association for the Development shall maintain the common areas within the Development, including the stormwater detention ponds as shown on Sheets C2.0 and C2.1. For clarity, common areas that the Developer or a property owners' association must maintain do not include undisturbed buffer areas that meet applicable standards. Landscaping of the Development shall be in accordance with the Landscape Plan attached hereto as Sheets L2.0 and L2.1.

E. Stormwater Management

Stormwater management for the Development shall be provided in accordance with Sheets C3.0 and C3.1 and the Stormwater Plan included with the Master Plan application submittal.

Stormwater management infrastructure may change in size or shape at the time of

submission of construction drawings. Stormwater collection systems in public rights-of-way shall conform to the Town's standards and specifications. Collection systems on private property may utilize storage devices, bioretention areas or rain gardens, and other alternative design concepts.

F. Road Construction

1. The North-South Street and Village Park Drive through the Development shall be constructed in accordance with the street sections shown on Sheet C5.0 and the Town's Arterial and Collector Plan. These streets shall be public roads upon completion and dedication to the Town. In connection with the construction of any public roads within the Development as shown on Sheets C2.0 and C2.1, the Town may be identified as the applicant on any permit(s) to cross or otherwise impact jurisdictional wetlands and/or stream buffers if such permits are required by the State of North Carolina or the United States Army Corps of Engineers. Developer and/or the owner of the lot requiring any permit to cross or otherwise impact jurisdictional wetlands and/or stream buffers shall bear the sole cost and expense associated with any permits to be procured hereunder.

2. Developer also shall construct one additional right turn lane within eastbound Knightdale Boulevard onto the North-South Street and lengthen the left turn lane within westbound Knightdale Boulevard, as recommended by the Traffic Impact Analysis prepared by Kimley-Horn and Associates, Inc. for the Development. The above recommended traffic and roadway improvements for the Development are described in the Traffic Impact Analysis submitted herewith and will be constructed, provided such

improvements are approved by the North Carolina Department of Transportation and the Town of Knightdale.

3. In addition to the above required and recommended improvements, as further provided on Sheets C2.0 and C2.1 and subject to North Carolina Department of Transportation approval, Developer agrees to make the following additional improvements in accordance with the UDO requirements: (a) re-stripe Knightdale Boulevard from its intersection with the North-South Street northward to its intersection with Smithfield Road; (b) install signal heads at the intersection of Knightdale Boulevard and the North-South Street; (c) improvements to the north side of Knightdale Boulevard relating to the signalization of the intersection of Knightdale Boulevard and the North-South Street; and (d) improvements to the driveway entrance of the Wake Stone quarry property across Knightdale Boulevard from the Development, generally as shown in the Utility Allocation Agreement referenced in condition A, above.

G. Pedestrian Orientation

Sidewalks of five feet (5') in width shall be constructed along both sides of the North-South Street (except where necessary to accommodate additional landscaping on the western portion of the Property where the HB zone abuts adjacent UR12 zoning), Village Park Drive, and the private right-in, right-out entrance to the Development along Knightdale Boulevard; between the multifamily residential buildings and parking areas on Lot #1; and between each building on Lots #2 through #14 and the adjoining parking areas, all as shown on Sheets C2.0 and C2.1. As individual lots within the Development are submitted for site plan approval, only those portions

of the sidewalks that are contained within each lot must be constructed prior to issuance of a building permit for such lot.

VII. VESTED RIGHTS

This Master Plan shall constitute a Site Specific Development Plan establishing vested rights for the Development for a period of five (5) years.

VIII. CONDITIONS OF DEVELOPMENT AND OCCUPANCY

The following are the conditions of development and occupancy that shall apply to any lot within the Property:

A. Conditions to be met prior to issuance of a Construction Improvements Permit

1. That the construction plans reflect the technical recommendations of the Technical Review Committee, the City of Raleigh Public Utilities Department and all other regulating agencies.
2. That street names be approved by the Town and Wake County.
3. That the Town and the owners and developers of the Property have agreed to and executed a Utility Allocation Agreement.

B. Conditions to be met prior to a Certificate of Occupancy

1. That all improvements be constructed as required by the approved construction plans for each lot; and
2. That road improvements and the traffic signal at Knightdale Boulevard shall be constructed as approved by NCDOT.

IX. AMENDMENTS AND APPROVALS

A. Amendments

Subject to the terms of any overall operating and reciprocal easement and maintenance agreement recorded as part of development of the Property, all of the owners of Property within the Development shall join in any amendment to this Master Plan and the exhibits hereto.

B. Approvals

Unless otherwise provided herein, the Town Manager or his or her designee shall have the authority to approve site plans and any other development plans as development occurs on the Property.

1. Substantial Changes. As provided for in Section 15.6.C. of the UDO, any change to this Master Plan that results in a net increase in the number of lots or a net increase of more than 10% of a building's heated floor area shall be considered a "*Substantial Change*" and shall be reviewed by the Land Use Review Board and approved or denied by the Town Council as an amended conditional district.

2. Administrative Changes. Except for Substantial Changes as described above, the Town Manager or his or her designee may approve minor alterations to this Master Plan as "*Administrative Changes.*" All changes to the Master Plan that are not Substantial Changes shall be considered Administrative Changes. Such minor alterations include, without limitation, minor or non material changes in lot lines, driveway access points, and changes in public street locations, lot lines, driveway access points, and changes in street or sidewalk construction standards that do not affect the traffic-carrying

capacity of the respective streets or sidewalks. Appeals of administrative changes shall be made to the Land Use Review Board.



8 WEST ELEVATION - BUILDING C
 1/16" = 1'-0"
 GLAZING CALCULATIONS:
 70'L X 14'H = 980 SF X 0.4 = 392 SF REQUIRED (40%)
 ACTUAL GLAZING PROVIDED: 370 SF (38%)



7 NORTH ELEVATION - BUILDING C
 1/16" = 1'-0"
 GLAZING CALCULATIONS:
 60'L X 14'H = 840 SF X 0.4 = 336 SF REQUIRED (40%)
 ACTUAL GLAZING PROVIDED: 390 SF (46%)



6 SOUTH ELEVATION - BUILDING C
 1/16" = 1'-0"
 GLAZING CALCULATIONS:
 58'L X 14'H = 812 SF X 0.4 = 325 SF REQUIRED (40%)
 ACTUAL GLAZING PROVIDED: 310 SF (38%)



5 EAST ELEVATION - BUILDING C
 1/16" = 1'-0"
 GLAZING CALCULATIONS:
 70'L X 14'H = 980 SF X 0.4 = 392 SF REQUIRED (40%)
 ACTUAL GLAZING PROVIDED: 540 SF (55%)



4 SOUTH ELEVATION - BUILDING D
 1/16" = 1'-0"
 GLAZING CALCULATIONS:
 NONE



3 WEST ELEVATION - BUILDING D
 1/16" = 1'-0"
 GLAZING CALCULATIONS:
 NONE



2 EAST ELEVATION - BUILDING D
 1/16" = 1'-0"
 GLAZING CALCULATIONS:
 236'L X 14'H = 3,304 SF X 0.4 = 1,322 SF REQUIRED (40%)
 ACTUAL GLAZING PROVIDED: 1,556 SF (47%)



1 NORTH ELEVATION - BUILDING D
 1/16" = 1'-0"
 GLAZING CALCULATIONS:
 NONE



8 NORTH ELEVATION - BUILDING A
 1/16" = 1'-0" GLAZING CALCULATIONS:
 NONE



7 EAST ELEVATION - BUILDING A
 1/16" = 1'-0" GLAZING CALCULATIONS:
 60'L X 14'H = 840 SF X 0.4 = 336 SF REQUIRED (40%)
 ACTUAL GLAZING PROVIDED: 160 SF (19%)



6 WEST ELEVATION - BUILDING A
 1/16" = 1'-0" GLAZING CALCULATIONS:
 59'L X 14'H = 826 SF X 0.4 = 330 SF REQUIRED (40%)
 ACTUAL GLAZING PROVIDED: 124 SF (15%)



5 SOUTH ELEVATION - BUILDING A
 1/16" = 1'-0" GLAZING CALCULATIONS:
 69'L X 14'H = 966 SF X 0.4 = 386 SF REQUIRED (40%)
 ACTUAL GLAZING PROVIDED: 480 SF (50%)



4 WEST ELEVATION - BUILDING B
 1/16" = 1'-0" GLAZING CALCULATIONS:
 312'L X 14'H = 4,368 SF X 0.4 = 1,747 SF REQUIRED (40%)
 ACTUAL GLAZING PROVIDED: 1,412 SF (32%)



3 NORTH ELEVATION - BUILDING B
 1/16" = 1'-0" GLAZING CALCULATIONS:
 72'L X 14'H = 1,008 SF X 0.4 = 403 SF REQUIRED (40%)
 ACTUAL GLAZING PROVIDED: 264 SF (26%)



2 SOUTH ELEVATION - BUILDING B
 1/16" = 1'-0" GLAZING CALCULATIONS:
 75'L X 14'H = 1,050 SF X 0.4 = 420 SF REQUIRED (40%)
 ACTUAL GLAZING PROVIDED: 430 SF (41%)



1 EAST ELEVATION - BUILDING B
 1/16" = 1'-0" GLAZING CALCULATIONS:
 312'L X 14'H = 4,368 SF X 0.4 = 1,747 SF REQUIRED (40%)
 ACTUAL GLAZING PROVIDED: 2,364 SF (54%)



TOWN OF KNIGHTDALE

www.knightdalenc.gov

DEVELOPMENT SERVICES DEPARTMENT

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2243
(f) 919.217.2249

MASTER PLAN


In accordance with Development Process outlined in Chapter 15 of the Unified Development Ordinance, Master Plan submittals are required for all Site Plans, Major Subdivisions, Special Use Permits, and Conditional Districts. Completed applications shall include all of the submittal requirements included on Page 2 of this package, and must be submitted in accordance with the schedule established by the Development Services Department. Approval of the Master Plan is not an authorization to begin site construction.

PROJECT INFORMATION

PROJECT NAME:	Parkstone Phase 2		
PROJECT ADDRESS:	901 Parkstone Towne Boulevard, Knightdale, NC 27545		
WAKE COUNTY PIN(s):	1744843799		
PROPOSED USE:	Mix of Commercial / Retail Uses and Residential		
PROPOSED SQ. FT.:	102,200 sf Commercial 148 Townhomes	PROPOSED LOTS:	156
		DENSITY (DWELLING/ACRE):	148/15.68 = 9.44
ZONING DISTRICT:	HBCD	SITE ACRES:	26.68
		INSIDE CORPORATE LIMITS:	YES
	(11.00 Commercial & 15.68 Residential)		

CONTACT INFORMATION


APPLICANT:	Knightdale Development Ownership, LLC		
PHONE:	(704) 248-7838	FAX:	
ADDRESS:	PO Box 3 Dewitt, NY 13214		
	Brian Long	EMAIL:	blong@widewaters.com

SIGNATURE: 

PROPERTY OWNER:	Knightdale Development Ownership, LLC		
PHONE:	(704) 248-7838	FAX:	
ADDRESS:	PO Box 3 Dewitt, NY 13214		
	Brian Long	EMAIL:	blong@widewaters.com

SIGNATURE: 

DEVELOPER:	Knightdale Development Ownership, LLC		
PHONE:	(704) 248-7838	FAX:	
ADDRESS:	PO Box 3 Dewitt, NY 13214		
	Brian Long	EMAIL:	blong@widewaters.com

SIGNATURE: 

THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY

CASE NUMBER:	SUBMITTAL DATE:	X-REFERENCE(s):
FILING FEE:	SKETCH PLAN MEETING DATE:	



TOWN OF KNIGHTDALE

www.knightdalenc.gov

DEVELOPMENT SERVICES DEPARTMENT

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2243
(f) 919.217.2249

SUBMITTAL REQUIREMENTS

NO APPLICATION SHALL BE ACCEPTED BY THE LAND USE ADMINSTRATOR UNLESS IT CONTAINS ALL OF THE INFORMATION NECESSARY TO DETERMINE IF THE DEVELOPMENT, IF COMPLETED AS PROPOSED, WILL COMPLY WITH ALL OF THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE. APPLICATIONS WHICH ARE NOT COMPLETE WILL BE RETURNED TO THE APPLICANT WITH A NOTATION OF DEFICIENCIES.

THE FOLLOWING ARE TO BE SUBMITTED AT THE TIME OF INITIAL SUBMITTAL. FAILURE TO SUBMIT ALL ITEMS WILL RESULT IN DELAY OF YOUR APPLICATION. APPLICATIONS ARE TO BE RECEIVED BY 5 PM ON THE SUBMITTAL DEADLINE DATES ESTABLISHED BY THE DEVELOPMENT SERVICES DEPARTMENT.

- COMPLETED APPLICATION FORM. Application must be signed by the applicant and the property owner.
- PROCESSING FEE: The fees below are for the Master Plan based on the type of permit being requested. Fees are exact and not rounded up. Master Plans that accompany a request for conditional district will require a separate application and filing fee for Zoning Map Amendment (Re-zoning):

	<u>SITE PLAN:</u>	<u>SPECIAL USE PERMIT or</u> <u>CONDITIONAL DISTRICT:</u>
NON-RESIDENTIAL	\$300 plus \$50 per acre	\$600
RESIDENTIAL	\$300 plus \$50 per acre	See Master Plan fee
MODIFICATION		\$600

Master Plan submittals are fully electronic. Please send all documentation electronically.

- Site/civil/landscape plans must be to engineering scale (1" = 20', 1" =50', etc.). Lighting and Landscaping should be included within the Master Plan set, if required. See Page 3 of this application package for data to be included on the Master Plan.
- Please include any proposed or existing deed restrictions or owners association documents.
- MASTER PLANS REQUIRING PUBLIC HEARINGS (SPECIAL USE PERMITS OR CONDITIONAL DISTRICTS):
 - LIST OF PARCEL IDENTIFICATION NUMBERS AND OWNERS (with their mailing addresses) of all parcels adjoining, including across the street from, and within 200 feet, the parcel(s) making up the proposed development site.
 - STAMPED, PRE-ADDRESSED BUSINESS ENVELOPES for the applicant, the property owner and each owner on above list with return address reading: Town of Knightdale Development Services Department, 950 Steeple Square Court, Knightdale, NC 27545.

The Master Plan shall be drawn to the following specifications and must contain or be accompanied by the information listed below. All plans shall be submitted at a scale not less than one (1) inch = 50 feet unless otherwise authorized by the Administrator. No processing or review of a Master Plan will proceed without all of the following information:

- The boundary, as determined by survey, of the area to be developed with all bearings and distances shown and the location within the area, or contiguous to it, of any existing streets, railroad lines, perennial streams, wetlands, easements or other significant features of the tract.
- Scale denoted both graphically and numerically with north arrow.
- A vicinity map at a scale no smaller than one (1) inch equals 1,200 feet showing the location of the subdivision with respect to adjacent streets and properties.



TOWN OF KNIGHTDALE

DEVELOPMENT SERVICES DEPARTMENT

www.knightdalenc.gov

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2243
(f) 919.217.2249

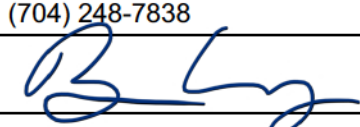
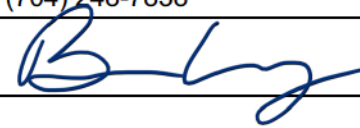
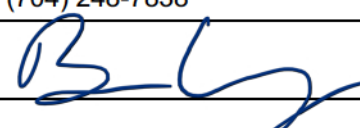
- The location of proposed buildings, parking and loading areas, streets, alleys, easements, lots, parks or other open spaces, site reservations (i.e. school sites), property lines and building setback lines with street dimensions, tentative lot dimensions and the location of any building restriction areas (i.e. flood hazard areas, buffer locations, watershed protection districts, and/or jurisdictional wetlands). Site calculations shall include total acreage of tract, acreage in parks and other non-residential uses, total number and acreage of parcels and the total number of housing units.
- Calculations for required and proposed Recreational Open Space.
- The proposed name of the development; street names; the owner's name and address; the names of adjoining subdivisions or property owners; the name of the Township, county, and state in which the development is located; the date of plan preparation and the zoning classification of the tract to be developed along with those of adjoining properties.
- Corporate limits and extra-territorial jurisdiction boundaries (where applicable).
- Typical cross-sections of proposed streets. Where a proposed street is an extension of an existing street, the profile of the street shall include 300 feet of the existing roadway with a cross-section of the existing street. Where a proposed street within the development abuts a tract of land that adjoins the development and where said street may be expected to extend into said adjoining tract of land, the profile shall be extended to include 300 feet of the said adjoining tract.
- The proposed limits of construction for all proposed development activity.
- A timetable for estimated project completion for each phase proposed.
- Original contours at intervals of not greater than two (2) feet for the entire area to be subdivided and extending into adjoining property for a distance of 300 feet at all points where street rights-of-way connect to the adjoining property and 50 feet at all other points of common project boundaries. Wake County or Town of Knightdale digital topography may be used to satisfy this requirement but should be field-verified to ensure accuracy. This requirement may be waived for developments smaller than one (1) acre or where insufficient topographic changes warrant such information.
- 2-D utility plan showing location of sanitary sewer lines, water distribution lines, storm sewer lines, manholes, clean-outs, fire hydrants, fire lines, valves, underground private utilities, backflow prevention devices showing make and model, meters and pipe sizes. If applicable, also well and septic locations, force mains, and pump stations.
- Supplemental Plans as applicable:
 - **Landscape Plan** in accordance with Section 16.8(A)
 - **Lighting Plan** in accordance with Section 16.8(B)
 - **Traffic Signs & Markings Plan** in accordance with Section 16.8(C)
 - **Architectural Plans** in accordance with Section 16.8(D)
 - **Stormwater Management Plan** in accordance with Section 16.8(E)
 - **Traffic Impact Analysis (if required)** in accordance with Section 16.9
 - **Wake County Public Schools - Residential Development Notification Submission** <https://arcg.is/CKbv5>

In addition to the above required information, the following additional information may be required by the Administrator, the Land Use Review Board or the Town Council on a discretionary site-specific basis:

- Environmental Impact Statement, pursuant to Article 113A of the North Carolina General Statutes if: (i) the development exceeds 2 acres in area; and (ii) the Land Use Review Board deems it necessary due to the nature of the land or peculiarities in the proposed design.
- Development Permit and Certification application with supporting documentation as required by the Knightdale Flood Damage Prevention Ordinance in Chapter 6.

PLANNED UNIT DEVELOPMENT APPLICATION

In accordance with Unified Development Ordinance Section 2.16, a Planned Unit Development (PUD) is a type of Planned Development District (PDD) that encourages master planning of development and to manage such development with the impacts of the development on the provision of Town services and infrastructure. Completed applications shall include all of the submittal requirements included on Page 2 of this application and on the corresponding application checklist. Applications must be submitted in accordance with the schedule established by the Development Services Department.

<u>PROJECT INFORMATION</u>			
TYPE OF APPLICATION:	PLANNED UNIT DEVELOPMENT		
PROJECT ADDRESS:	901 Parkstone Towne Boulevard, Knightdale, NC 27545		
WAKE COUNTY PIN(s):	1744843799		
PROPOSED PROJECT NAME:	Parkstone Phase 2		
PROPOSED USE:	Mix of Commercial / Retail Uses and Residential		
PROPOSED SQ. FT.:	148 Townhomes	TOWN LIMITS/ETJ:	ETJ
CURRENT ZONING DISTRICT:	HBCD	PROPOSED ZONING DISTRICT:	RMX + PUD Overlay
PROPOSED LOTS:	149	DENSITY (DWELLING/ACRE):	148 units/15.68 ac = 9.44
<u>CONTACT INFORMATION</u>			
APPLICANT:	Knightdale Development Ownership, LLC		
ADDRESS:	PO Box 3, Dewitt, NY 13214		
PHONE:	(704) 248-7838	EMAIL:	blong@widewaters.com
SIGNATURE:			
PROPERTY OWNER:	Knightdale Development Ownership, LLC		
ADDRESS:	PO Box 3, Dewitt, NY 13214		
PHONE:	(704) 248-7838	EMAIL:	blong@widewaters.com
SIGNATURE:			
DEVELOPER:	Knightdale Development Ownership, LLC	(704) 248-7838	
ADDRESS:	PO Box 3, Dewitt, NY 13214		
PHONE:	(704) 248-7838	EMAIL:	blong@widewaters.com
SIGNATURE:			
THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY			
CASE NUMBER:	PUD - ____ - ____	SUBMITTAL DATE:	X-REFERENCE(s):
FILING FEE:	SKETCH PLAN MEETING DATE:		

SUBMITTAL REQUIREMENTS

NO APPLICATION SHALL BE ACCEPTED BY THE LAND USE ADMINSTRATOR UNLESS IT CONTAINS ALL OF THE INFORMATION NECESSARY TO DETERMINE IF THE DEVELOPMENT, IF COMPLETED AS PROPOSED, WILL COMPLY WITH ALL OF THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE. APPLICATIONS WHICH ARE NOT COMPLETE WILL BE RETURNED TO THE APPLICANT WITH A NOTATION OF DEFICIENCIES.

THE FOLLOWING ARE TO BE SUBMITTED AT THE TIME OF INITIAL SUBMITTAL. FAILURE TO SUBMIT ALL ITEMS WILL RESULT IN DELAY OF YOUR APPLICATION. APPLICATIONS ARE TO BE RECEIVED BY 5 PM ON THE SUBMITTAL DEADLINE DATES ESTABLISHED BY THE DEVELOPMENT SERVICES DEPARTMENT.

- **COMPLETED APPLICATION FORM.** Application must be signed by the applicant and the property owner.
- **PROCESSING FEE:** The fees below are based on the type of application being submitted. Fees are exact and not rounded up. Master Plans that accompany a request for conditional district will require a separate application and filing fee for Zoning Map Amendment (Re-zoning). Fee are subject to change July 1 of each year.

	MASTER PLAN:	SPECIAL USE PERMIT or CONDITIONAL DISTRICT:	PLANNED UNIT DEVELOPMENT:	COMMERCIAL SITE PLAN
NON-RESIDENTIAL	\$300 plus \$50 per acre	\$600	\$600	\$250 plus \$50 per acre
RESIDENTIAL	\$300 plus \$50 per acre	See Master Plan fee	\$600	

- All plan submittals are **electronic**. Please send all documentation via email or a file sharing service.
- For additional submittal requirements, refer to the corresponding checklist based on application type.

**PLANNED UNIT DEVELOPMENT
APPLICATION CHECKLIST**

TO BE COMPLETED BY APPLICANT	YES	N/A
PRE-SUBMITTAL REQUIREMENTS		
1. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Sketch Plan Approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood Meeting in accordance with UDO Ch.15.3.C	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SUBMITTAL REQUIREMENTS		
1. Completed Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Processing Fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Public Hearing Postage Fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Wake County Public Schools Residential Development Notification , if applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Traffic Impact Analysis, if applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SUBMITTAL SPECIFICATIONS		
1. Neighborhood Meeting Report: The report must include a list of those persons and organizations contacted about the neighborhood meeting, the date, time, and location of the meeting, a roster of the persons in attendance at the meeting, and a summary of issues discussed at the meeting; including a description of how the applicant proposes to respond to neighborhood concerns or changes made as a result of the meeting.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Vision and Intent Statement: (reference UDO Ch. 2.15.C)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Unified Development Ordinance Consistency: Provide a statement of consistency with the UDO. Any variation from the UDO must be explained and alternate means of compliance provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Comprehensive Plan Consistency: Provide a statement of consistency with the adopted KnightdaleNext 2035 Comprehensive Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Design Guidelines: Provide a comprehensive list of proposed design guidelines that demonstrate the project will be appropriate within the context of the surrounding properties and the larger community. This includes architectural elevations representative of the proposed structures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Zoning Designation: Include a request for a zoning designation that matches the proposed density (reference UDO Ch. 2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Boundary & Significant Feature Survey: The boundary, as determined by survey, of the area to be developed with all bearings and distances shown and the location within the area, or contiguous to it, of any existing streets, railroad lines, perennial streams, wetlands, easements or other significant features of the tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Scale & North Arrow: Scale denoted both graphically and numerically with north arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Vicinity Map: A vicinity map at a scale no smaller than 1 inch equals 1,200 feet showing the location of the PUD with respect to adjacent streets and properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Site Data: Calculations must Include total acreage, acreage in parks and other non-residential uses,	<input checked="" type="checkbox"/>	<input type="checkbox"/>

total number and acreage of parcels, and the total number of housing units		
11. General Layout Map: A map delineating the boundaries of proposed uses and building types. This map should include descriptive conditions indicating the use, density, and building type of each distinct area of the proposed district.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Dimensional Standards: Description of dimensional standards and any modifications to the general use regulations (reference UDO Ch. 2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Transportation: Show all major streets and any collector/arterials required, as well as connectivity to adjacent parcels. Any modifications to street sections or request for modified street sections shall be included (reference: UDO Ch. 9 and Ch. 17)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Recreational Open Space: All open space shall be provided as required in UDO Ch. 7. Any variation shall provide the same area of open space and must be consistent with the general spirit and intent of the UDO.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Landscaping: Tree protection and landscaping shall meet the criteria of UDO Ch. 8, except in cases where variations would meet the general spirit and intent of the UDO.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Signs: Signs shall meet the criteria of UDO Ch. 12, except in cases where variations would meet the general spirit and intent of the UDO.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Public Facilities: PUDs require all necessary infrastructure improvements to provide adequate transportation, water, sewer, and all other infrastructure improvements required by UDO Ch. 17.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Phasing Plan: This is required if more than one phase is proposed. In mixed-use proposals the non-residential component shall be phased in association with a percentage of the total residential units not to exceed 75%. Phasing must be consistent with the installation of public infrastructure improvements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Stormwater Management: A generalized stormwater management plan (reference UDO Ch. 6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ADDITIONAL REQUIREMENTS		
1. Water Allocation Policy Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>

See UDO Chapters 2.15 and 16.5 for additional description of all requirements

Planned Unit Development

Town of Knightdale Project #ZMA-8-19

Parkstone Townhomes
901 Parkstone Towne Boulevard

Knightdale, North Carolina
KHA Project ID No. 017254007

Prepared for:
Widewaters
Knightdale Development Ownership, LLC
Submitted: October 17, 2019
Resubmitted: February 14, 2020
Revised: March 6, 2020
Revised: April 30, 2020

PLANNED UNIT DEVELOPMENT

PARKSTONE TOWNHOMES
901 PARKSTONE TOWNE BOULEVARD
KNIGHTDALE, NORTH CAROLINA

PREPARED FOR:
WIDEWATERS
KNIGHTDALE DEVELOPMENT OWNERSHIP, LLC
PO BOX 3
DEWITT, NY 13214

PREPARED BY:
KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST. SUITE 600
RALEIGH, NORTH CAROLINA 27601
NC CERT. OF AUTH: F-0102

SUBMITTED: OCTOBER 17, 2019
RESUBMITTED: FEBRUARY 14, 2020
REVISED: MARCH 6, 2020
REVISED: APRIL 30, 2020

KHA #017254007

Disclosure Statement:

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TABLE OF CONTENTS

1. **VISIONING STATEMENT**
2. **EXISTING CONDITIONS**
3. **MASTER PLAN**
4. **2035 COMPREHENSIVE PLAN CONSISTENCY**
5. **DESIGN GUIDELINES**
6. **LANDSCAPING AND OPEN SPACE**
7. **ROADS AND UTILITIES**
8. **NEIGHBORHOOD MEETING REPORT**

1. VISIONING STATEMENT

The Parkstone Master Plan incorporates a mix of retail and residential uses. Widewaters is proposing 148 townhomes adjacent to the recently constructed apartment community. The proposed townhomes will be within a Planned Unit Development District. This district is designed to encourage master planning of the development so as to manage the impacts of the development on the provision of Town Services and infrastructure. The Planned Unit Development encourages creativity and innovation in the design of development. The subject project addresses the following goals as stated below:

- Provide exceptional design, character, and quality;
 - The stated architectural building elements located proximately to other residential communities and retail will provide a high-quality work-play experience.
- Provide high quality community amenities;
 - Open space amenities in extreme proximity to the Townhomes will provide opportunities for relaxation, congregation, and exercise. Additionally, the adjacency of retail will provide for walkable shopping and eating.
- Incorporate creative design in the layout of buildings;
 - The Townhomes front walkable streets and expansive green areas at the heart of the Parkstone development.
- Ensure compatibility with surrounding land uses and neighborhood character;
 - The Townhomes are an excellent transition from the apartments to the south and retail to the north while providing an avenue for pedestrian connection to each. An existing undisturbed buffer and fence is already providing for the adjacent lower density residential to the east.
- Ensure the creation of mixed density neighborhood nodes, and mixed-use centers;
 - The Townhomes are the nucleus of the Parkstone Mixed Use development ensuring the connection of the southern residential areas to the northern retail.
- Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map;
 - The Townhomes are an infill project in a priority investment and activity center. The residential area contributes to the mix of uses and is appropriately located in the Mixed-Use area of the Growth and Conservation map.
- Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.
 - Major infrastructure already exists at the property limits. The looped street network provides for good circulation and an excellent grid network providing all residents convenient opportunities to the open spaces and other residents.

PARKSTONE MASTER PLAN



2. EXISTING CONDITIONS

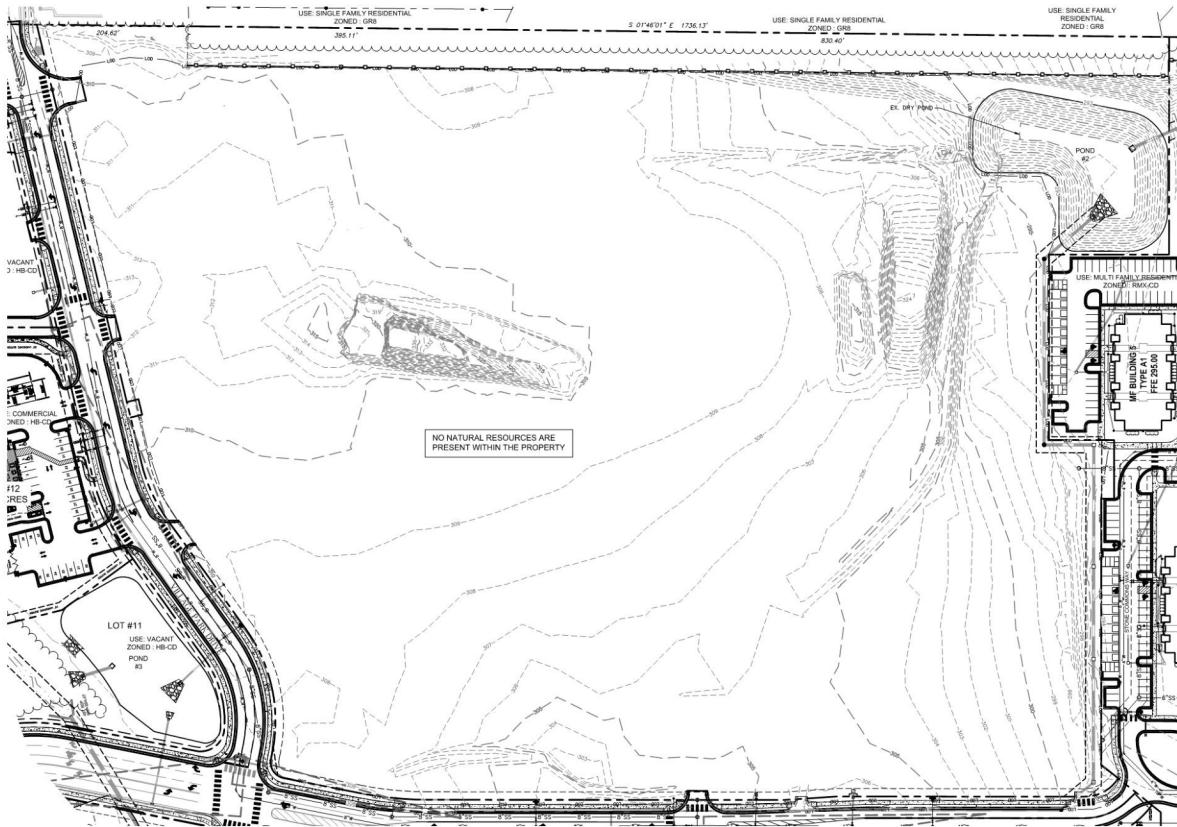
EXISTING CONDITIONS SUMMARY

Parkstone Townhomes is located on a parcel to the south of the intersection of Parkstone Towne Blvd. and Village Park Dr. The parcel is identified with the Wake County Property Identification Number: 1744843799. The parcel comprising Parkstone Townhomes slopes to the south and west from the north east. There is an existing dry detention pond on site and no other natural resources present. The land was previously cleared.

EXISTING AERIAL PHOTO



EXISTING TOPOGRAPHY



3. PARKSTONE TOWNHOMES MASTER PLAN

DEVELOPMENT DETAILS

Parkstone Townhomes will consist of 148 units on 15.68 acres designed to the RMX and Planned Unit Development standards of the Town of Knightdale Unified Development Ordinance. Parkstone Townhomes will provide a unique housing choice conveniently located to existing retailers and immediately adjacent to future retail. The community is also located on the periphery of an existing residential node. Parkstone Townhomes will have convenient outdoor space with a central pedestrian connection to both existing residential and future retail.

DEVELOPMENT MIX

	Number of units	Percentage of Development
• Front-loaded Townhouses	18	12.2%
• Rear-loaded Townhouses	130	87.8%
○ 3-Story	64	43.2%
○ 2-Story	66	44.6%

TOWNHOME MAP



LEGEND

- PAINTED TRAFFIC ARROW
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE (8" @ 4000PSI)
- PROPOSED PARKING COUNT
- LIGHT DUTY ASPHALT
- DETECTABLE WARNING SURFACE

- NOTE:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
 2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 3. THERMOPLASTIC STRIPING TO BE USED FOR ALL PAVEMENT STRIPING EXCEPT PARKING STALLS.

	18 UNITS	2 STORY FRONT LOAD
	84 UNITS	3 STORY ALLEY ACCESS
	86 UNITS	2 STORY ALLEY ACCESS

REAR-LOADED TOWNHOMES

Modifications to UDO Standards

Rear-Loaded Townhouses within Parkstone Townhomes will comprise 87.8% of the total number of dwelling units. Elevations and architectural standards are proposed as part of this PUD document. All townhouses will have garages and are located in close vicinity to site amenities. The proposed density will not exceed RMX standards.

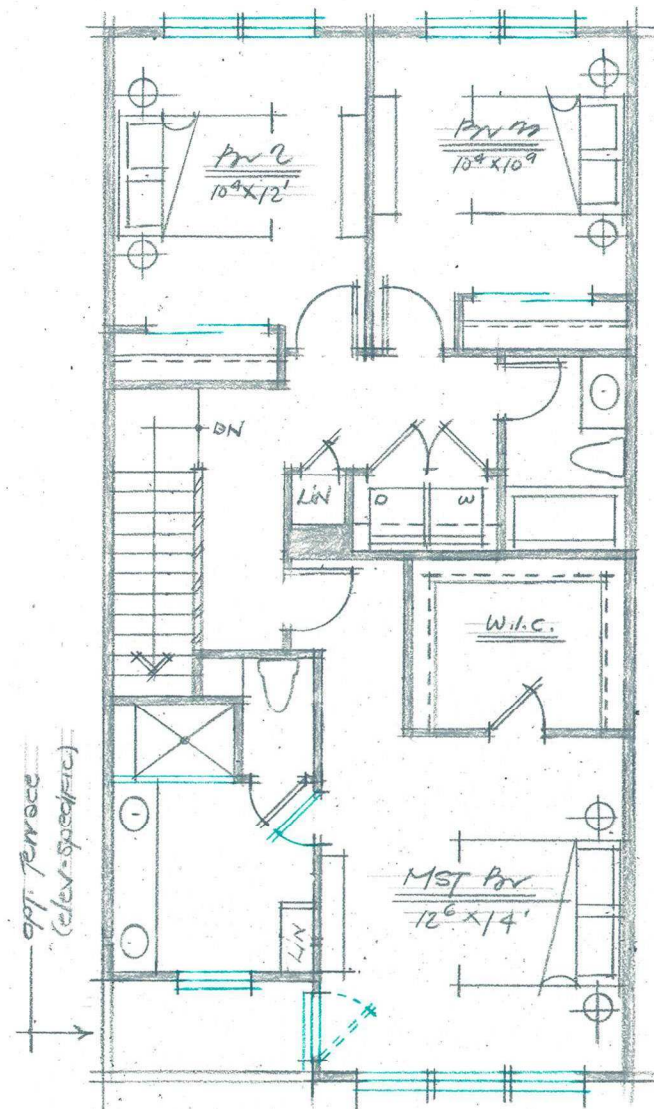
Townhouse Dwelling Standards

- Front setback (min) 0'
- Front setback (max) 25'
- Minimum building separation 6'
- Rear setback from rear lane/alley(min) 15' (exclusive of optional decks)
- Maximum building height 3 stories
- Minimum driveway length 20'

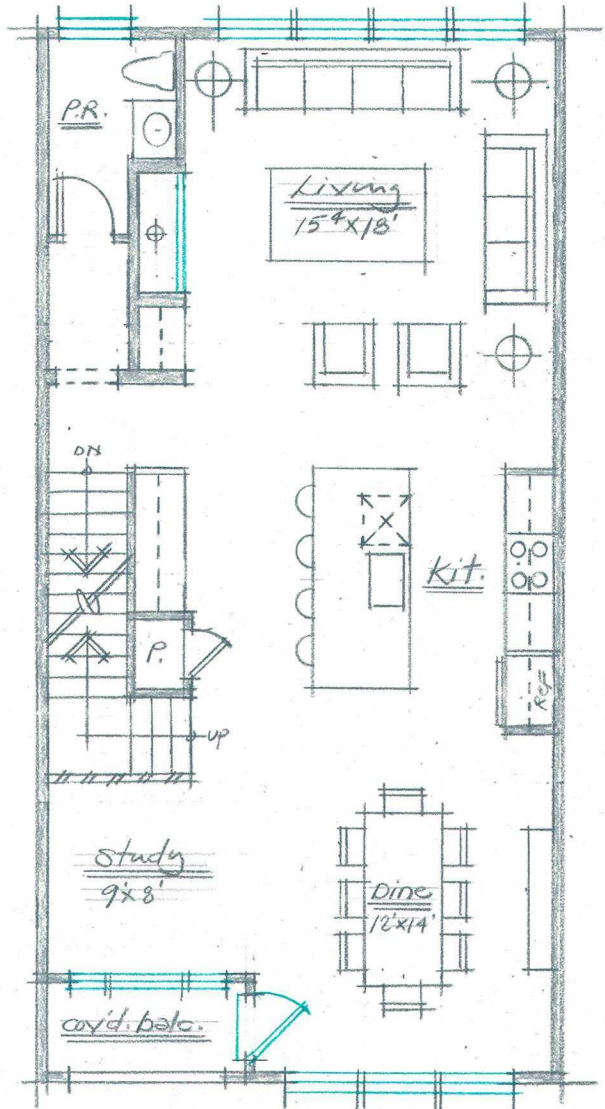
See attached elevations sheets for more details. For architectural variety, features noted as “optional” will be installed within each run of townhome units but not necessarily on each unit within the run.



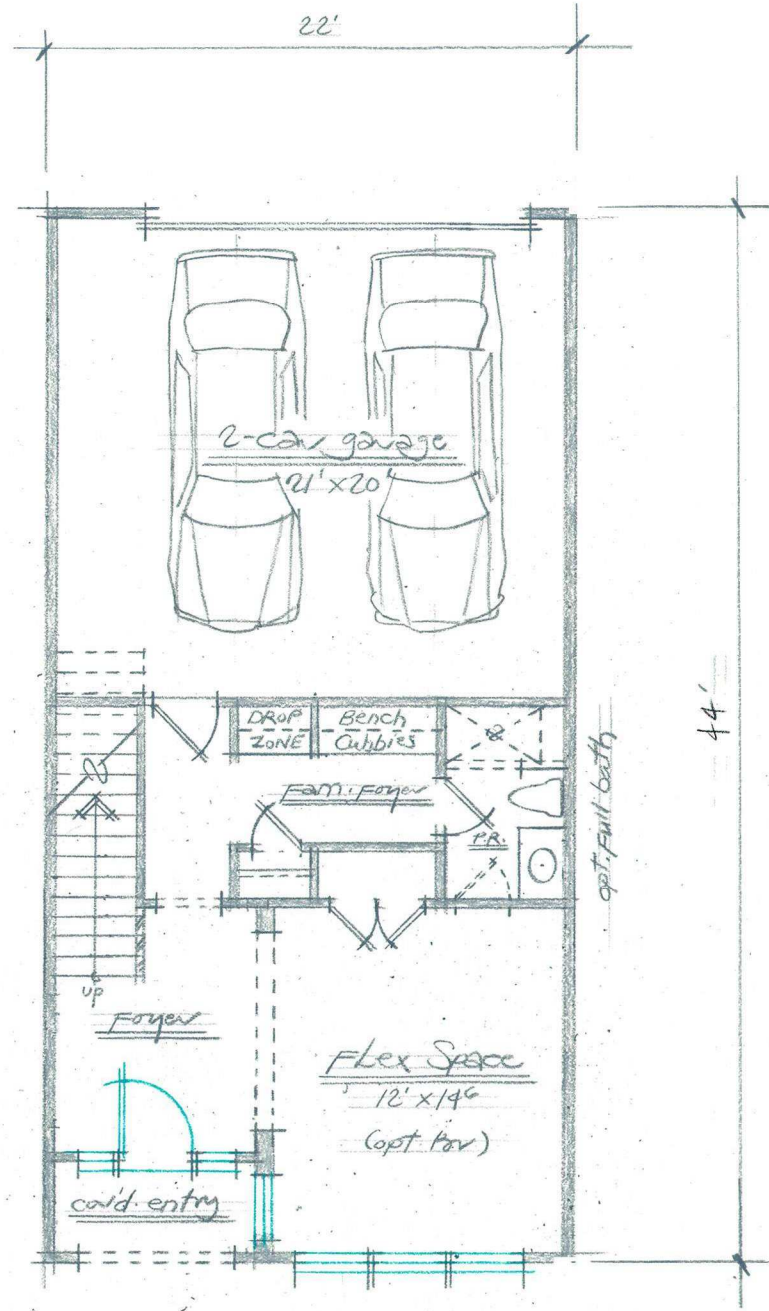




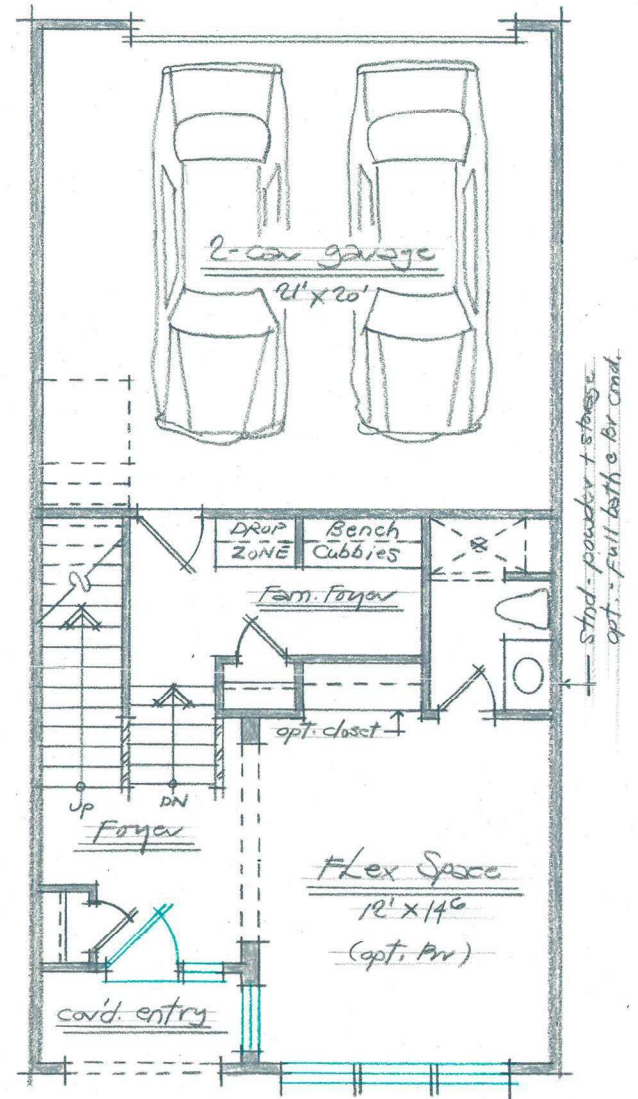
THIRD FLOOR PLAN
9'30" φ ± 9'0"



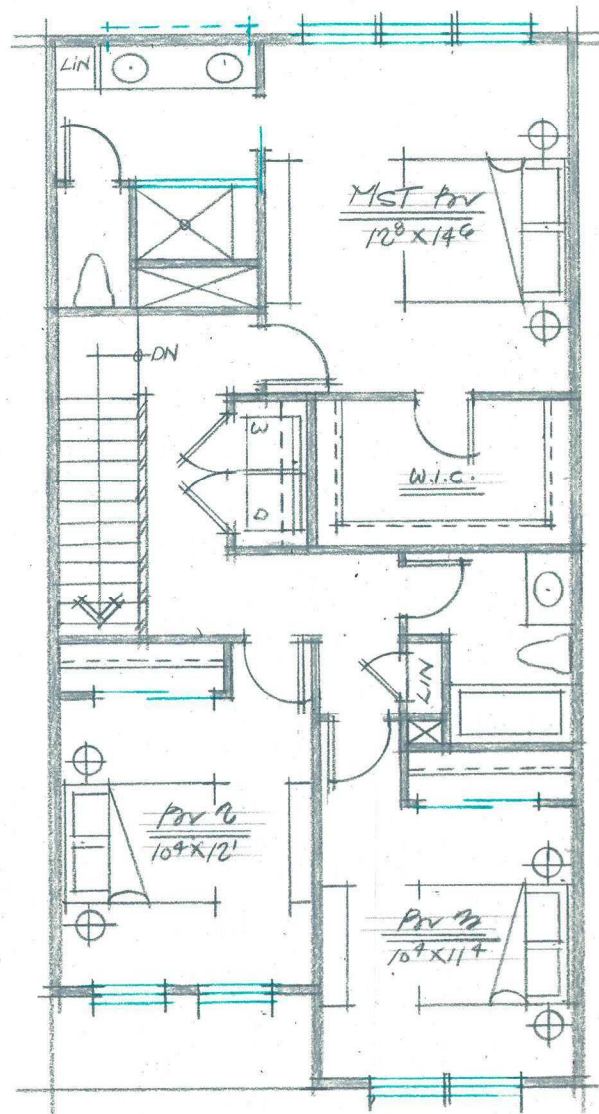
SECOND FLOOR PLAN
9'30" φ ± 9'0"



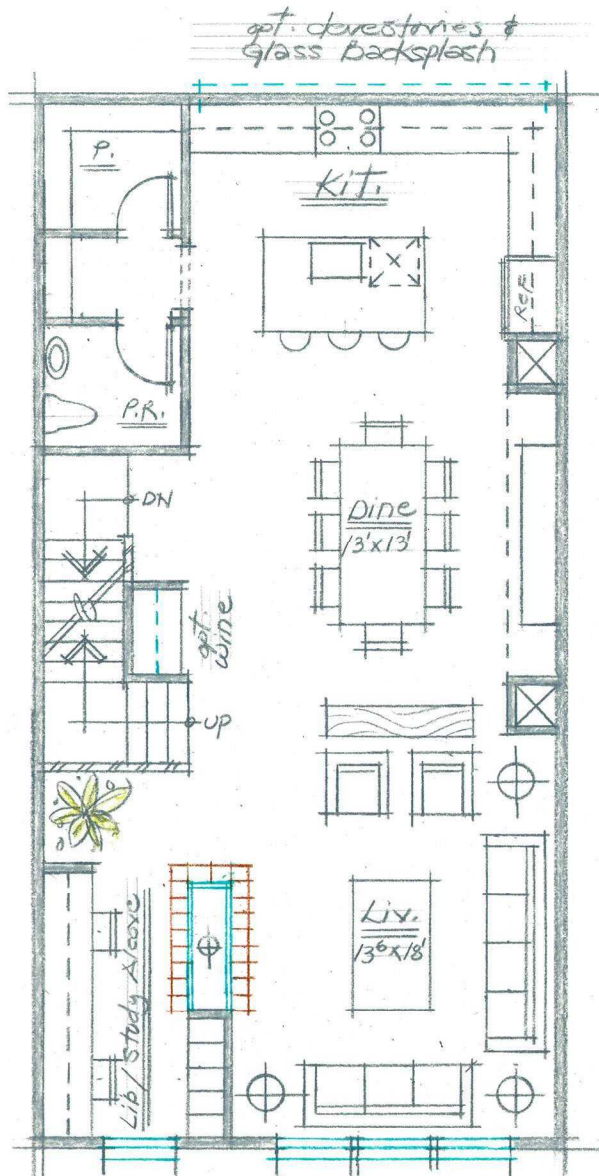
FIRST FLOOR PLAN
430 φ ± TOT = 2340 φ ± 9'0"



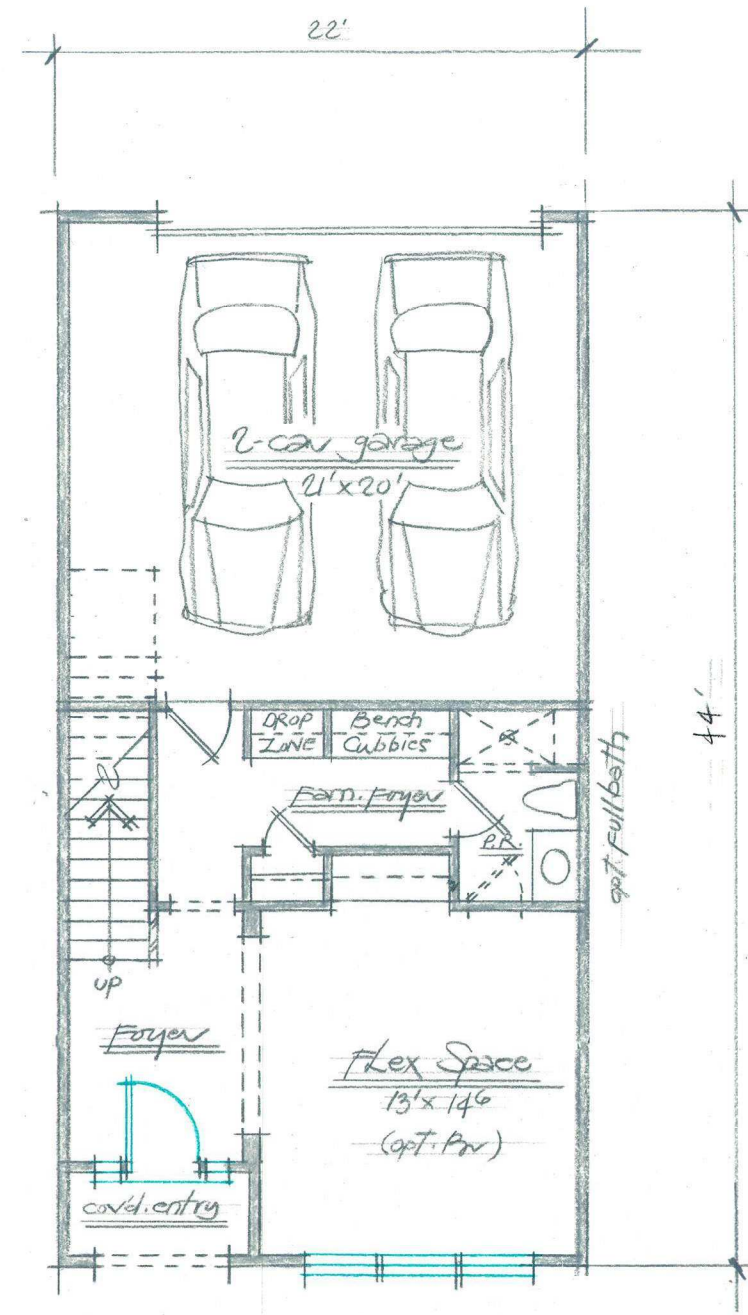
ALT. FIRST FLOOR PLAN
W/ DROPPED GARAGE



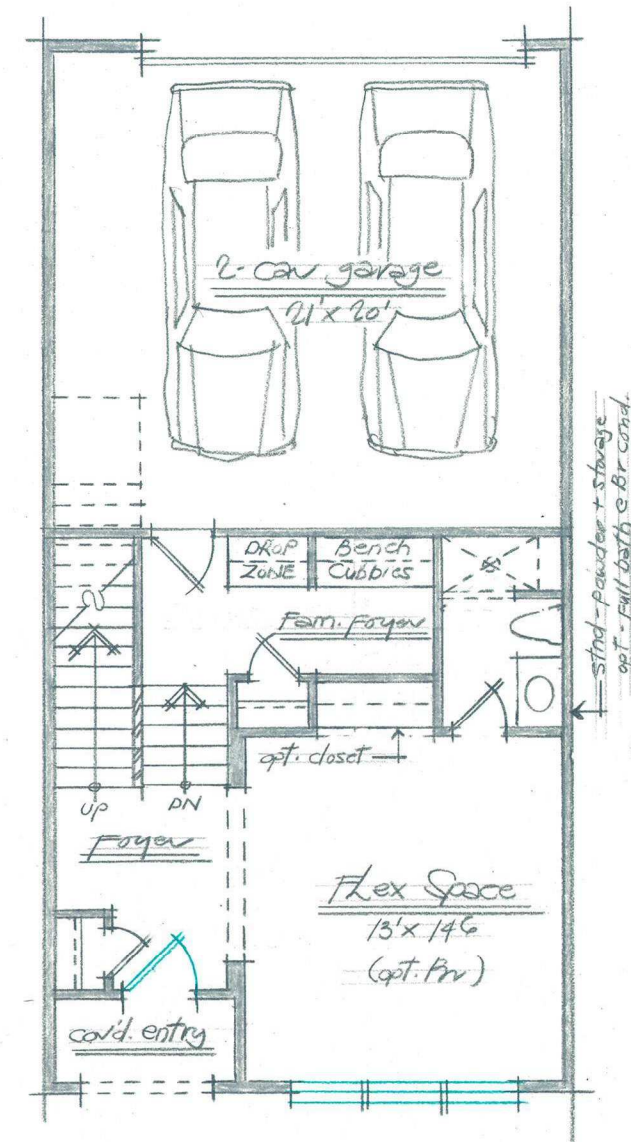
THIRD FLOOR PLAN
925 sq ft 9'6 1/2



SECOND FLOOR PLAN
990 sq ft 9'6 1/2



FIRST FLOOR PLAN
485 sq ft 707 = 2400 sq ft 9'6 1/2



ALT. FIRST FLOOR PLAN
W. DROPPED GARAGE



UNIT C
ELEV 2

UNIT C
ELEV 3

UNIT D
ELEV 1

UNIT C
ELEV 1

UNIT D
ELEV 3

UNIT D
ELEV 2



UNIT C
ELEV 2

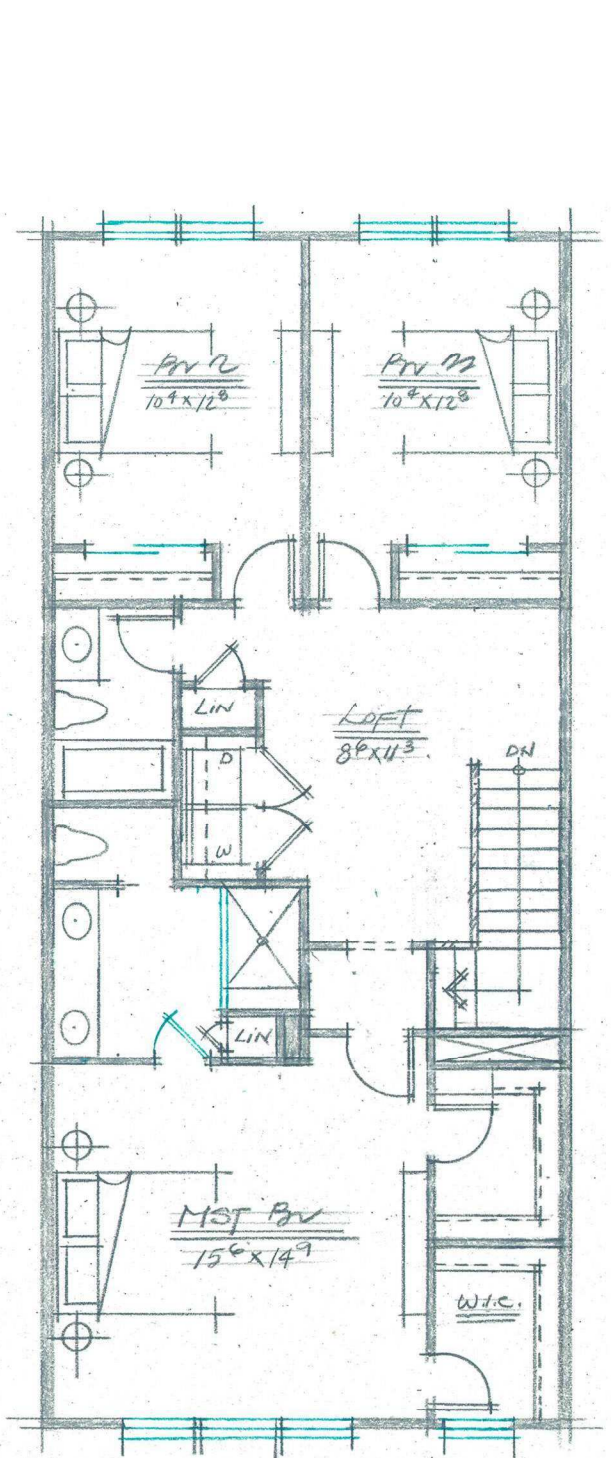
UNIT C
ELEV 3

UNIT D
ELEV 1

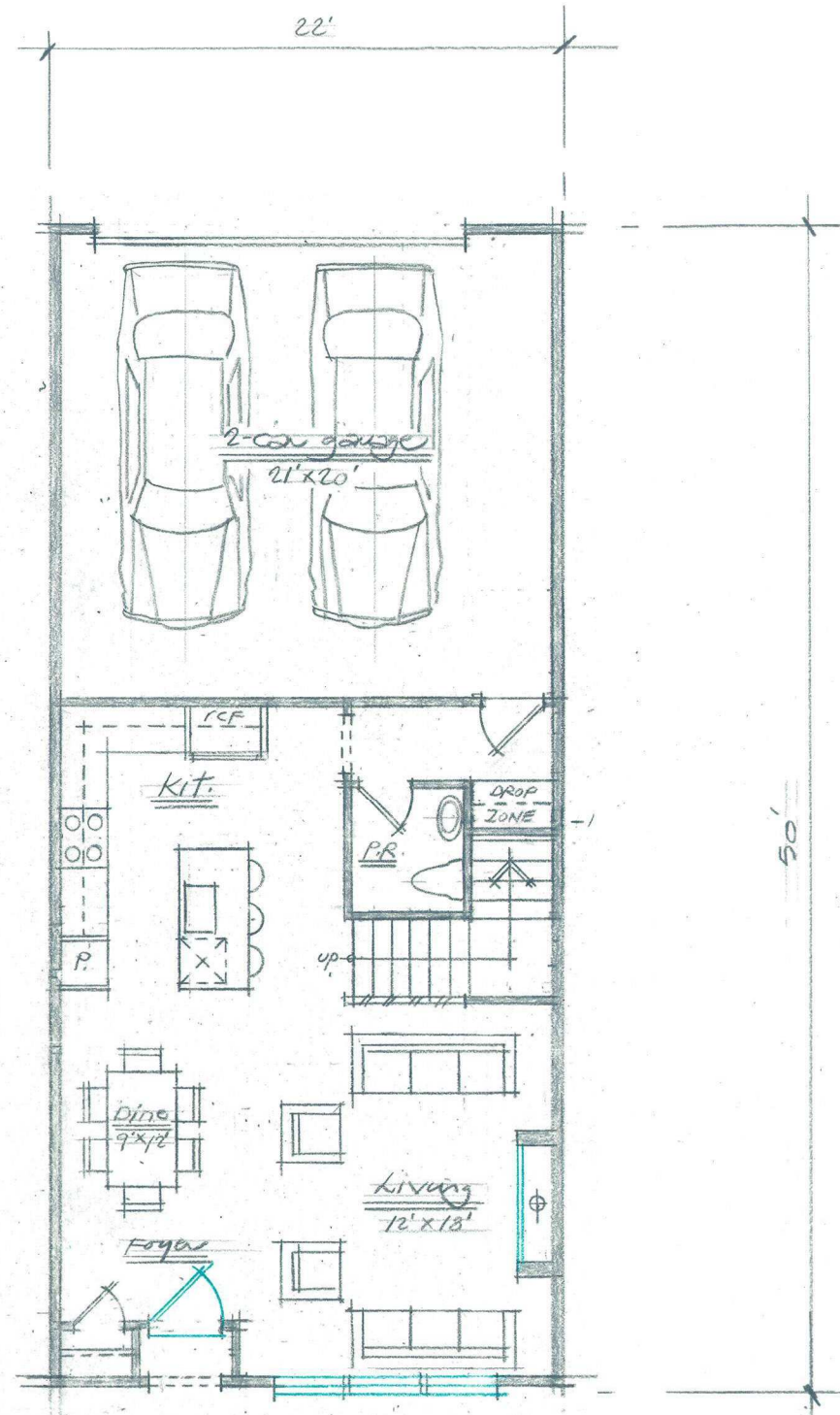
UNIT C
ELEV 1

UNIT D
ELEV 3

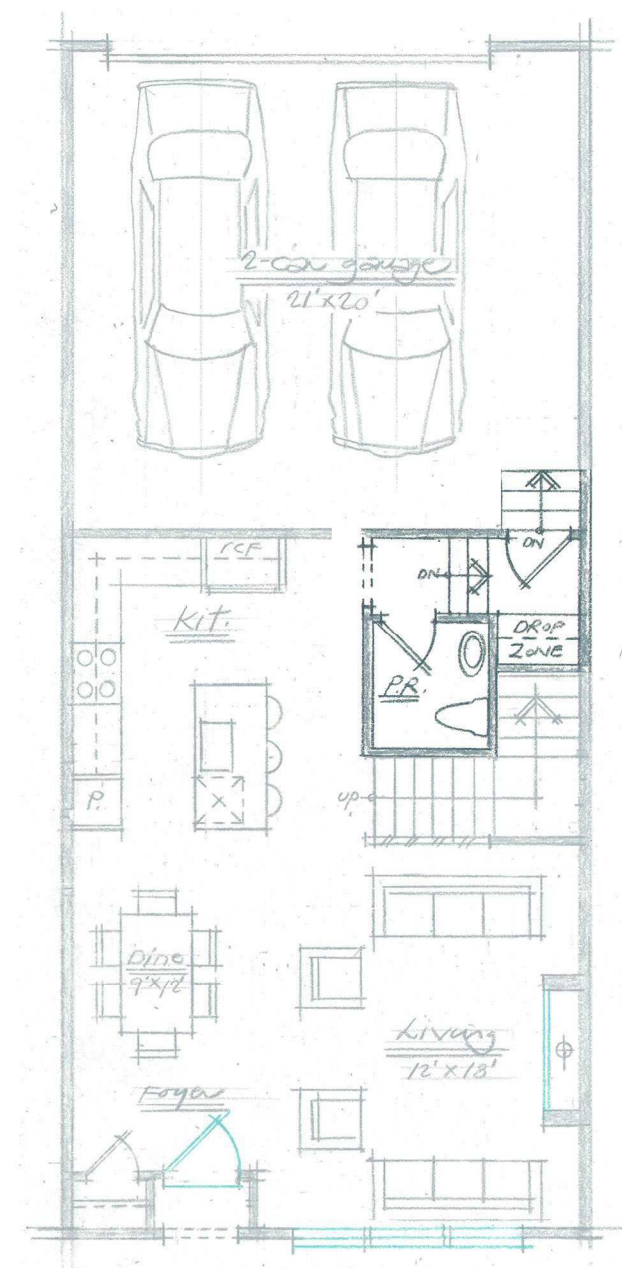
UNIT D
ELEV 2



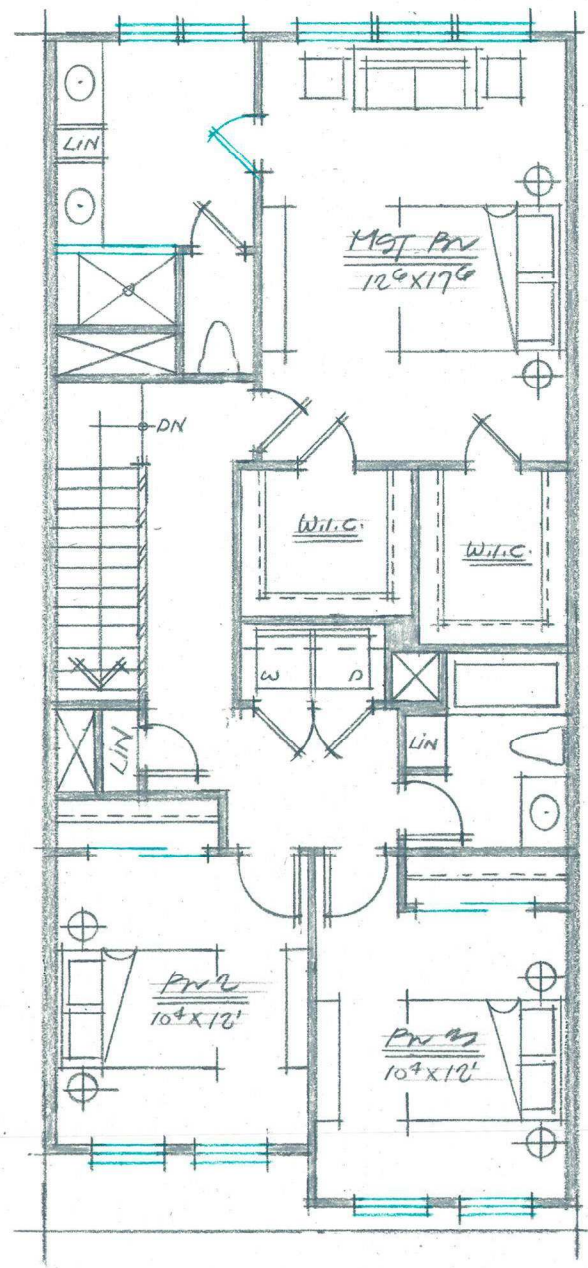
SECOND FLOOR PLAN
1100 sq ft 965



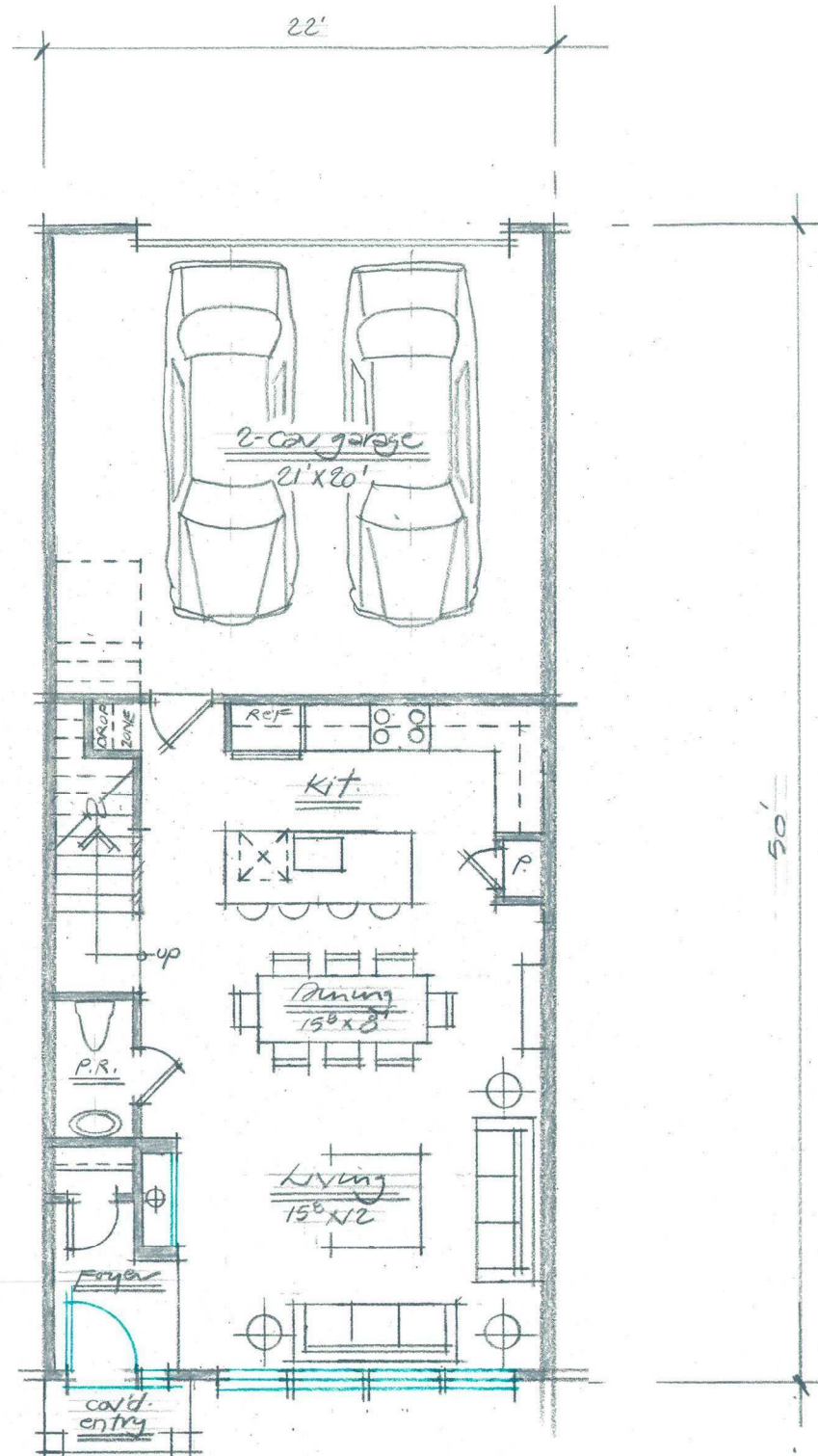
FIRST FLOOR PLAN
849 sq ft TOT = 1750 sq ft 965



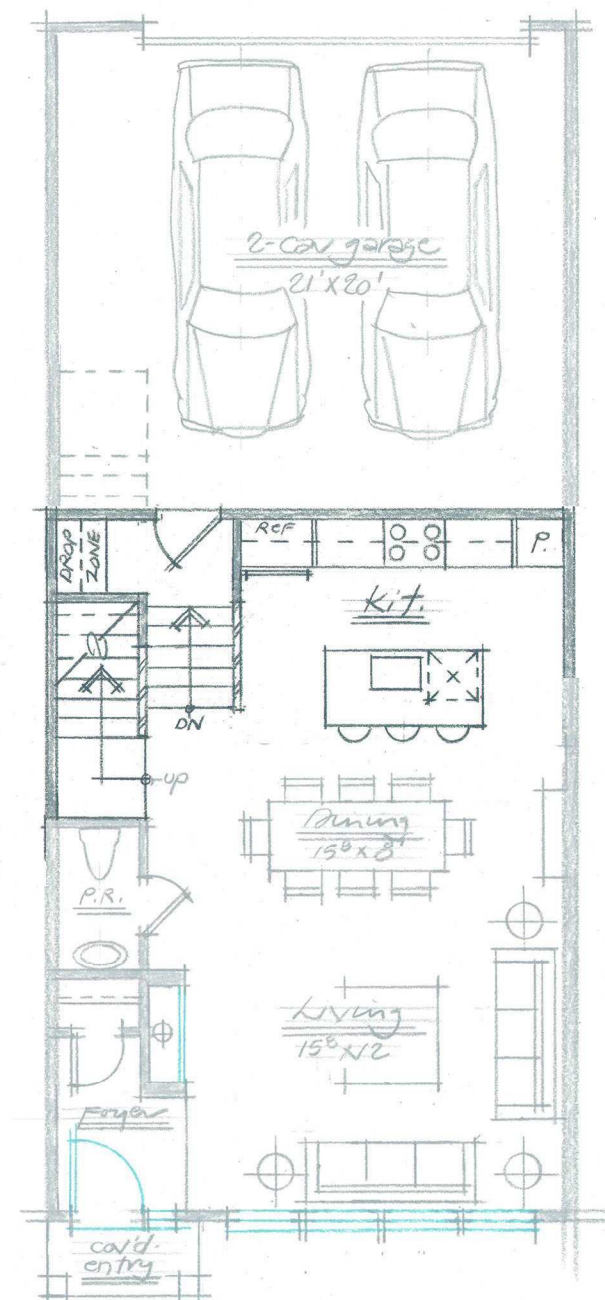
ALT. FIRST FLOOR PLAN
W/ DROPPED GARAGE



SECOND FLOOR PLAN
1051 ft² 9'clg



FIRST FLOOR PLAN
649 ft² TOT = 1700 ft² 9'clg



ALT. FIRST FLOOR PLAN
W/ DROPPED GARAGE

FRONT-LOADED TOWNHOMES

Modifications to UDO Standards

Front-Loaded Townhouses within Parkstone Townhomes will comprise 12.2% of the total number of dwelling units. Elevations and architectural standards are proposed as part of this PUD document. All townhouses will have garages and are located in close vicinity to site amenities. The proposed density will not exceed RMX standards.

Townhouse Dwelling Standards

- Front setback (min) 0'
- Front setback (max) Per master plan
- Minimum building separation 6'
- Rear setback from rear lane/alley(min) N/A
- Maximum building height 3 stories
- Minimum driveway length 20'

See attached elevations sheets for more details. For architectural variety, features noted as “optional” will be installed within each run of townhome units but not necessarily on each unit within the run.



UNIT B
ELEV 3

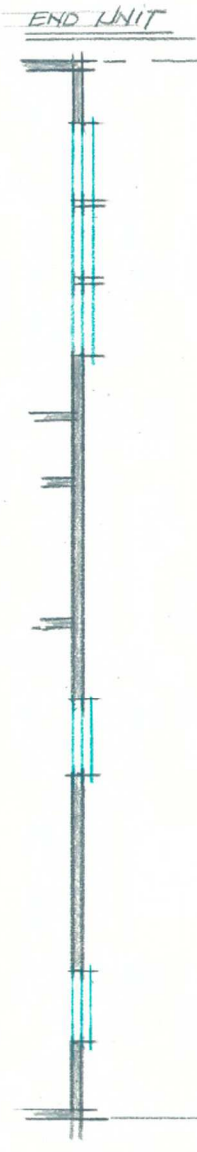
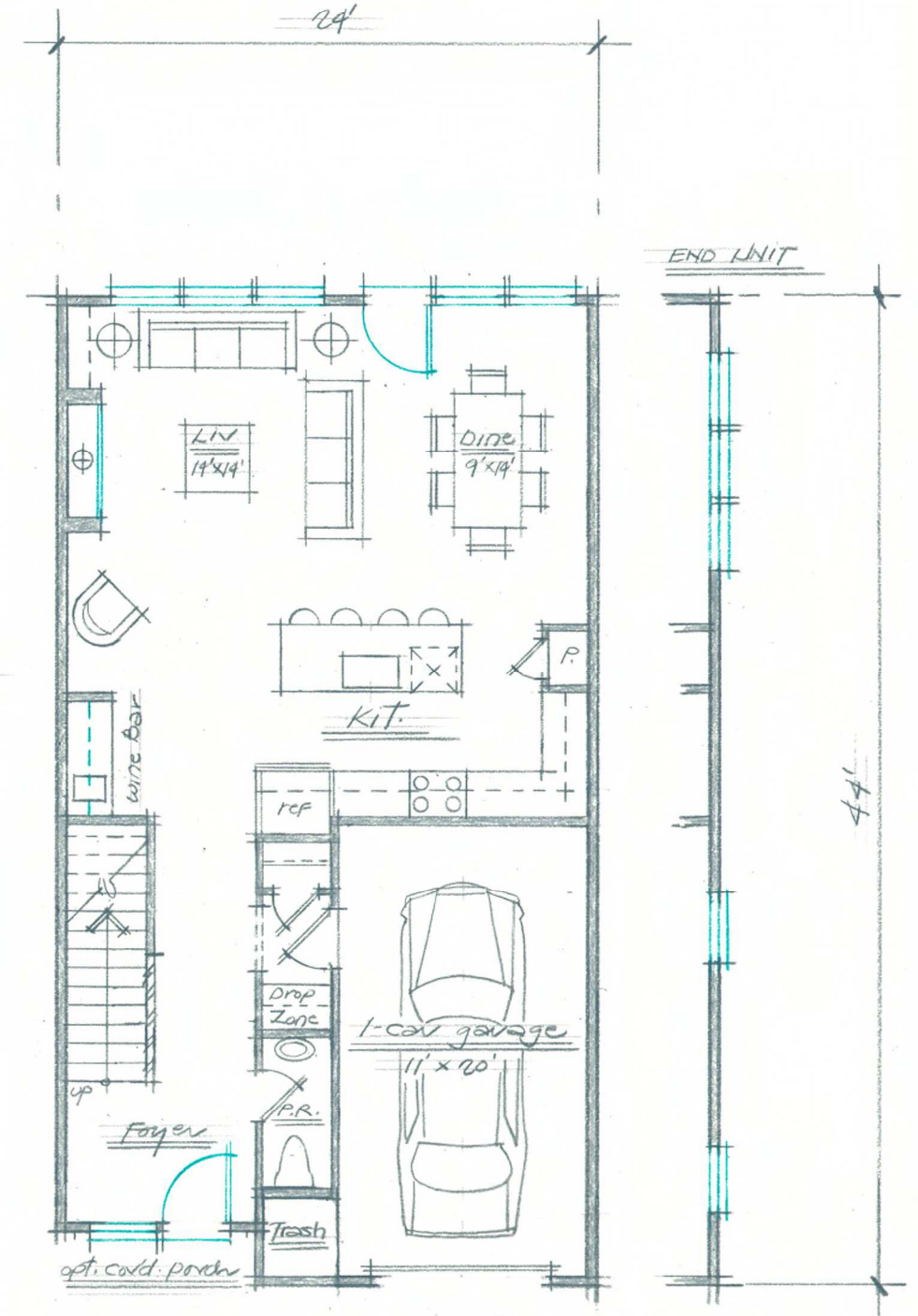
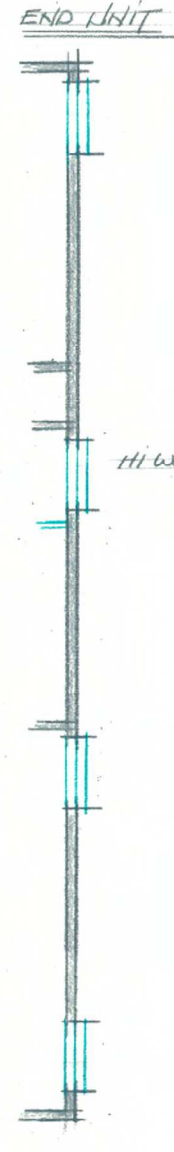
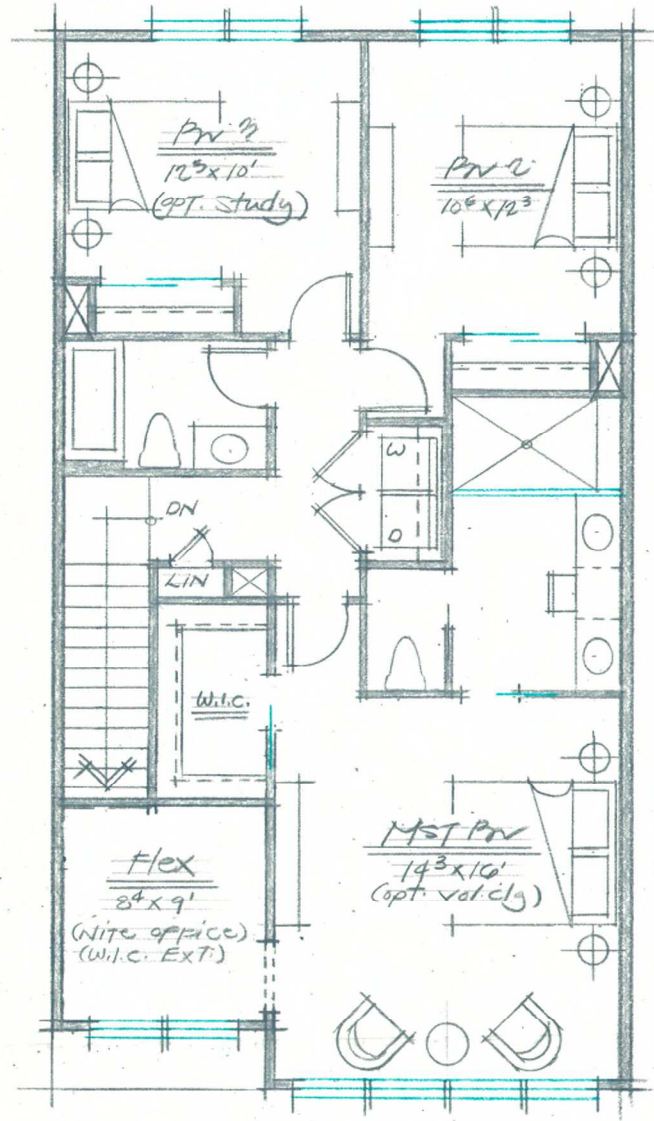
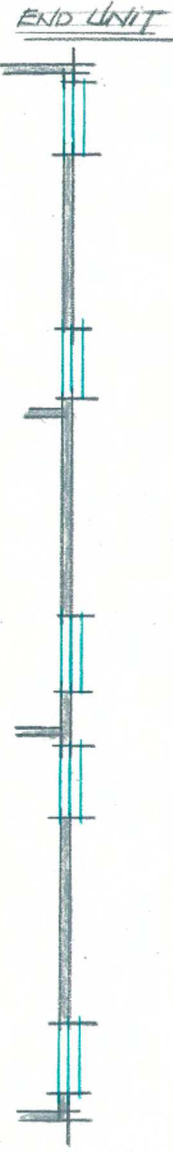
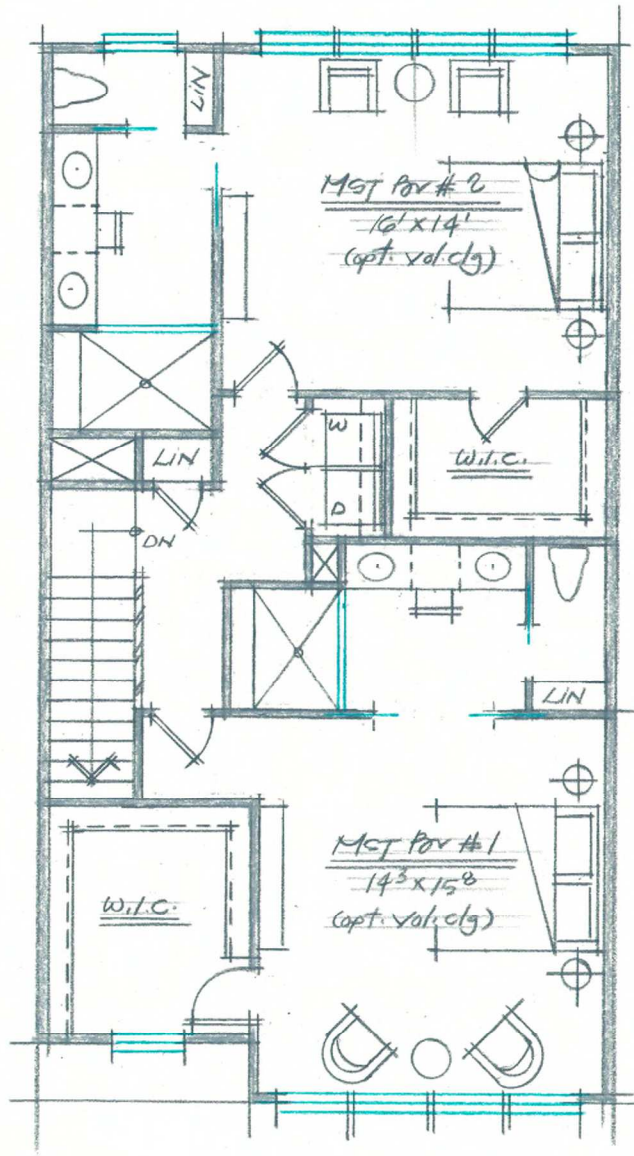
UNIT A
ELEV 1

UNIT B
ELEV 2

UNIT A
ELEV 2

UNIT B
ELEV 1

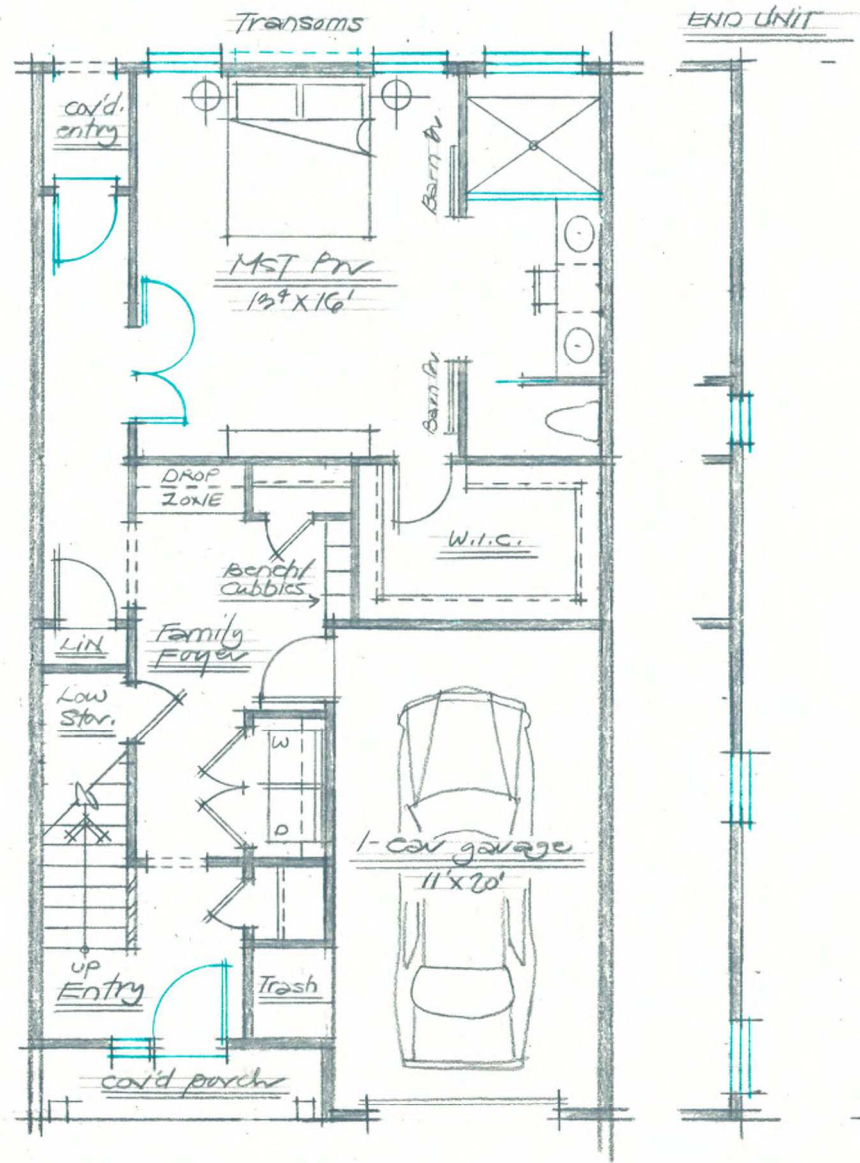
UNIT A
ELEV 3



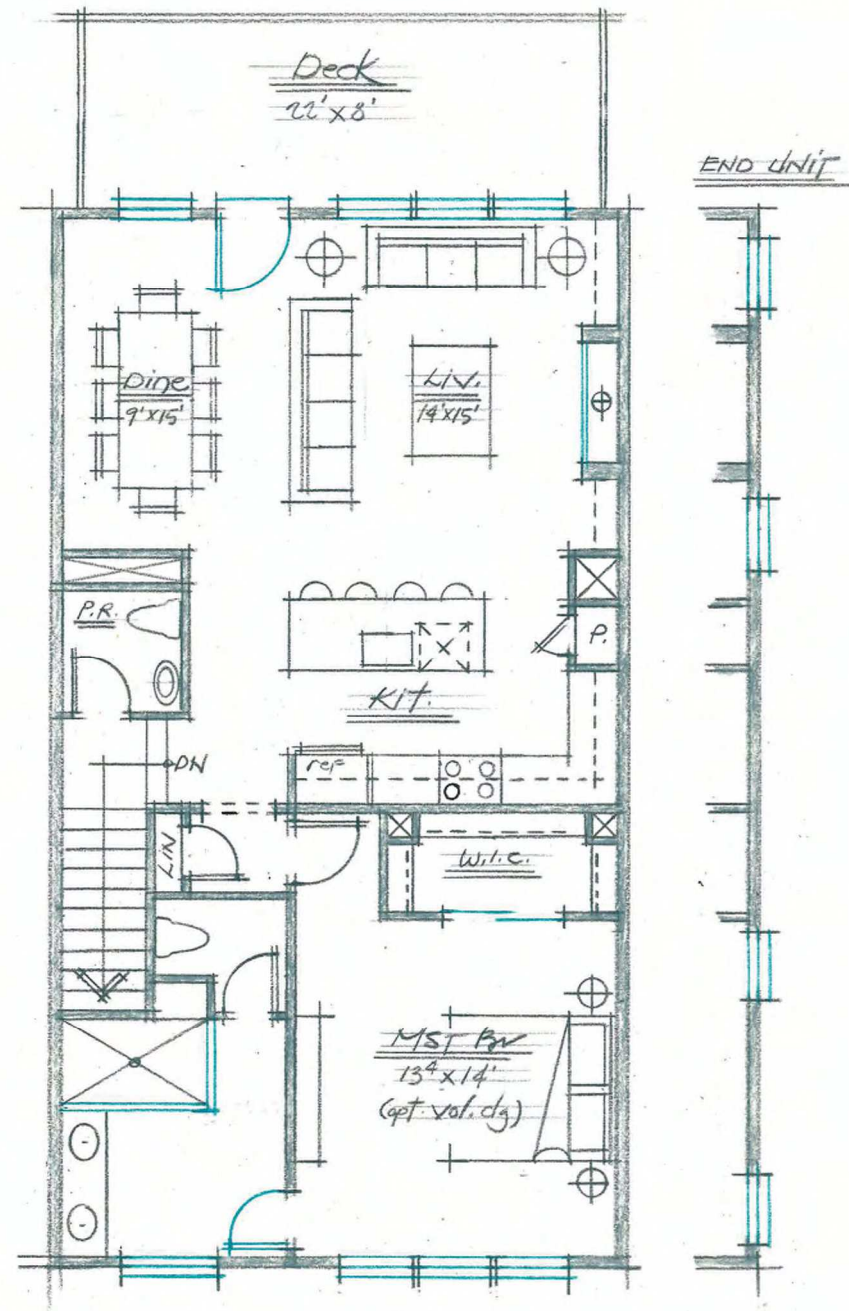
OPT. DUAL Mast BDRs
SECOND FLOOR PLAN
1056 ±

SECOND FLOOR PLAN
1056 ±

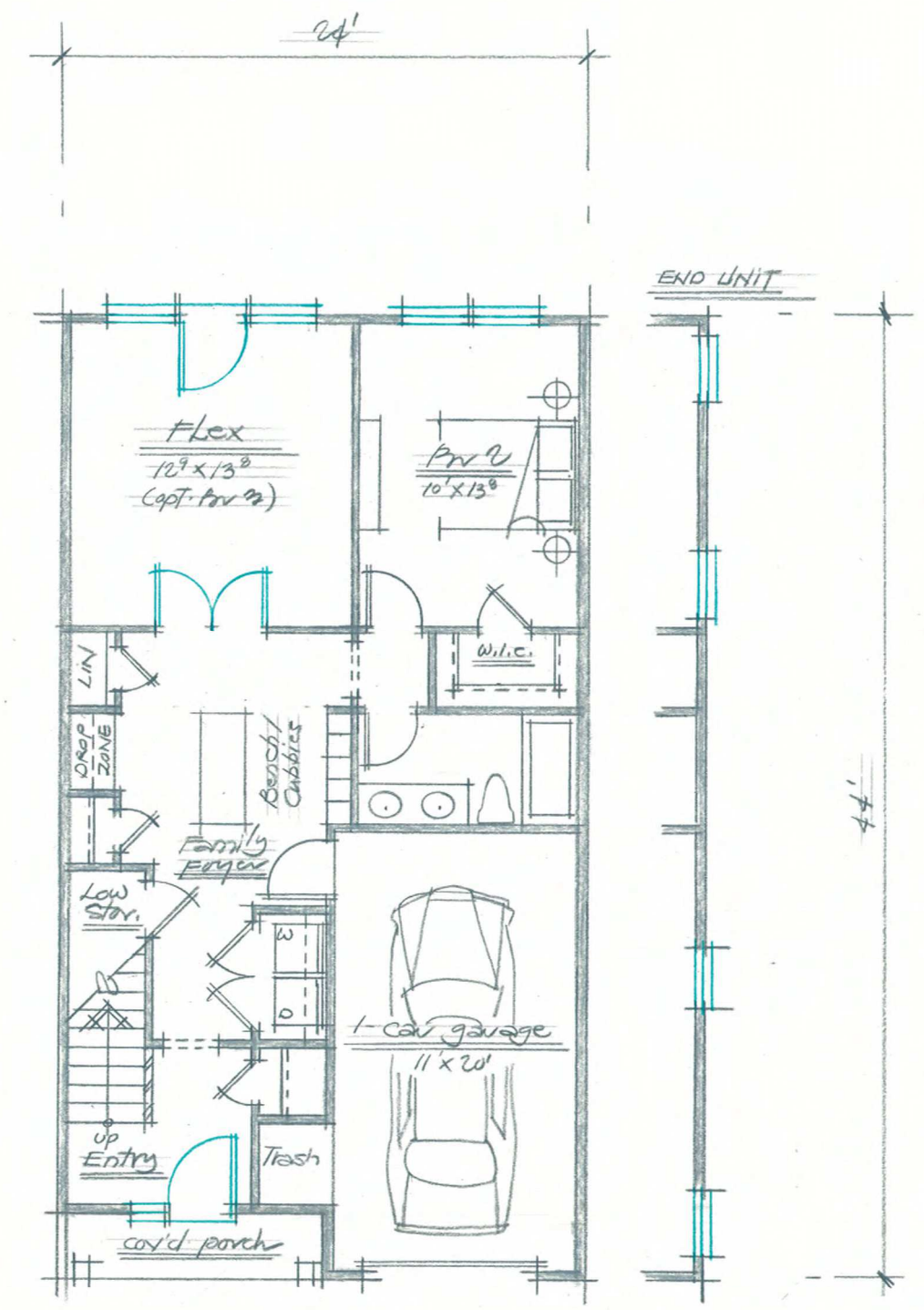
GROUND FLOOR PLAN
789 ± TOTAL = 1845 ± 9 cly



OPT. DUAL Mast Bpes
 GROUND FLOOR PLAN
 750ft TOTAL = 1800ft 9'clg



SECOND FLOOR PLAN
 1050ft

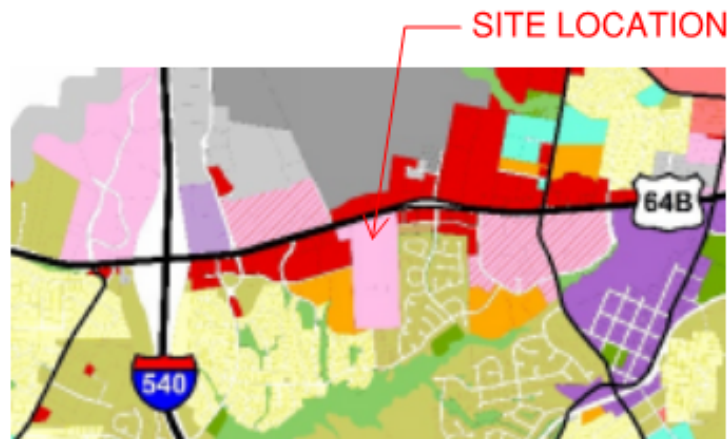


GROUND FLOOR PLAN
 770ft TOTAL = 1820ft 9'clg

4. 2035 COMPREHENSIVE PLAN CONSISTENCY

The Growth and Conservation Map designates this site as being a Mixed-Use Center (p49). The single family residential proposed in tandem with the existing and proposed retail in the immediate vicinity will address the goals of the mixed-use center. In conjunction with the apartments, the Townhomes form a mixed density neighborhood, are oriented to the interior of the site and are buffered from surrounding development. Consistent with this concept, Parkstone Townhomes has housing units and gathering spaces oriented to the center and a street grid to form a compact community.

GROWTH AND CONSERVATION MAP



The site is located in a Priority Investment area per the Growth Framework map (p40) and provides for infill development (p15). The Townhome type development is a higher density development based on anticipated Town growth. The site is also part of a unique activity center providing easy access to retail and restaurants (p14).

GROWTH FRAMEWORK MAP



The development provides minimal impact to the natural environment. The entire portion of the Townhome development is located in an upland area with no impacts to streams or wetlands (p14).

The development incorporates guiding principles associated with Parks and Recreation. The open spaces provide numerous opportunities for outdoor congregation and recreation. The development also is connected via sidewalk to the greenway to the south and is within walking distance to other Wellness opportunities. (p15)

Compact development patterns are also incorporated (p16). The Townhomes are single family residential type that provide density and proximity to retail and restaurants, but at the same time provide ample open space.

CONSISTENCY WITH THE UNIFIED DEVELOPMENT ORDINANCE

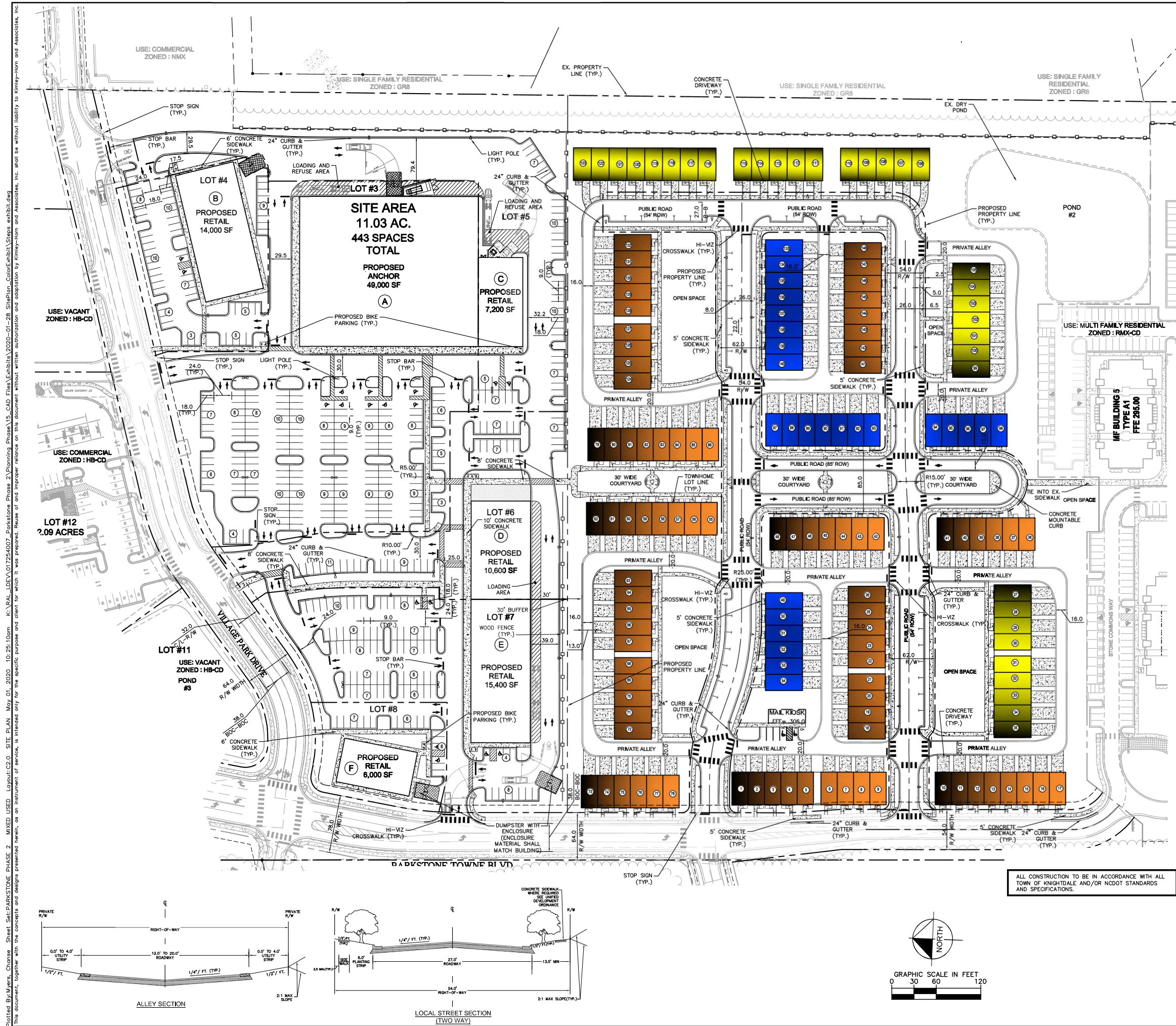
Parkstone Townhomes meet the majority of the UDO guidelines. A very limited amount of exceptions are noted in this document and are listed below:

- UDO Section 2.9.B.2.a for RMX requires that lots 80' wide or greater gain access from an alley. 18 Townhome lots less than 80' wide will have driveway access from the front street.
- An exception from UDO Section 4.9.B.3.c for Commercial is requested as wood fencing will be provided on the north perimeter within the 30' buffer, the fence will be constructed in conjunction with the retail project.
- Per UDO Section 8.6.A, a 50-foot Type C buffer is required between RMX and HB zoning districts. The required Type C Buffer materials are proposed in the variable width buffer (19' in width on the PUD property) provided on the north side of the PUD as depicted on Master Plan.
- Open space is required per section 7.3 of the UDO. 96% of the required open space will be provided as shown on sheet L2.0 of the Master Plan
- UDO Section 2.9.B.2 for RMX requires a maximum front setback of 25'. Front maximum building setbacks shall be in general accordance with the Master Plan.
- UDO Section 2.9.B.2 for RMX lists side setbacks as 10'. Minimum distance between buildings shall be 6'.

5. DESIGN GUIDELINES

TOWNHOUSE ARCHITECTURAL STANDARDS

1. Townhomes will be on monoslab foundations.
2. All front entries will be covered (either recessed or with a roof overhead)
3. All buildings will have front façade or roofline offsets.
4. Front facades of each unit will include at least one of the following: masonry, metal roof accents, shakes or board and batten. Each grouping of attached townhomes will include at least two of these items.
5. All front windows will either be set in brick, include 4” window trim, shutters or decorative pediments.
6. All units will have changes in rooflines with either gables, dormers or shed bump outs.
7. All building end gables and front and rear gables will have 12” overhangs.
8. All plank siding shall be cementitious.
9. Garage doors on front loaded units will be decorative with decorative carriage style hardware with glass.
10. Patios or decks will be provided on a minimum of 15% of the 2-story rear loaded units.
11. For 3-Story townhome types, a minimum of one balcony will be provided for attached townhomes that are 4 units or less. Townhomes with more than 4 units will provided a minimum of 2 balconies.
12. Steps will be provided at the front entry to the units in accordance with the Steps Exhibit on the following page.



NOTE:
 1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
 2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 3. THERMOPLASTIC STRIPING TO BE USED FOR ALL PAVEMENT STRIPING EXCEPT PARKING STALLS.

LEGEND

- PAINTED TRAFFIC ARROW
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE (8" @ 4000PSI)
- PROPOSED PARKING COUNT
- LIGHT DUTY ASPHALT
- DETECTABLE WARNING SURFACE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

**PARKSTONE PHASE 2
 MIXED USE**
 PREPARED FOR
 KNIGHTDALE DEVELOPMENT
 OWNERSHIP, L.L.C.

Kimley»Horn
 © 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-677-2000 FAX: 919-677-2050
 WWW.KIMLEY-HORN.COM
 #F-0102

STEPS EXHIBIT

KHA PROJECT	017254007	OWNER UPDATES	03-19-20 NWH
DATE	4/30/2020	TOWN OF KNIGHTDALE COMMENTS	12-05-19 NWH
SCALE AS SHOWN		REVISIONS	BY DATE
DESIGNED BY	JCB		
DRAWN BY	JCB		
CHECKED BY	COB		

SHEET NUMBER
C2.0

NORTH CAROLINA
 KNIGHTDALE

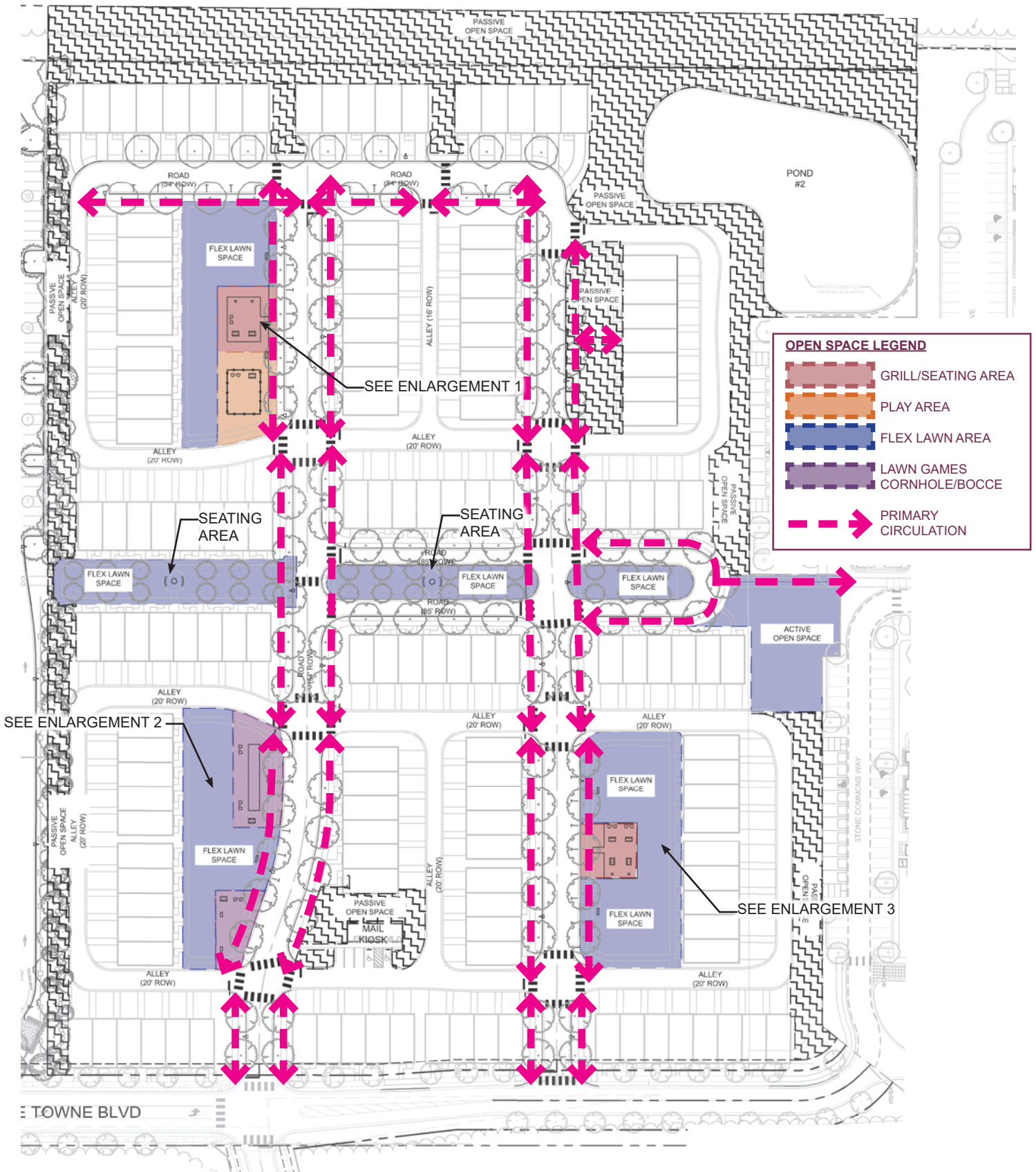
6. LANDSCAPING AND OPEN SPACE

Parkstone Townhomes will provide both active and passive recreation areas within the development. Additionally, a natural buffer was previously reserved on the east side of the property in conjunction with the Parkstone master plan approval.

Open spaces include a dog park, grill/picnic areas, a play field, lawn games and generous flexible lawn space border a significant north-south pedestrian corridor bisecting the property.

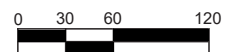
OPEN SPACE STANDARDS

• Total recreation open space required:	214,600 SF	4.93 AC
• Active recreation space required:	107,300 SF	2.46 AC
• Active recreation space provided:	89,375 SF	2.05 AC
• Passive recreation space required:	107,300 SF	2.46 AC
• Passive recreation space provided:	116,450 SF	2.67 AC
• Total open space provided:	205,825 SF	4.73 AC



OVERALL OPEN SPACE PLAN

APRIL 2020



CHARCOAL GRILL AREA



PLAY AREA



FLEX LAWN AREA



PICNIC/SEATING AREA



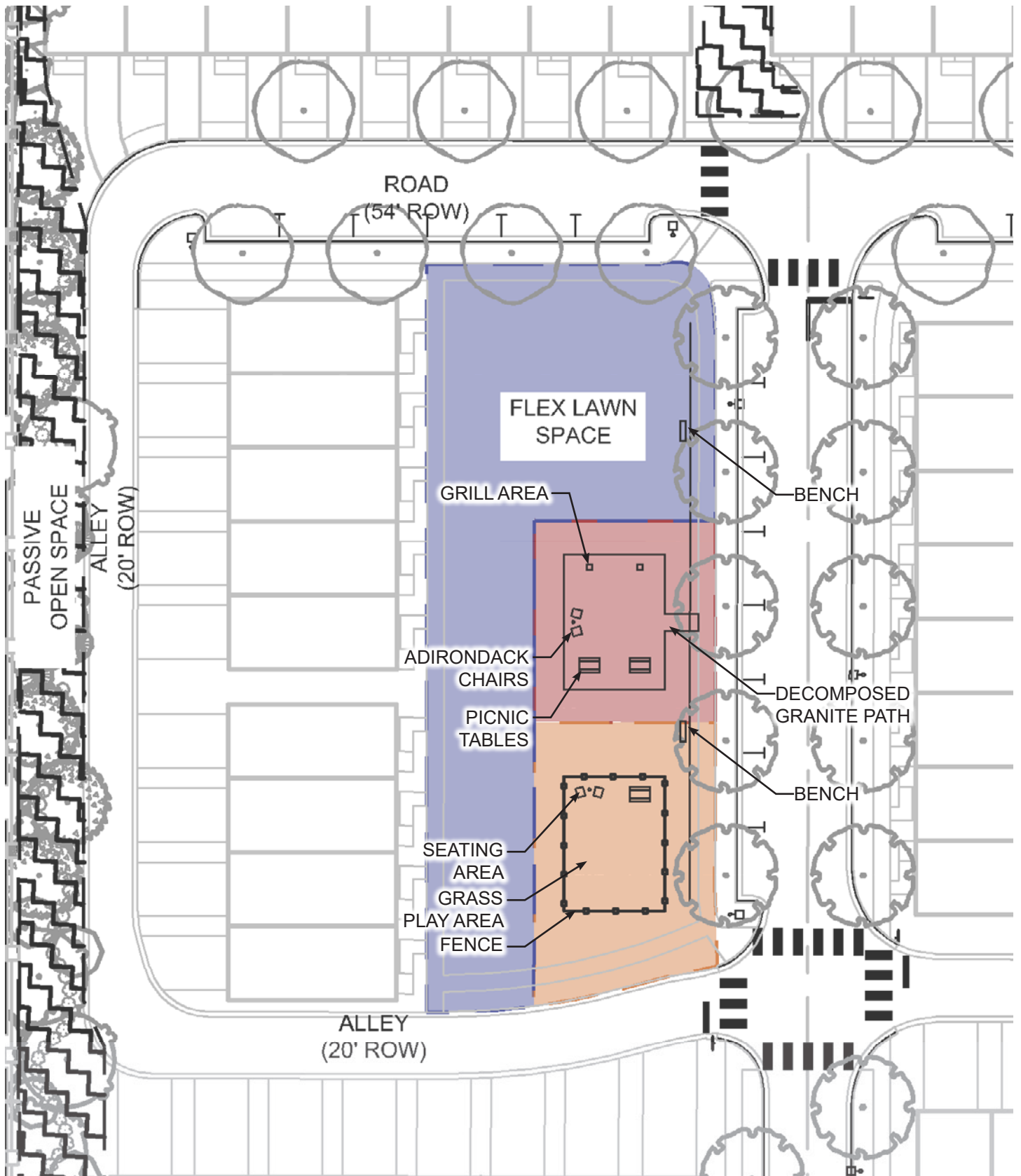
LAWN GAMES (CORNHOLE/BOCCE)



OPEN SPACE PLAN

PRECEDENT IMAGES

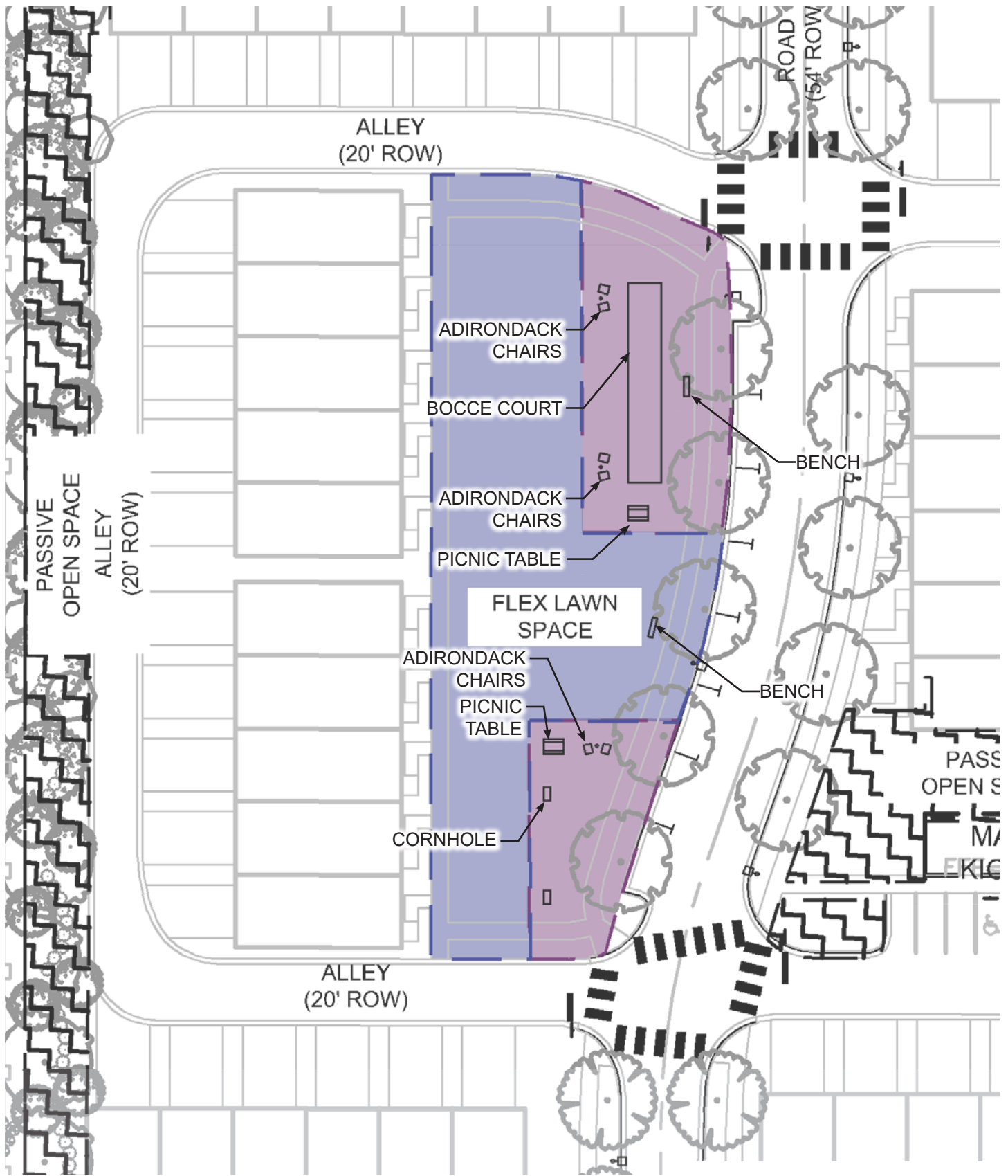
APRIL 2020



**OPEN SPACE PLAN
ENARGEMENT 1**

APRIL 2020

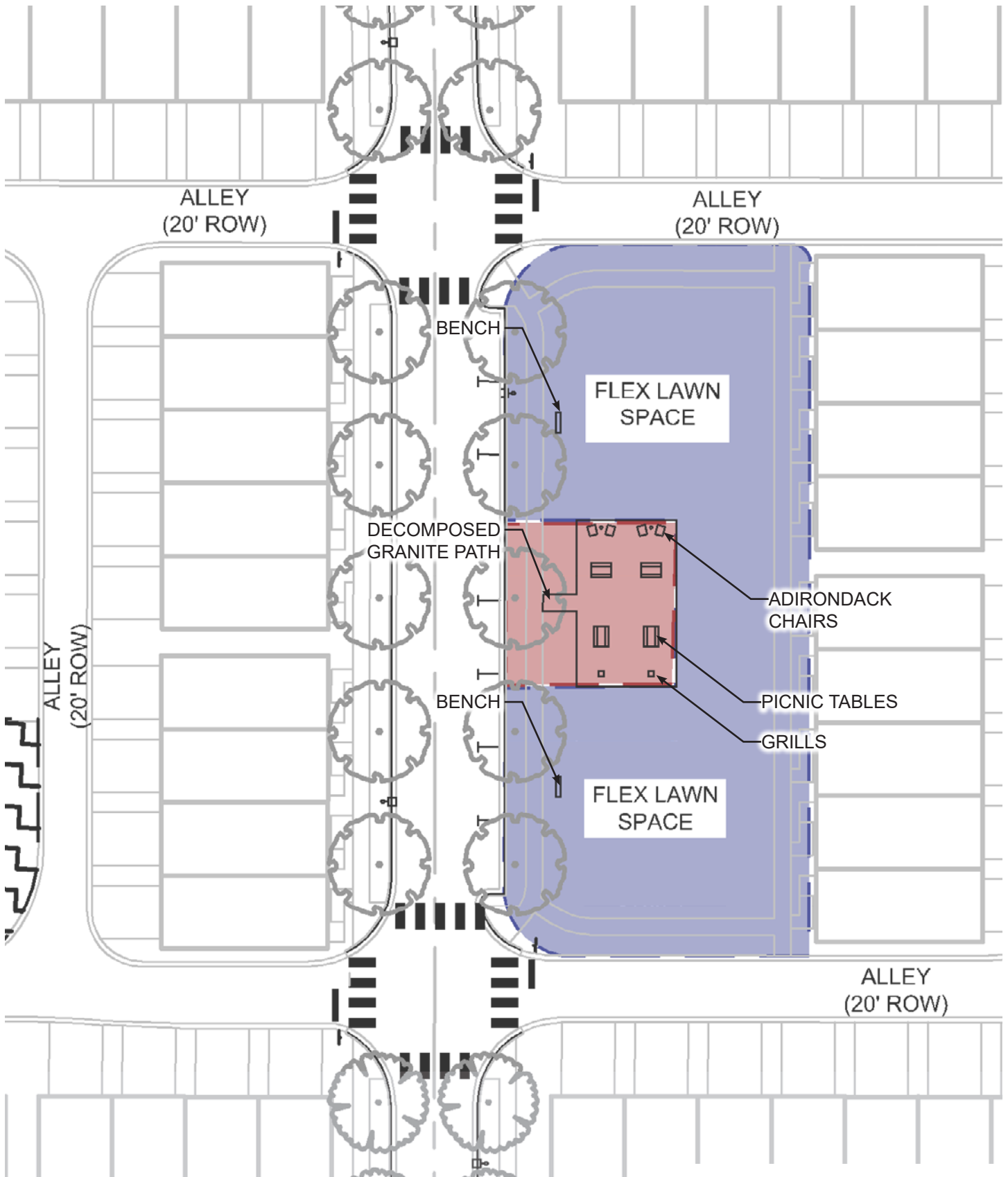




**OPEN SPACE PLAN
ENARGEMENT 2**

APRIL 2020





**OPEN SPACE PLAN
ENARGEMENT 3**

APRIL 2020



7. ROADS AND UTILITIES

STORMWATER

The approved Parkstone Master plan allocates 22.28 acres of impervious area to the Townhomes and future retail at full build-out. The proposed retail and townhome program proposes 18.38 acres of impervious area. Less impervious area than was allocated than during the approved Parkstone Master plan. As a result, the existing stormwater detention/treatment is more than sufficient.

STREETS

Streets and alleys within Parkstone Townhomes are designed to meet the standards of the Town of Knightdale. The subject development will utilize street infrastructure constructed during Phase 1 of project.

EXISTING STREETS



The trips generated by the subject development are less than were anticipated with the original Traffic Impact Analysis for Parkstone.

TRIP GENERATION ANALYSIS

ParkStone													
Table 1 - Trip Generation													
Land Use	Intensity		Daily			AM Peak Hour			PM Peak Hour				
			Total	In	Out	Total	In	Out	Total	In	Out		
220 Apartment	350	d.u.	2,246	1,123	1,123	175	35	140	210	137	73		
230 Residential Condominium/Townhouse	148	d.u.	906	453	453	71	12	59	83	56	27		
310 Hotel	130	rooms	1,062	531	531	69	41	28	78	40	38		
820 Shopping Center	102,200	s.f.	6,888	3,444	3,444	158	98	60	608	292	316		
843 Automobile Parts Sales	8,000	s.f.	498	249	249	18	9	9	48	24	24		
934 Fast-Food Restaurant with Drive-Through Window	3,500	s.f.	1,736	868	868	159	81	78	114	59	55		
945 Gasoline/Service Station with Convenience Market	12	f.p.	1,954	977	977	122	61	61	162	81	81		
Subtotal			15,290	7,645	7,645	772	337	435	1,303	689	614		
<i>Internal Capture</i>													
Apartment			701	337	364	15	2	13	107	70	37		
Residential Condominium/Townhouse			283	136	147	6	1	5	43	29	14		
Hotel			240	112	128	9	2	7	23	14	9		
Shopping Center			1,050	485	565	18	10	8	136	51	85		
Automobile Parts Sales			76	35	41	2	1	1	11	4	6		
Fast-Food Restaurant with Drive-Through Window			916	539	377	51	36	15	65	28	37		
Gasoline/Service Station with Convenience Market			298	138	160	15	6	8	36	14	22		
Internal Capture Total			32.23%	3,564	1,782	1,782	116	58	58	420	210	210	
Total External Trips				11,726	5,863	5,863	656	279	377	883	479	404	
<i>Pass-By Traffic (ITE)</i>													
			<u>AM</u>	<u>PM</u>									
820 Shopping Center			0%	34%	1,610	805	805	0	0	0	161	82	79
934 Fast-Food Restaurant with Drive-Through Window			49%	50%	250	125	125	53	22	31	25	16	9
945 Gasoline/Service Station with Convenience Market			62%	56%	700	350	350	67	34	33	70	37	33
Pass-By Total:			19.65%	2,560	1,280	1,280	120	56	64	256	135	121	
Total Net New External Trips - Proposed				9,166	4,583	4,583	536	223	313	627	344	283	
Total Net New External Trips - From TIA				12,712	6,356	6,356	549	264	285	939	475	464	
Difference - Proposed vs. TIA				-3,546	-1,773	-1,773	-13	-41	28	-312	-131	-181	

UTILITIES

- Water and sewer within Parkstone Phase 2 are designed to meet the standards of the City of Raleigh and will tie into infrastructure constructed in the first phase of Parkstone.
- A water system analysis will be provided at the of construction drawing submittal.

8. NEIGHBORHOOD MEETING REPORT

Subject: Minutes from Neighborhood Meeting – Site Plan Rezoning

To: Donna Tierney (Town of Knightdale Planning)

CC: Chris Hills

Date: October 14, 2019

Completed by: Chris Bostic

Attendees:

Brian Long

Chris Bostic

Wes Hall

Stacey Crute

Craig Stepney

Jason Brown

Widewaters

Kimley-Horn

Kimley-Horn

Neighbor (staceycrute7@gmail.com)

Neighbor (castepney@gmail.com)

Town of Knightdale

This memorandum summarizes the author's understanding of the discussions from the above referenced meeting.

General: The purpose of the neighborhood meeting was to discuss the proposed rezoning application for Parkstone Phase 2 Mixed Use in Knightdale, NC with adjacent property owners. All property owners within 200 feet of the property were mailed the attached notification letter. The neighborhood meeting was held at the Knightdale Recreation Center (Room 404) at 6:30 PM on October 1, 2019. The neighbors who attended the meeting were Stacey Crute, owner of 119 Autumn Ridge Drive and Craig Stepney, owner of 121 Autumn Ridge Drive. The following is a summary of key discussion points resulting from this meeting:

- Kimley-Horn presented the residents with a copy of the current site and landscape plan for discussion.
- The group reviewed building and driveway locations and oriented the neighbors to those locations on the property.
- Ms. Crute inquired about the type of retail and was interested in a movie theater. She also asked about the process moving forward. Mr. Long indicated that a lease had not been secured with a theater. Mr. Long and Mr. Bostic explained the retail would be a mix of restaurants and service and that the next step was working with the townhome developer and taking the new retail layout back to retailers to secure leases.
- Ms. Crute also asked about the pricing of the townhomes and Mr. Long told her that, although its not set in stone, they should be mid to upper \$200's.
- Ms. Crute asked about the buffers and Mr. Bostic explained that those would not change between the proposed site and her residence. He also explained that the increase in residential units would help bring retailers, but that the rezoning we are seeking will generate less traffic overall than the previous plan.
- Mr. Stepney shared that the fence at the edge of the buffer stopped at a point where he can see Sheetz from his house. This causes pedestrians to cut between his house and his neighbors house to walk directly through.
- Mr Long informed Mr. Stepney that the requested zoning change to add townhomes and the change to the retail master plan layout does have any adverse impact as it relates to orientation of buildings and fence near his home

End of Meeting

Parkstone Neighborhood Meeting 10/1/19

Name

Email

Stacey Crute

staceycrute1@gmail.com

Craig Stepney

cstepney@gmail.com

Owner	Mail Address 1	Mail Address 2	Mail Address 3	PIN
GREYSTONE WW CO LLC	4805 DORSET AVE	CHEVY CHASE MD 20815-5443		1744736807
WW KNIGHTDALE PROPERTY LLC	PO BOX 3	DE WITT NY 13214-0003		1744744952
WIDEWATERS KNIGHTDALE II COMPANY	PO BOX 3	DE WITT NY 13214-0003		1744756480
KNIGHTDALE MULTIFAMILY OWNERSHIP, LLC	ATTN: LEGAL DEPARTMENT	PO BOX 3	DE WITT NY 13214-1865	1744833775
KEATING, JOHN & JULIANNE M	13176 KENSINGTON DR	GRAFTON OH 44044-1075		1744839819
DOLL, JANET M	118 MINGOCREST DR	KNIGHTDALE NC 27545-7667		1744839926
KNIGHTDALE DEVELOPMENT OWNERSHIP LLC	THE WIDEWATERS GROUP INC	PO BOX 3	DE WITT NY 13214-0003	1744843799
NEWSON, TIMMY	604 PINE FOREST TRL	KNIGHTDALE NC 27545-9278		1744848790
FORTIN, DIANNE C	603 PINE FOREST TRL	KNIGHTDALE NC 27545-9278		1744848793
BULLOCK, KENNICE J	602 PINE FOREST TRL	KNIGHTDALE NC 27545-9278		1744848795
WHONDER-GENUS, HILLARY GENUS, DEVON	601 PINE FOREST TRL	KNIGHTDALE NC 27545-9278		1744848798
KEARNEY, ANNA KATHRYN	116 MINGOCREST DR	KNIGHTDALE NC 27545-7667		1744849024
FORBES, PARRILL D & BETTY MARIE	902 PINE FOREST TRL	KNIGHTDALE NC 27545-7928		1744849217
PEOPLES, MAURINE	904 PINE FOREST TRL	KNIGHTDALE NC 27545-7928		1744849222
JOHNSON, JERMAINE	903 PINE FOREST TRL	KNIGHTDALE NC 27545-7928		1744849225
MCDANIEL, KENT D	5909 SANDPIPER FARM LN	WENDELL NC 27591-9724		1744849290
CONREAL LLC	9032 CONCORD HILL CT	RALEIGH NC 27613-5480		1744849310
PRUETT, SCOTT & ROBERTA A	7368 CIRCLEBANK DR	RALEIGH NC 27615-5646		1744849316
TELLECHEA, STEWART & NEREIDA	5766 SPRINGFISH PL	WALDORF MD 20603-4234		1744849329
BROWN, LOUIS C & VIRGINIA G	803 PINE FOREST TRL	KNIGHTDALE NC 27545-9279		1744849441
HANDON, CLARETTA	802 PINE FOREST TRL	KNIGHTDALE NC 27545-9279		1744849444
RUCKOLDT, BARBARA	801 PINE FOREST TRL	KNIGHTDALE NC 27545-9279		1744849467
LENTZEN, ROSEMARY	303 S DOGWOOD AVE	SILER CITY NC 27344-3819		1744849527
ROGERS, SHELBY L	703 PINE FOREST TRL	KNIGHTDALE NC 27545-7931		1744849545
WOODS OF PARKSIDE HOMEOWNERS ASSOC	4112 BLUE RIDGE RD STE 100	RALEIGH NC 27612-4652		1744849582
SEPULVEDA, LYNDA R	701 PINE FOREST TRL	KNIGHTDALE NC 27545-7931		1744849600
VAUGHAN, CRYSTAL MARY & MICHAEL GORDON	605 PINE FOREST TRL	KNIGHTDALE NC 27545-9278		1744849607
VEREEN, MICHAEL	PO BOX 1194	ZEBULON NC 27597-1194		1744849844
CAPPS, KATHREN ANN	503 PINE FOREST TRL	KNIGHTDALE NC 27545-7930		1744849874
OHNESORGE, LAUREN K	115 AUTUMN RIDGE DR	KNIGHTDALE NC 27545-9203		1744849936
KNIGHTDALE DEVELOPMENT OWNERSHIP LLC	THE WIDEWATERS GROUP INC	PO BOX 3	DE WITT NY 13214-0003	1744850425
KNIGHTDALE DEVELOPMENT OWNERSHIP LLC	THE WIDEWATERS GROUP INC	PO BOX 3	DE WITT NY 13214-0003	1744852568
KNIGHTDALE DEVELOPMENT OWNERSHIP LLC	THE WIDEWATERS GROUP INC	PO BOX 3	DE WITT NY 13214-0003	1744856629
RCP INVESTMENTS IV LLC	11415 ROSE BOWL DR	GLEN ALLEN VA 23059-4838		1744858784
KING, CHARLENE	117 AUTUMN RIDGE DR	KNIGHTDALE NC 27545-9203		1744859017
CRUTE, STACEY L	119 AUTUMN RIDGE DR	KNIGHTDALE NC 27545-9203		1744859114
STEPNEY, CRAIG A & YVONNE C	121 AUTUMN RIDGE DR	KNIGHTDALE NC 27545-9203		1744859211
ELKINTON, RICHARD E & RACHEL W	123 AUTUMN RIDGE DR	KNIGHTDALE NC 27545-9203		1744859248
SALKHADI, MAMOUN KHEZZAR, ANWAR	114 MINGOCREST DR	KNIGHTDALE NC 27545-7667		1744940008
ROBERSON, SAMUEL, TAKEISHA	112 MINGOCREST DR	KNIGHTDALE NC 27545-7667		1744940161
WRIGHT, LORETTA N	1002 PINE FOREST TRL	KNIGHTDALE NC 27545-7929		1744940220
SAGADA, QUIRINO SANCHEZ DE SANCHEZ, REINA ISABEL AYALA	1003 PINE FOREST TRL	KNIGHTDALE NC 27545-7929		1744940251
LOGAN, TERESA A	1004 PINE FOREST TRL	KNIGHTDALE NC 27545-7929		1744940282
YERKE, FRANKLIN A, THELMA R	502 PINE FOREST TRL	KNIGHTDALE NC 27545-7930		1744940804
HUGHES, MATILDA W	501 PINE FOREST TRL	KNIGHTDALE NC 27545-7930		1744940833
MITCHELL, JON B MITCHELL, REBECCA L	113 AUTUMN RIDGE DR	KNIGHTDALE NC 27545-9203		1744940915
BROOKS, DONALD J JR, MILLICENT H	111 AUTUMN RIDGE DR	KNIGHTDALE NC 27545-9203		1744940983
STELMACH, NICHOLAS E	112 AUTUMN RIDGE DR	KNIGHTDALE NC 27545-9203		1744950088
BLEVINS, RICKY A LUI, YU CHI	110 KENNETH RIDGE CT	APEX NC 27523-9370		1744950175
JONES, WALTER RICHARD II, MICHELLE F	125 AUTUMN RIDGE DR	KNIGHTDALE NC 27545-9203		1744950320
PARKSIDE COMMONS CONDOMINIUMS	1003 DRESSER CT	RALEIGH NC 27609-7323		1744950427
G A T T LLC	PO BOX 80084	RALEIGH NC 27623-0084		1744950427
RENAISSANCE VENTURES LLC	112 HIGHCLERE LN	CARY NC 27518-8723		1744950427
CAH HOLDINGS LLC	1521 E 3RD ST	CHARLOTTE NC 28204-3231		1744950756
PARKSIDE HOMEOWNERS ASSOCIATION INC	4112 BLUE RIDGE RD STE 100	RALEIGH NC 27612-4652		1744952338

September 20, 2019

Kimley-Horn & Associates, Inc.
421 Fayetteville Street, Suite 600
Raleigh, NC 27601

Subject: Neighborhood Meeting Notification Letter – Rezoning
901 Parkstone Towne Boulevard
Knightdale, NC 27545

Dear Neighbor:

On **Tuesday, October 1, 2019**, a neighborhood meeting will be held regarding a proposed rezoning application for the property identified by the following address and property identification number: 901 Parkstone Towne Boulevard, Knightdale, NC 27545; PIN# 1744843799 near property that you own.

The meeting will be held at the Knightdale Recreation Center (Room 404) located at 102 Lawson Ridge Road, Knightdale, NC 27545 at **6:30 P.M. on October 1, 2019**. This is a public meeting and all are invited to attend.

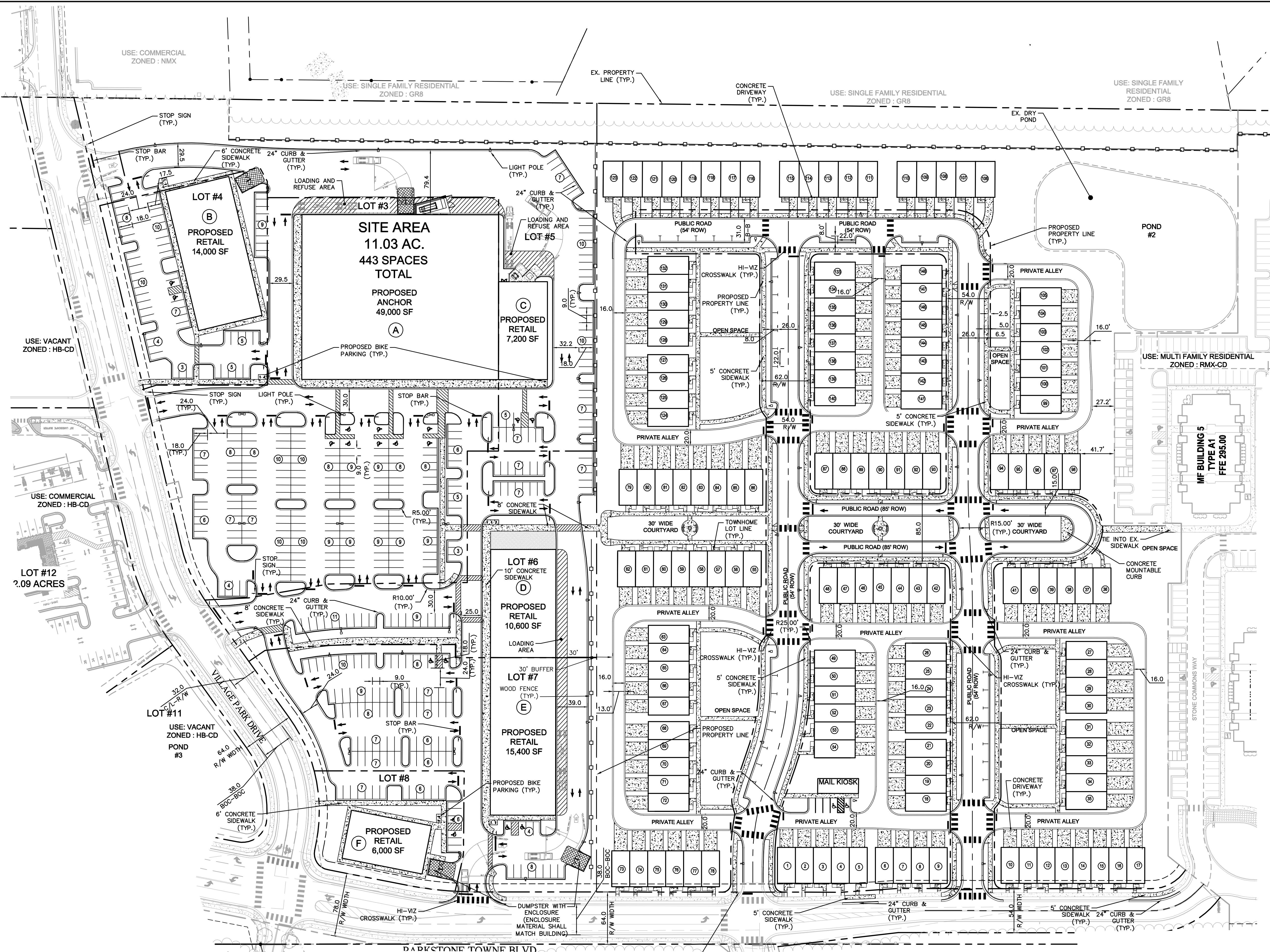
If you wish to contact us, please call (919) 653-2927 and ask for Chris Bostic. You may also email me at the following address: Chris.Bostic@kimley-horn.com. The purpose of the meeting is to ensure that adjacent property owners are aware of the proposal and have an opportunity to provide input prior to the Town of Knightdale public hearing.

Sincerely,



Chris Bostic, P.E.
Project Manager

Plotted By: Bell, J. J. Sheet: Parkstone Phase 2 Mixed Use Layout: C2.0 SITE PLAN March 09, 2020 12:09:51pm K:\RAL\DEVA\017254007 Parkstone Phase 2 Planning Phase\15_CAD Files\PlanSheets\C2.0 SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

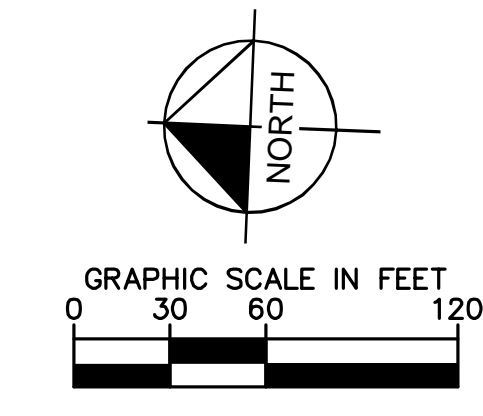
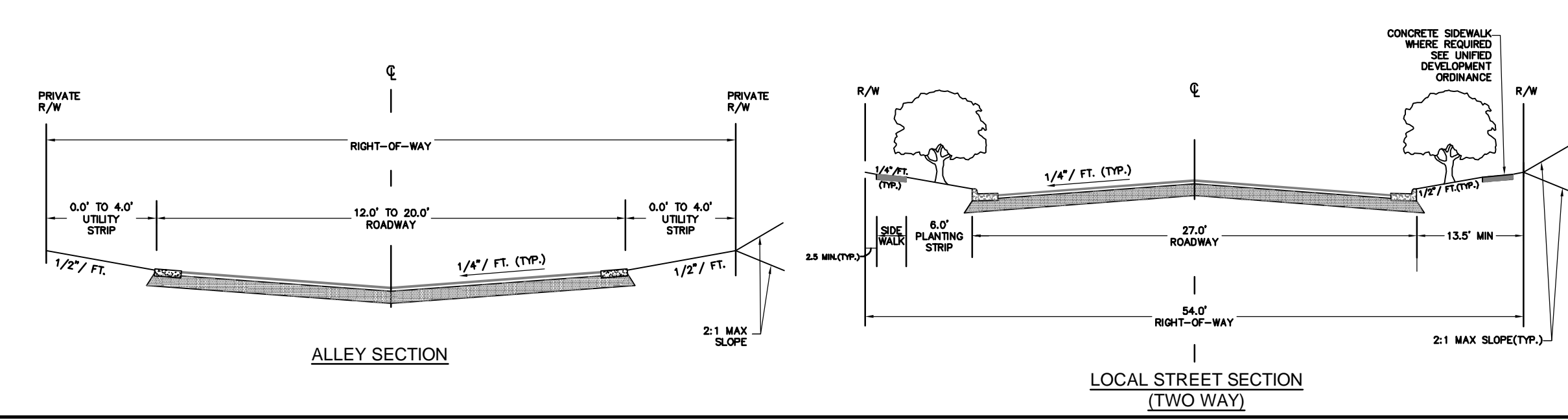


LEGEND

- PAINTED TRAFFIC ARROW
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE (8" @ 4000PSI)
- PROPOSED PARKING COUNT
- LIGHT DUTY ASPHALT
- DETECTABLE WARNING SURFACE

NOTE:

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THERMOPLASTIC STRIPING TO BE USED FOR ALL PAVEMENT STRIPING EXCEPT PARKING STALLS.



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

<h1 style="margin: 0;">Kimley»Horn</h1> <p style="font-size: 8px; margin: 0;">© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-677-2000 FAX: 919-677-2050 WWW.KIMLEY-HORN.COM</p>		NO.	REVISIONS	DATE
		1	TOWN OF KNIGHTDALE COMMENTS	12-05-19 JWH

KHA PROJECT 017254007	DATE 11/08/2019	SCALE AS SHOWN DESIGNED BY JWB DRAWN BY JCB CHECKED BY COB
--------------------------	--------------------	---

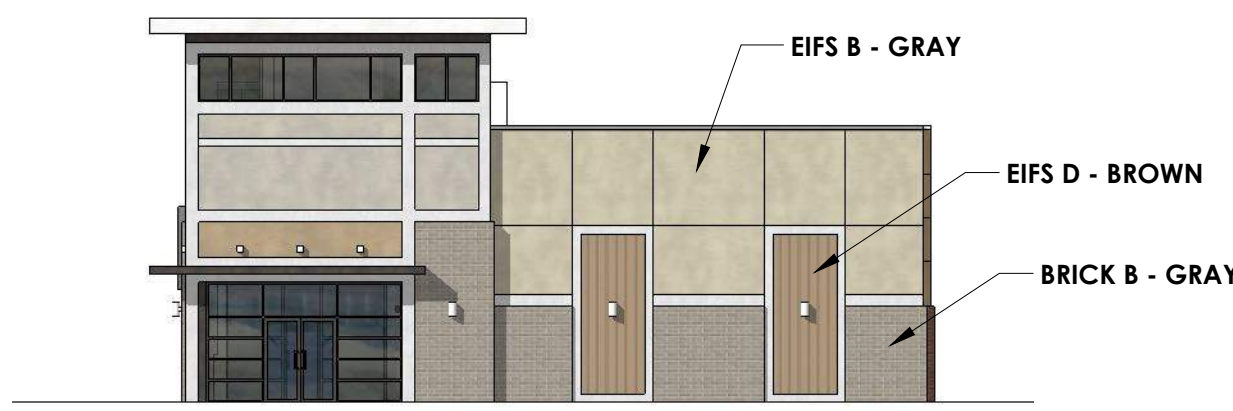
SITE PLAN

PARKSTONE PHASE 2 MIXED USE PREPARED FOR KNIGHTDALE DEVELOPMENT OWNERSHIP, LLC.	NORTH CAROLINA KNIGHTDALE
---	------------------------------

SHEET NUMBER	C2.0
--------------	------



13 SOUTHWEST ELEVATION - BUILDING E
1/16" = 1'-0" NONE



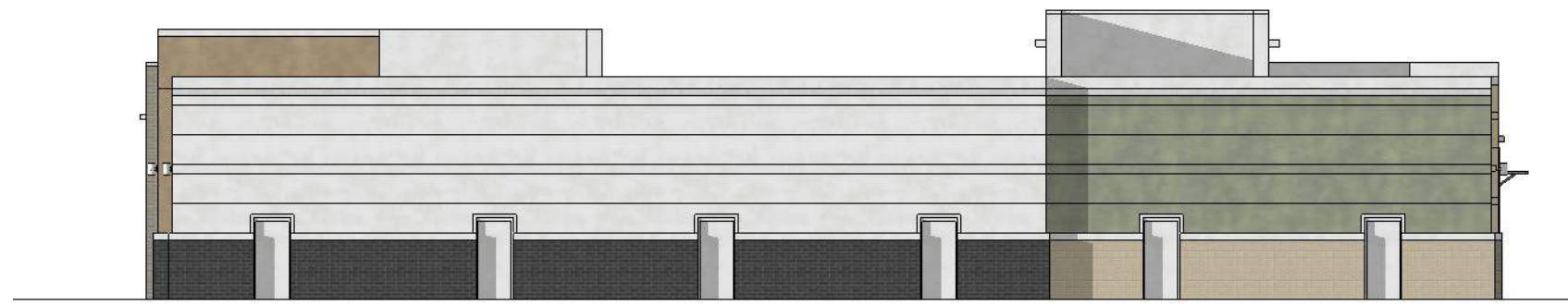
12 NORTHWEST ELEVATION - BUILDING E
1/16" = 1'-0" GLAZING CALCULATIONS:
60'L X 14'H = 842 SF X 0.4 = 336 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 160 SF (19%)



11 SOUTHEAST ELEVATION - BUILDING E
1/16" = 1'-0" GLAZING CALCULATIONS:
60'L X 14'H = 840 SF X 0.4 = 336 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 130 SF (15%)



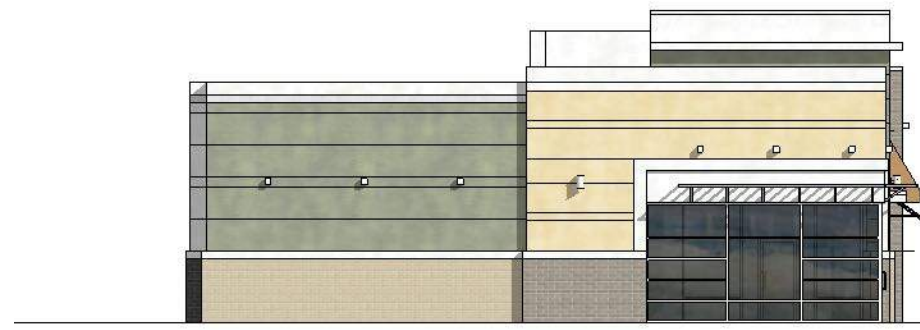
10 NORTHEAST ELEVATION - BUILDING E
1/16" = 1'-0" GLAZING CALCULATIONS:
86'L X 14'H = 1,204 SF X 0.4 = 482 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 610 SF (51%)



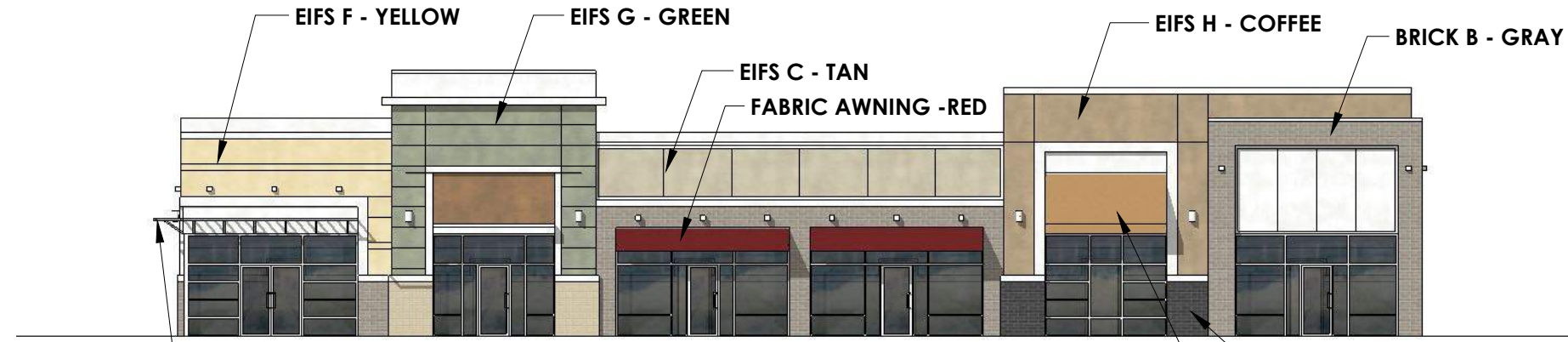
9 SOUTH ELEVATION - BUILDING F
1/16" = 1'-0" GLAZING CALCULATIONS:
NONE



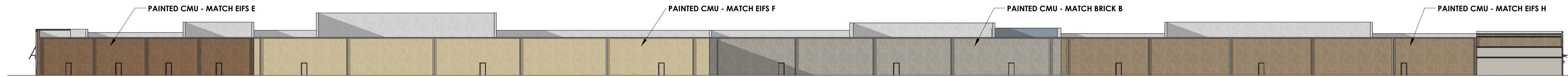
8 WEST ELEVATION - BUILDING F
1/16" = 1'-0" GLAZING CALCULATIONS:
59'L X 14'H = 826 SF X 0.4 = 330 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 160 SF (19%)



7 EAST ELEVATION - BUILDING F
1/16" = 1'-0" GLAZING CALCULATIONS:
56'L X 14'H = 784 SF X 0.4 = 314 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 190 SF (24%)



6 NORTH ELEVATION - BUILDING F
1/16" = 1'-0" GLAZING CALCULATIONS:
120'L X 14'H = 1,680 SF X 0.4 = 672 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 880 SF (52%)

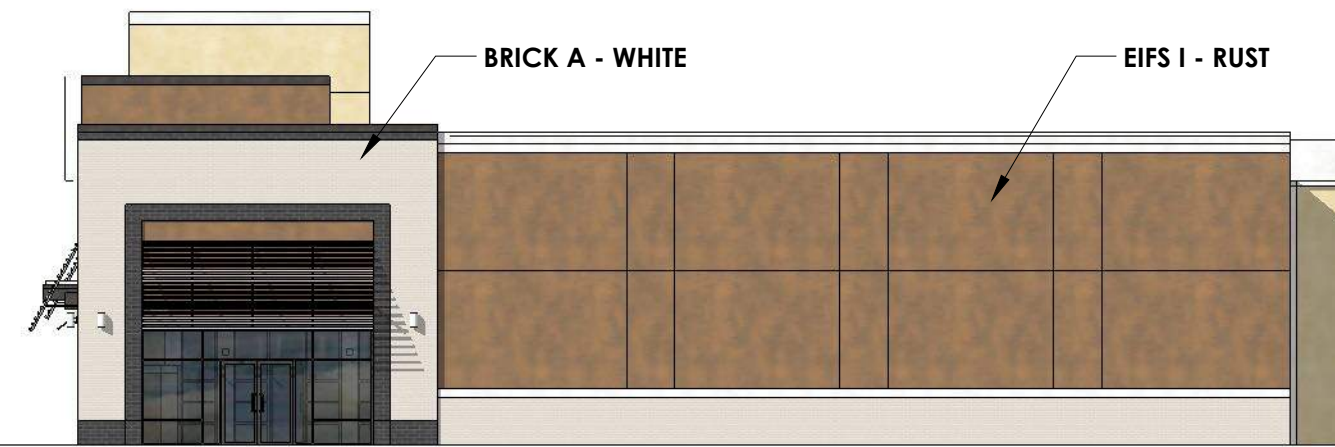


PAINTED CMU - MATCH EIFS E

PAINTED CMU - MATCH EIFS F

PAINTED CMU - MATCH BRICK B

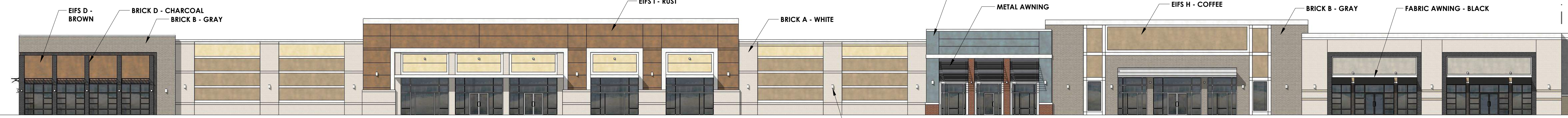
PAINTED CMU - MATCH EIFS H



4 SOUTH ELEVATION - BUILDING G-H
1/16" = 1'-0" GLAZING CALCULATIONS:
100'L X 14'H = 1,400 SF X 0.4 = 560 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 190 SF (14%)



3 NORTH ELEVATION - BUILDING I-K
1/16" = 1'-0" GLAZING CALCULATIONS:
222'L X 14'H = 3,108 SF X 0.4 = 1,243 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 1,720 SF (55%)



EIFS D - BROWN
BRICK D - CHARCOAL
BRICK B - GRAY

EIFS I - RUST

BRICK A - WHITE

EIFS E - BLUE GRAY
METAL AWNING

EIFS H - COFFEE

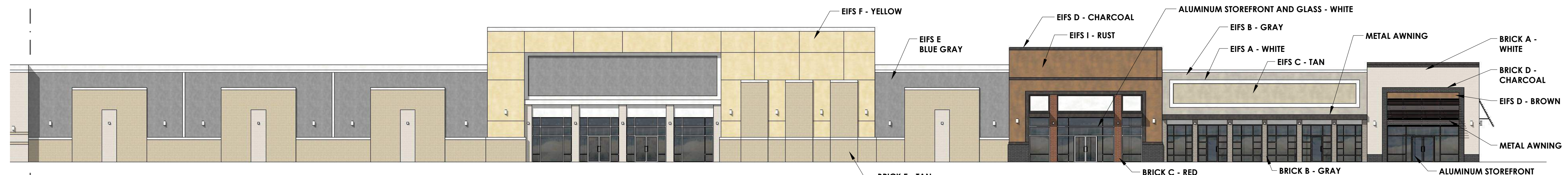
BRICK B - GRAY

FABRIC AWNING - BLACK

LIGHT FIXTURE - TYPICAL

2 WEST ELEVATION - BUILDING I-K
1/16" = 1'-0" GLAZING CALCULATIONS:
SEE 1/A2

NOTE: THE BACKSIDE OF ALL PARAPETS VISIBLE FROM
PARKING LOTS TO BE CLAD IN BUILDING MATERIALS
MATCHING EXTERIOR ELEVATIONS



EIFS F - YELLOW

EIFS D - CHARCOAL

ALUMINUM STOREFRONT AND GLASS - WHITE

EIFS B - GRAY

METAL AWNING

BRICK A - WHITE

EIFS A - WHITE

EIFS C - TAN

BRICK D - CHARCOAL

EIFS D - BROWN

METAL AWNING

EIFS E BLUE GRAY

EIFS I - RUST

ALUMINUM STOREFRONT AND GLASS - DARK BRONZE

BRICK C - RED

BRICK B - GRAY

1 WEST ELEVATION - BUILDING G-H
1/16" = 1'-0" GLAZING CALCULATIONS:
870'L X 14'H = 12,180 SF X 0.4 = 4,872 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 4,002 SF (33%)



8 WEST ELEVATION - BUILDING C
1/16" = 1'-0"
GLAZING CALCULATIONS:
70'L X 14'H = 980 SF X 0.4 = 392 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 370 SF (38%)



4 SOUTH ELEVATION - BUILDING D
1/16" = 1'-0" GLAZING CALCULATIONS:
NONE



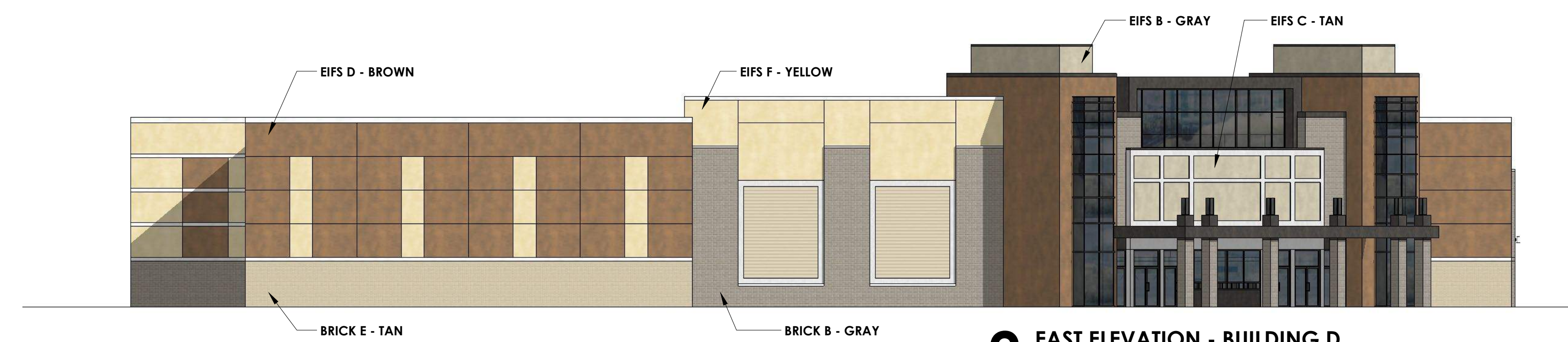
7 NORTH ELEVATION - BUILDING C
1/16" = 1'-0"
GLAZING CALCULATIONS:
60'L X 14'H = 840 SF X 0.4 = 336 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 390 SF (46%)



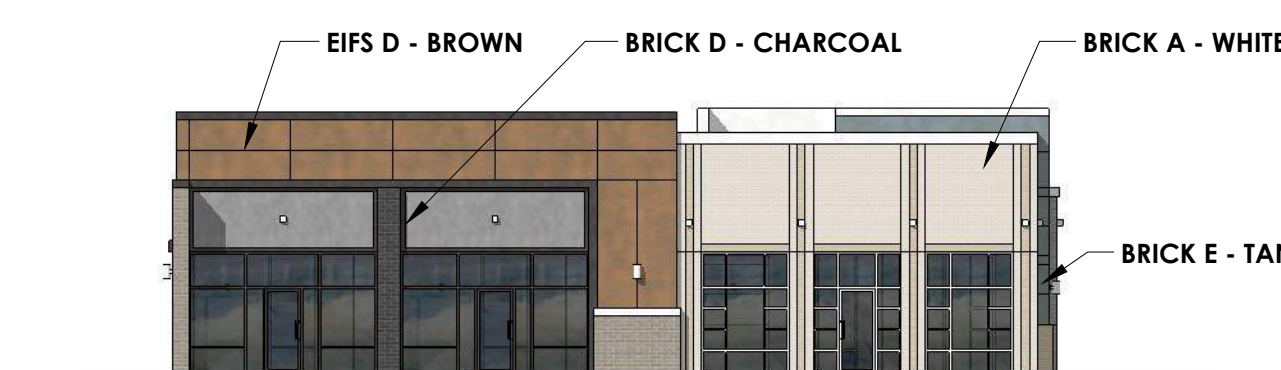
3 WEST ELEVATION - BUILDING D
1/16" = 1'-0" GLAZING CALCULATIONS:
NONE



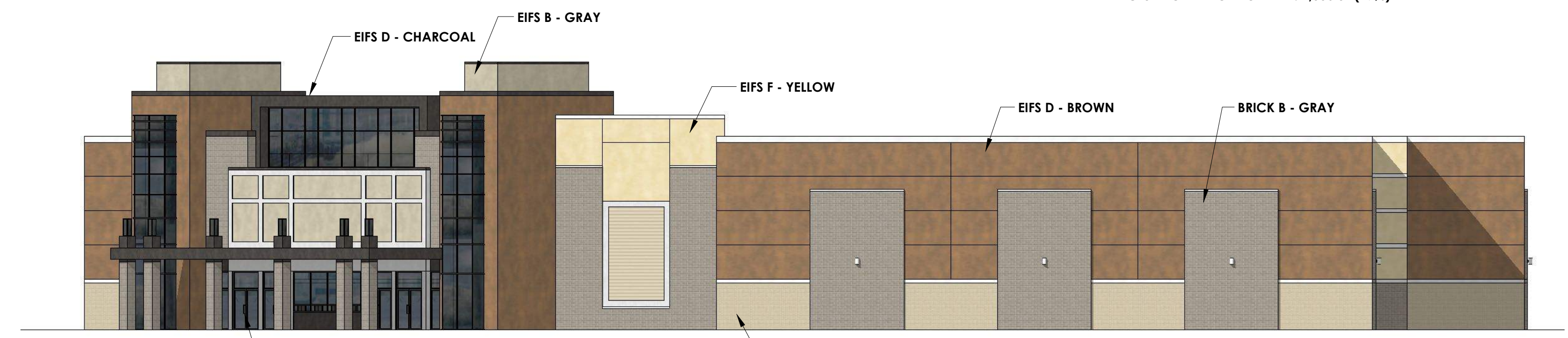
6 SOUTH ELEVATION - BUILDING C
1/16" = 1'-0"
GLAZING CALCULATIONS:
58'L X 14'H = 812 SF X 0.4 = 325 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 310 SF (38%)



2 EAST ELEVATION - BUILDING D
1/16" = 1'-0"
GLAZING CALCULATIONS:
236'L X 14'H = 3,304 SF X 0.4 = 1,322 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 1,556 SF (47%)



5 EAST ELEVATION - BUILDING C
1/16" = 1'-0"
GLAZING CALCULATIONS:
70'L X 14'H = 980 SF X 0.4 = 392 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 540 SF (55%)



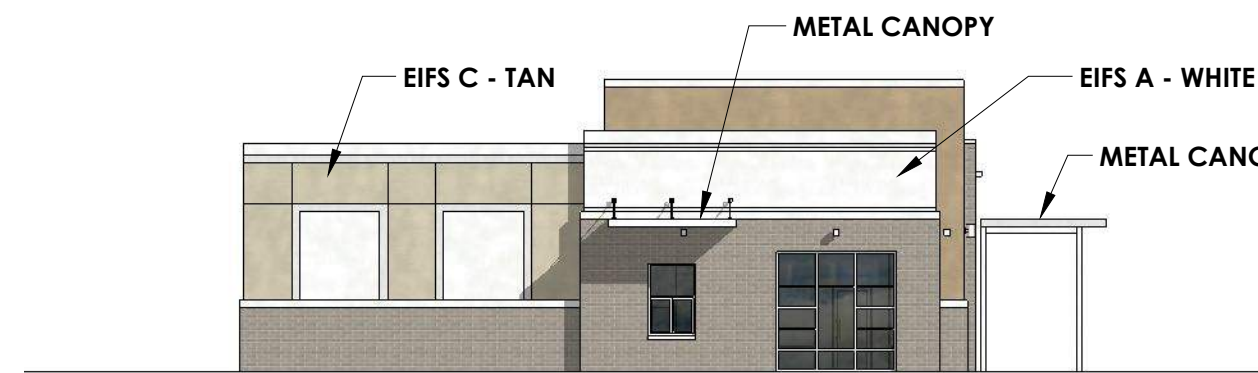
1 NORTH ELEVATION - BUILDING D
1/16" = 1'-0" GLAZING CALCULATIONS:
NONE



8 NORTH ELEVATION - BUILDING A
1/16" = 1'-0" GLAZING CALCULATIONS:
NONE



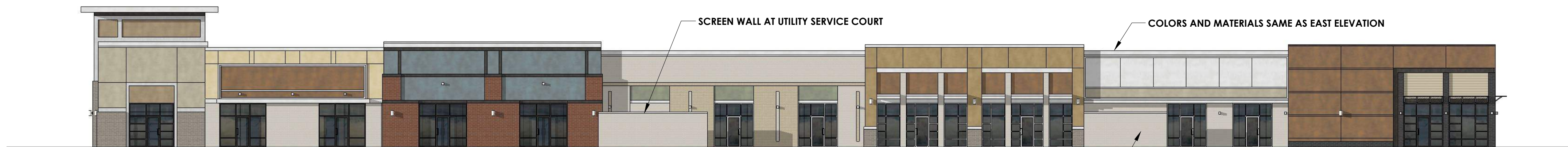
7 EAST ELEVATION - BUILDING A
1/16" = 1'-0" GLAZING CALCULATIONS:
60'L X 14'H = 840 SF X 0.4 = 336 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 160 SF (19%)



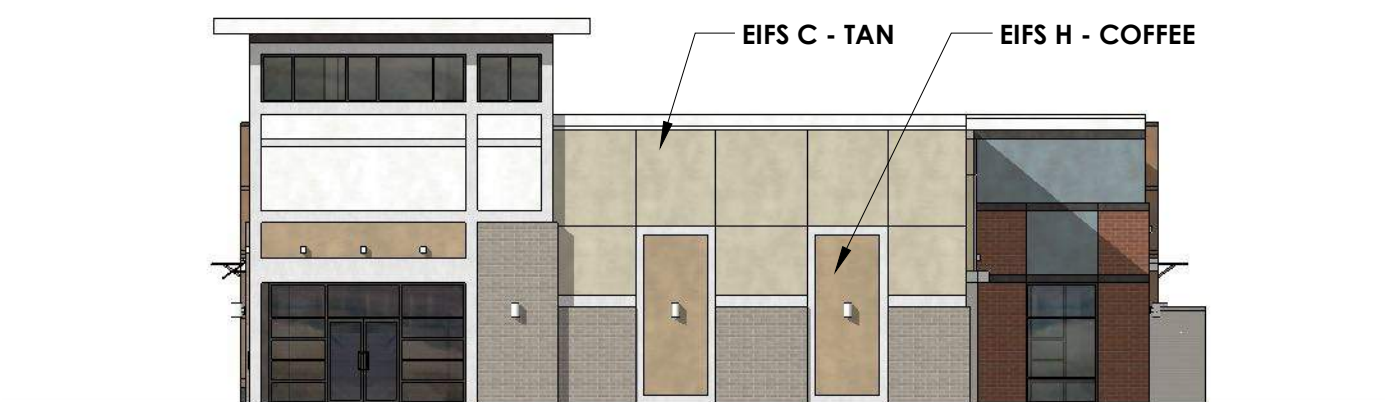
6 WEST ELEVATION - BUILDING A
1/16" = 1'-0" GLAZING CALCULATIONS:
59'L X 14'H = 826 SF X 0.4 = 330 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 124 SF (15%)



5 SOUTH ELEVATION - BUILDING A
1/16" = 1'-0" GLAZING CALCULATIONS:
49'L X 14'H = 966 SF X 0.4 = 386 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 480 SF (50%)



4 WEST ELEVATION - BUILDING B
1/16" = 1'-0" GLAZING CALCULATIONS:
312'L X 14'H = 4,368 SF X 0.4 = 1,747 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 1,412 SF (32%)



3 NORTH ELEVATION - BUILDING B
1/16" = 1'-0" GLAZING CALCULATIONS:
72'L X 14'H = 1,008 SF X 0.4 = 403 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 264 SF (26%)



2 SOUTH ELEVATION - BUILDING B
1/16" = 1'-0" GLAZING CALCULATIONS:
75'L X 14'H = 1,050 SF X 0.4 = 420 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 430 SF (41%)



1 EAST ELEVATION - BUILDING B
1/16" = 1'-0" GLAZING CALCULATIONS:
312'L X 14'H = 4,368 SF X 0.4 = 1,747 SF REQUIRED (40%)
ACTUAL GLAZING PROVIDED: 2,364 SF (54%)