



KNIGHTDALE MIXED-USE AT SMITHFIELD ROAD PLANNED UNIT DEVELOPMENT

**A KDM Development
Knightdale, North Carolina**

January 25th, 2021

Revised:

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Part 1 | Vision and Intent

Knightdale Mixed-Use at Smithfield Road

Knightdale Mixed-Use at Smithfield Road is a mixed-use, walkable development adjacent at the northwest corner of Smithfield Road and Mailman Road. Knightdale Mixed-Use at Smithfield Road will be developed on vacant property located approximately one-half mile north of I-87. The development will be transformed into a place where people can live, shop, work and play in one community. Knightdale Mixed-Use at Smithfield Road will:

Provide exceptional design, character, and quality

Knightdale Mixed-Use at Smithfield Road Station is a neighborhood mixed-use development adjacent that will provide quality housing options and a mixed-use center in a walkable community. The design of the apartment and mixed-use buildings will be more urban in nature to create the feel of a vibrant town setting. There will be a mix of styles and building types. The single-family and townhome portions of the development will be separated from the more urban mixed-use and apartment areas and will incorporate similar design style to create a cohesive neighborhood.

Provide high quality community amenities

Knightdale Mixed-Use at Smithfield Road will have a varied assortment of amenities that will benefit the people who work and live in the development. The amenities provided will include several pocket parks, a large dog park, a section of public greenway along the stream, a community pool and clubhouse, and a community garden. The amenities will be spread throughout the development and connected by a public sidewalk network.

Incorporate creative design in the layout of the buildings

The mixed-use buildings will be located along Glen Manor trail, positioned close to the public street. They will be centered on a public plaza that centers on the clubhouse building across the street. A pedestrian connection will be provided to connect the two central components of the development.

Ensure compatibility with surrounding land uses and neighborhood character

Knightdale Mixed-Use at Smithfield Road is located in an area designated for future mixed-use development in the Knightdale Comprehensive Plan. The development is bordered on the north by a single-family subdivision, and as such, the development backing up to the single-family homes will also be limited to single-family, or appropriate landscape separation buffers will be provided.

Encourage the creation of mixed density neighborhoods, neighborhood nodes, and mixed-use centers

Knightdale Mixed-Use at Smithfield Road will contain a mix of single-family homes, townhomes and apartments as well as vertical mixed-use buildings containing commercial/retail space and apartments on the ground floor with apartments above.

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

Knightdale Mixed-Use at Smithfield Road will be located on a vacant parcel situated south of a parcel currently being developed as single-family residential and will continue the progression of development to Smithfield Road

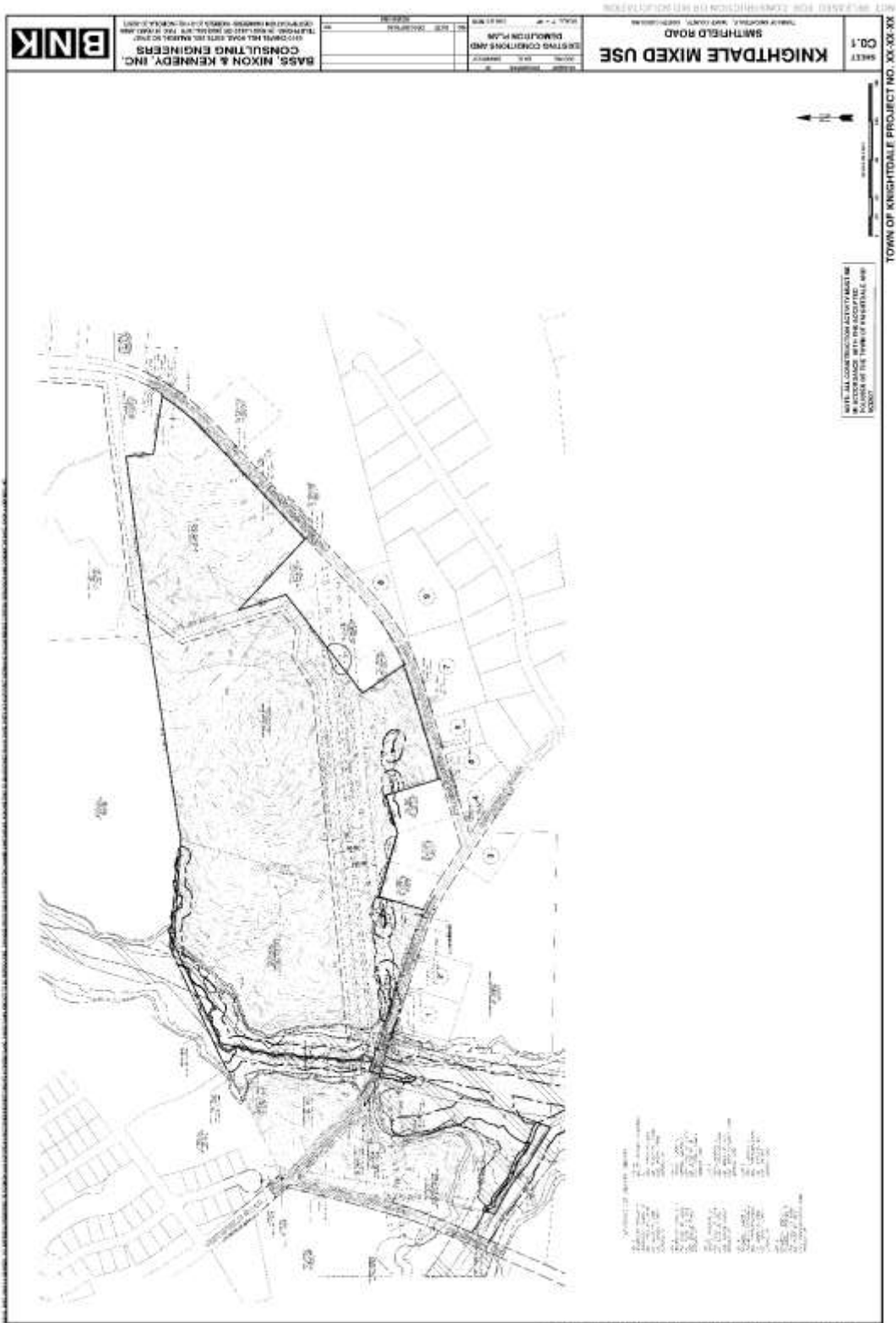
Provide greater efficiency in the layout and provision of roads, utilities and other infrastructure.

Knightdale Mixed-Use at Smithfield Road is designed to maximize the use of developable area while leaving environmentally sensitive areas undisturbed for the enjoyment of residents and concentrating development along main roads and the interior of the site.

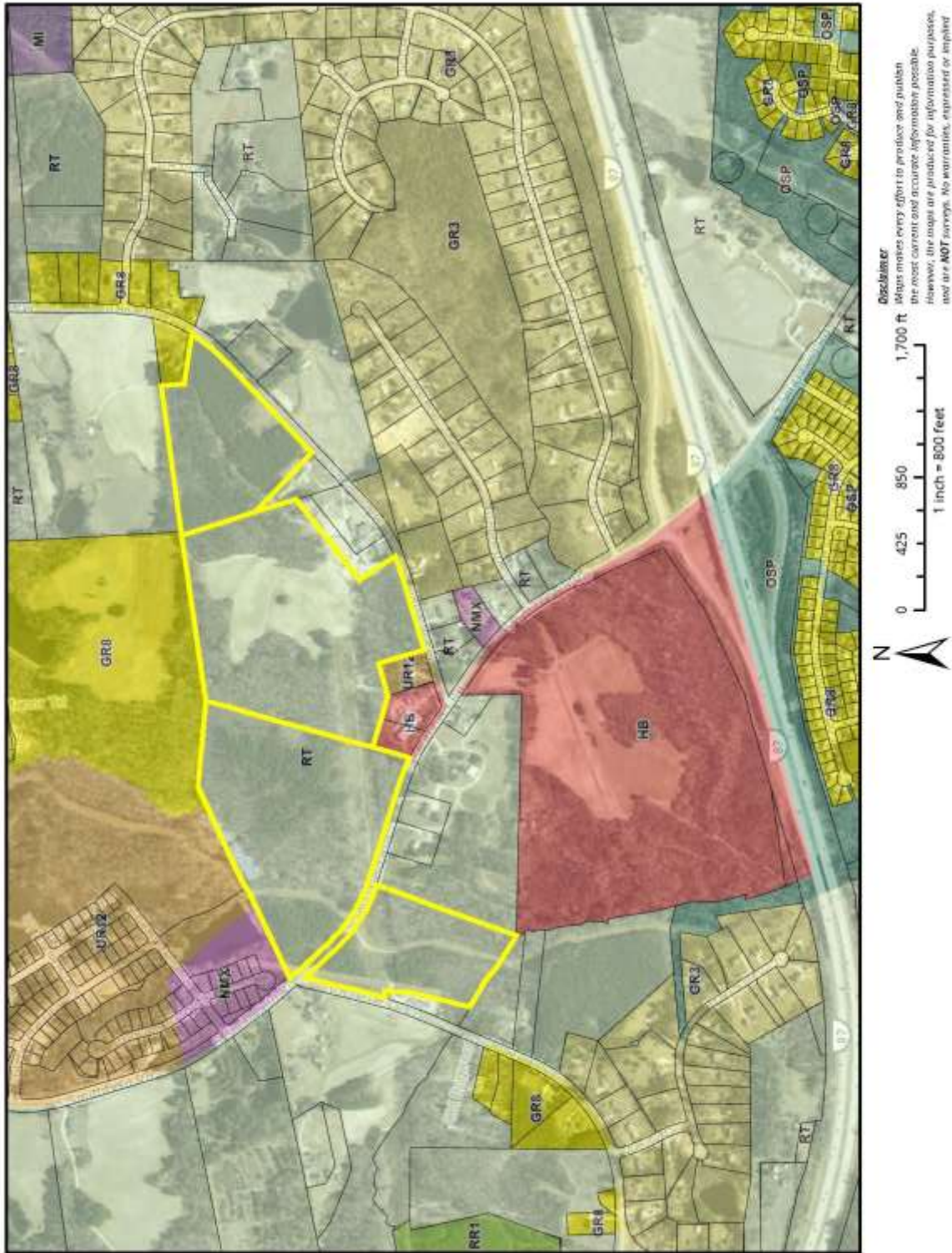
PART 2 | EXISTING CONDITIONS

Knightdale Mixed-Use at Smithfield Road is located on parcels fronting on Smithfield Road and Mailman Road approximately one-half mile north of I-87. The properties do not have a current street address as they are undeveloped. The Wake County PIN's are 1753-67-3147 (portion), 1753-77-8199, and 1753-87-9748. The parcel slopes from west to east and drains under Smithfield road. The parcels are bisected by a Duke Energy easement and a proposed Dominion Energy easement running east to west. The site contains a mixture of evergreen and hardwood forestation as well as a cleared pasture area at the center of the site.

BOUNDARY AND TOPOGRAPHIC SURVEY

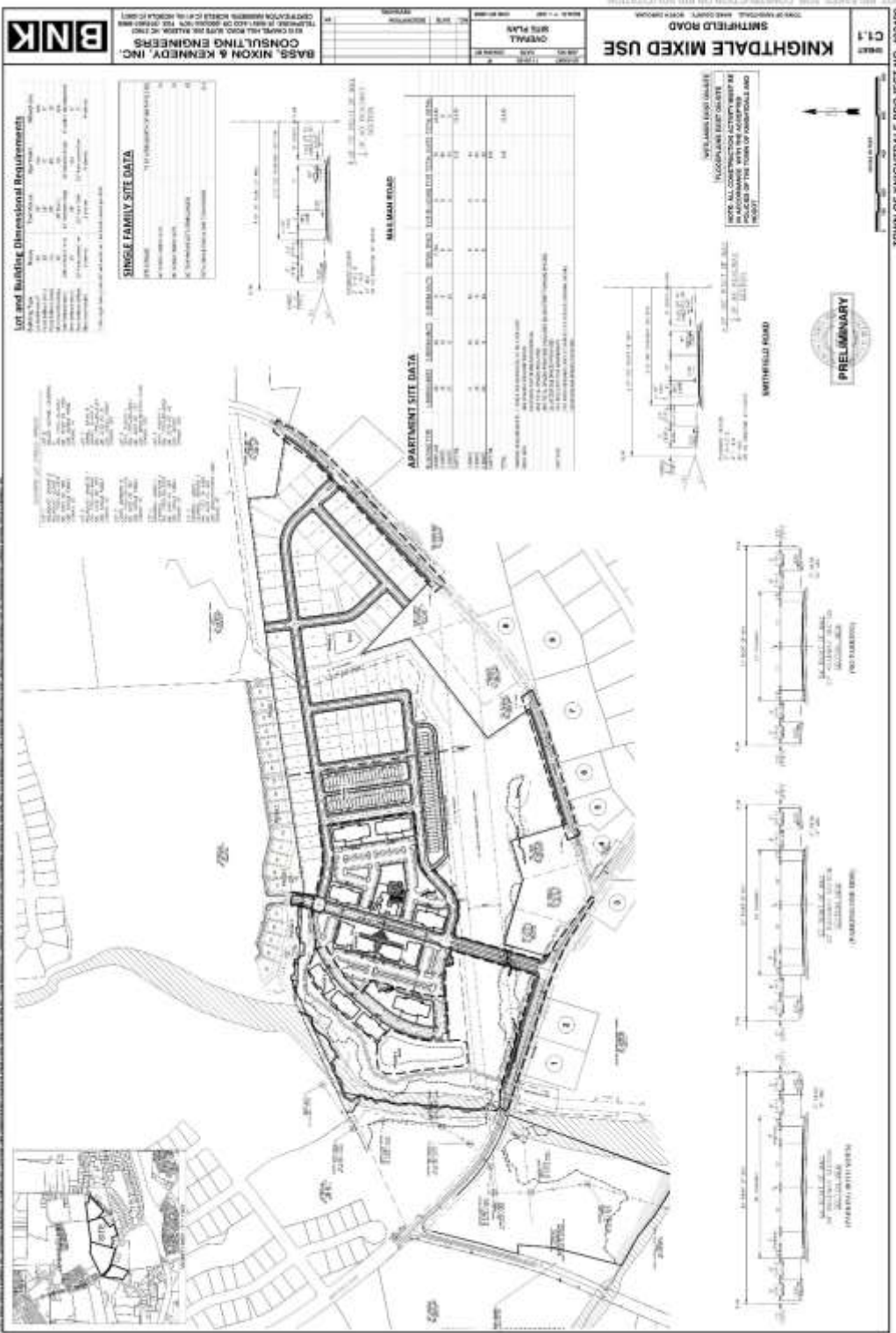


CURRENT ZONING MAP/VICINITY MAP



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PART 3 | PLANNED UNIT DEVELOPMENT MASTER PLAN SITE IMPROVEMENTS AND DIMENSIONS



Development Details

Knightdale Mixed-Use at Smithfield Road is mixed-use development with 348 apartment units, 76 single-family dwellings and 65 townhomes and 15,440 sf of office/retail space designed to the Neighborhood Mixed-Use Planned Unit Development standards of the Knightdale UDO. The development will provide several quality housing choices and workspaces for residents as well as an expansive choice of amenities for residents in the development, including a pool, clubhouse, greenway, dog park and several community parks. The development will also contain community retail shops for residents and visitors.

In order to improve access for residents and visitors, on-street parking will be provided along Glenmanor Trail and along the public streets in front of the townhomes. There are approximately 129 on-street parking spaces proposed for the development.

Overall Development Mix

Apartment Data:

The apartments in the development will be a mix of one bedroom, two bedroom and three bedroom units. The current anticipated mix of units is as follows:

Total apartment units:	348 dwelling units
One bedroom units:	168 units
Two bedroom units:	132 units
Three bedroom units:	48 units

Single-Family Data:

Total single-family units:	141 dwelling units
60' wide lots:	39 dwelling units
80' wide lots:	37 dwelling units
Townhome units:	65 dwelling units

Commercial/Retail Data:

Total non-residential square footage:	15,440 square feet
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PART 4 | UDO AND COMPREHENSIVE PLAN CONSISTENCY

UDO Consistency

Knightdale Mixed-Use at Smithfield Road is designed to meet the requirements of the UDO where practical and applicable.

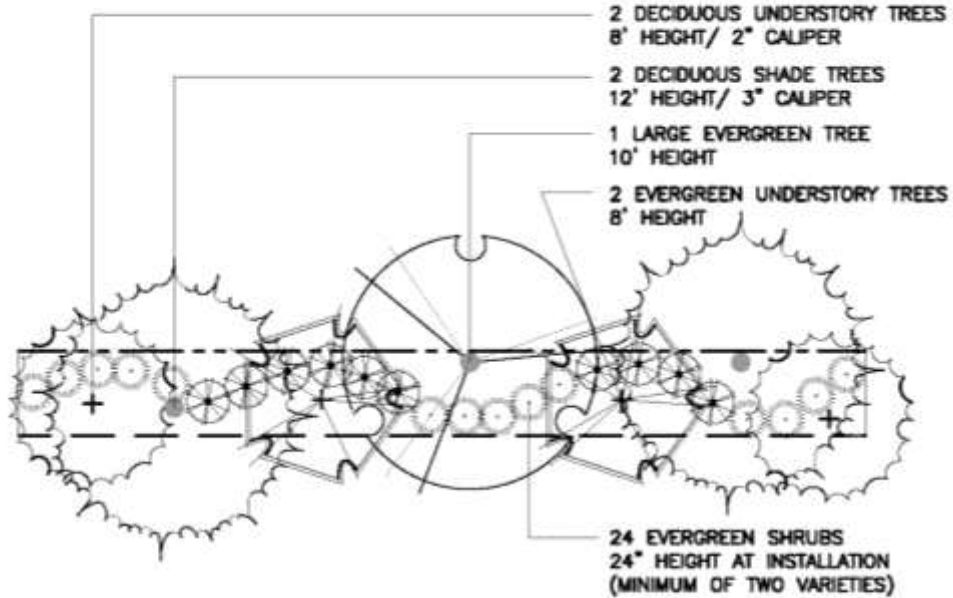
Consistent with 10.3(G)(2) and (3) of the UDO, the project will utilize combined/shared parking to satisfy parking requirements.

The applicant is seeking 2 modifications to provisions of the UDO as part of this PUD. The requested modifications are listed below.

Modification to Type C Buffer Yard Requirement

The buffer table in Section 8.6(A) of the UDO requires a Type C buffer yard between NMX base zoned properties and adjacent GR8 zoned properties. A Type C buffer has a width of 50'. Typically, no buffer is required between parcels developed as single-family residential.

A modified 10' Type A buffer which exceeds the standard of UDO Section 8.6(B)(1) is proposed for the perimeter of the development where single-family lots are located along the boundary adjacent to single-family lots. This includes PIN: 1753-78-0603 (portion east of Glenmanor Trail), 1753-98-0579, 1753-98-5009, 1753-87-6285, 1753-86-1961. Both the quantity and size of trees and shrubs will be increased as indicated in the graphic below for a typical 100' section of the buffer.



MODIFIED 10' TYPE A BUFFER

SCALE: 1" = 20'

All other portions of the development will meet the Buffer standards set forth in the Knightdale UDO. The buffer modification is consistent with the UDO in that it exceeds the typical standard of no buffer between single-family residential development.

Modification to Driveway Locations

Note (a) attached to the Lot and Building Dimensional Requirements in Section 2.9(B)(2) of the Town of Knightdale UDO states for lots less than 80 feet wide, alley/rear lane access to all off-street parking areas is required except when such lots front onto an approved cul-de-sac, in which case shared driveways shall be required. For in-fill lots less than 80 feet wide where no alley/rear lane access exists, shared driveways will be required. For lots 80 feet wide or greater, access to off-street parking is permitted from the fronting street or rear lane/alley.

To promote a more uniform development where a mix of 60 foot wide and 80 foot wide lots are proposed, all lots will provide off-street parking accessed from the

fronting street. This will provide a more uniform streetscape and eliminate the need for parallel alleys that would significantly increase the impervious area and footprint of the development.

Knightdale Next 2035 Comprehensive Plan Consistency

Knightdale Mixed-Use at Smithfield Road is consistent with the Growth Framework Map, Growth and Conservation Map, and the following guiding Principles in the Knightdale Next 2035 Comprehensive Plan (“KCP”)

1. Unique Activity Areas:

This principle encourages the development of unique activity centers that include a mix of uses and activities close together, providing people with new options for places to live, work, shop and participate in civic life. Knightdale Mixed-Use at Smithfield Road provides a mix of residential and office/retail uses, providing Knightdale with a new place to live, work and shop at the eastern gateway into town..

2. Infill development and redevelopment:

This guiding principle aims to promote infill development for vacant areas within the Town of Knightdale. The Growth Framework Map designates this site as within a Target Investment Area, in which infill development, including increased residential density are encouraged. Knightdale Mixed-Use at Smithfield Road is consistent with this guideline developing a mixed-use project with apartments, single-family residential and neighborhood scale office/commercial development on property that is currently vacant.

3. Park and recreation:

This principle aims to promote and expand opportunities where people can be more involved in an active lifestyle represented by the presences of high quality parks located near where people live.

4. Compact Development patterns:

The principal aims to guide future growth into more compact and efficient development patterns, encouraging infill development and identified activity

center. The Principal acknowledges that increased densities with a mix of residential and nonresidential uses are needed to accommodate town growth.

5. Community Investment:

Knightdale Mixed-Use at Smithfield Road will include street improvements, walkable sidewalks, landscaping, and other investments in the public realm that will create active public spaces with a prominent place for pedestrians.

6. Economic Vitality:

This guideline seeks to promote a healthy and sustainable business environment. Knightdale Mixed-Use at Smithfield Road is a mixed-use development that will include office/retail space and apartments as well as single-family residential dwellings and townhomes, creating a vibrant place and building an attractive community that will improve the tax base and increase access to employment opportunities in the Town of Knightdale.

7. Great neighborhoods and expanded home choices:

This principle aims to promote vibrant neighborhoods that provide greater access to a range of housing choices that people need at various stages of life. Knightdale Mixed-Use at Smithfield Road will provide apartments, townhomes, and single-family detached homes within a mixed-use development that will make the Town a more livable community.

**PART 5 | DESIGN GUIDELINES
SINGLE-FAMILY RESIDENTIAL**

BORDEAUX



*SAMPLES, SUBJECT TO CHANGE

CABERNET



***SAMPLES. SUBJECT TO CHANGE

MALBEC



*SAMPLES. SUBJECT TO CHANGE

MERLOT



*SAMPLES, SUBJECT TO CHANGE

DRAYTON



**SAMPLES. SUBJECT TO CHANGE

HAWTHORNE



*SAMPLES. SUBJECT TO CHANGE

STONEFIELD



**SAMPLES. SUBJECT TO CHANGE

STONEHAVEN



**SAMPLES, SUBJECT TO CHANGE

LONDON

TOWNHOMES



**SAMPLES, SUBJECT TO CHANGE

WINCHESTER



**SAMPLES. SUBJECT TO CHANGE



Knightdale Mixed Use
 88 S. Sibley Rd. • Halifax, VA
 Knightdale, NC

Mixed Use - Exterior Elevations A2.11
 1/8" = 1'-0" (02/17) 12.25.2020
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BLDG TYPE 2 - FRONT ELEVATION 1



Knightsdale Mixed Use
 88 S. Stonehill Rd. • Matthews, NC
 Knightdale, NC

Apartment Bldg - Type 2 - Exterior Elevations A2.21
 1/17/2020
 02/15/20
 12.23.2020

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BLDG TYPE 5 - FRONT ELEVATION 1



Knightsdale Mixed Use
 at 8. Knightsdale Rd. • Matthews, NC
 Knightdale, NC

Apartment Bldg - Type 5 - Exterior Elevations A2.51
 10/1/2019 | 1/1/2020
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CLUBHOUSE - REAR ELEVATION | 3
1/8" = 1'-0"



CLUBHOUSE - RIGHT SIDE ELEVATION | 4
1/8" = 1'-0"



CLUBHOUSE - FRONT ELEVATION | 1
1/8" = 1'-0"



CLUBHOUSE - LEFT SIDE ELEVATION | 2
1/8" = 1'-0"



Knightdale Mixed Use
at 8 Southside Rd. • Midway Rd.
Kingsville, NC

Clubhouse - Exterior Elevations A2.61
1/8" = 1'-0"
000127 | 11.31.2008
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PART 6 | RECREATIONAL OPEN SPACE AND AMENITIES

Knightdale Mixed-Use at Smithfield Road will provide both active and passive recreation areas within the development.

RECREATION OPEN SPACE CALCULATIONS

SINGLE FAMILY 76 X 3.5 =	266 BEDROOMS
TOWNHOMES 65 X 3 =	195 BEDROOMS
APARTMENTS 348	576 BEDROOMS
TOTAL:	1,037 BEDROOMS

GROSS DENSITY: $489/75.87 = 6.45$ D.U.A.

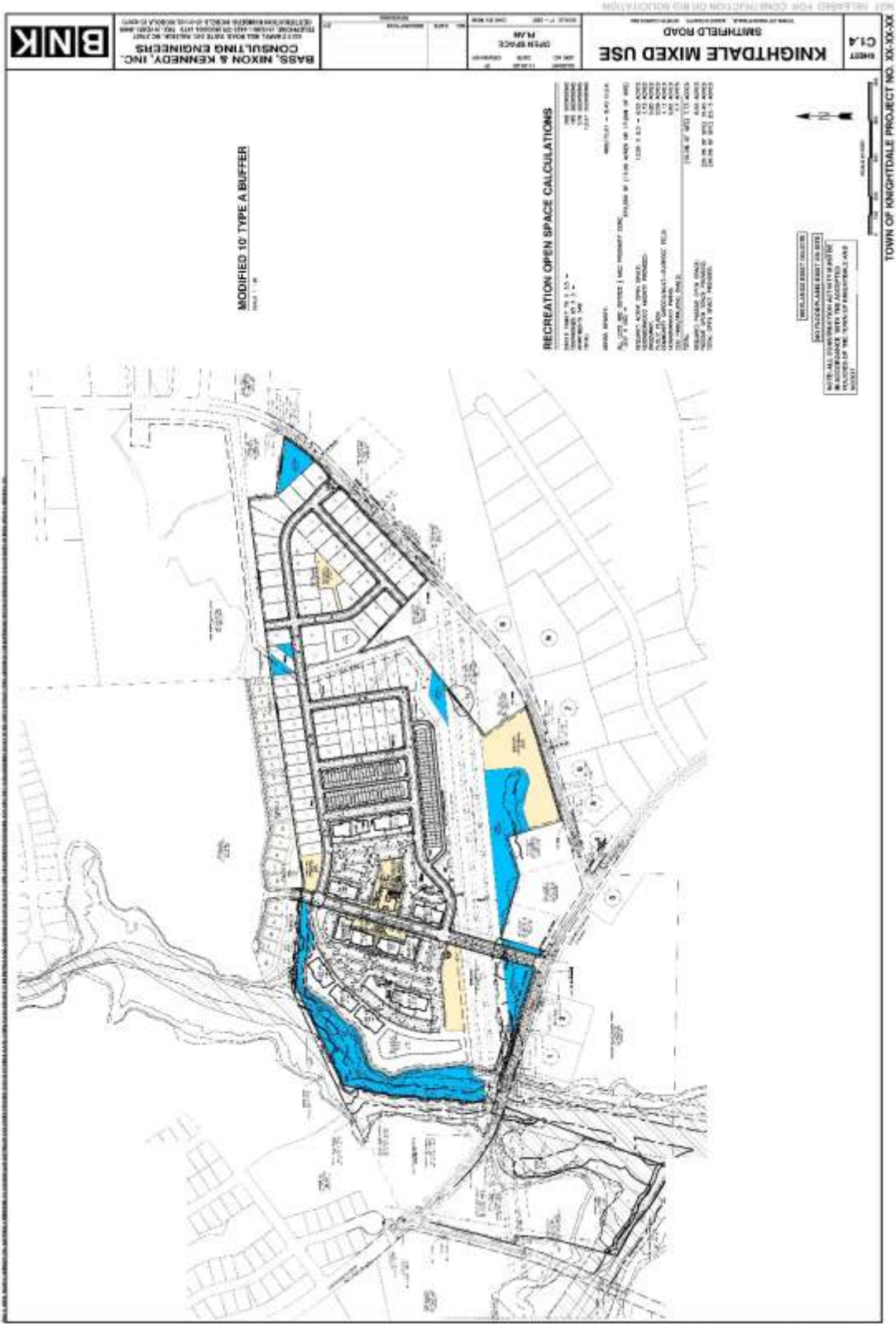
ALL LOTS ARE OUTSIDE $\frac{1}{2}$ MILE PROXIMITY ZONE:
 $1,037 \times 550 = 570,350$ SF (13.09 ACRES OR 17.26% OF SITE)

REQUIRED ACTIVE OPEN SPACE:	$13.09 \times 0.5 = 6.55$ ACRES
NEIGHBORHOOD AMENITY PROVIDED:	1.73 ACRES
GREENWAY:	0.80 ACRES
PUBLIC PLAZA:	0.56 ACRES
COMMUNITY GARDEN/MULTI-PURPOSE FIELD:	1.12 ACRES
NEIGHBORHOOD PARKS:	0.82 ACRES
DOG PARK/WALKING TRAILS:	2.7 ACRES

TOTAL: (10.2% OF SITE) 7.73 ACRES

REQUIRED PASSIVE OPEN SPACE:	6.55 ACRES
PASSIVE OPEN SPACE PROVIDED:	(20.3% OF SITE) 15.40 ACRES
TOTAL OPEN SPACE PROVIDED:	(30.5% OF SITE) 23.13 ACRES

OPEN SPACE MAP



PART 7 | PUBLIC FACILITIES

New public street

Knightdale Mixed-Use at Smithfield Road will feature a new, pedestrian-friendly public street running north to south along the middle section side of the Property. The new street will meet the standards of the Town of Knightdale. Among other things, the street will be designed as a mixed-use street and includes on-street parallel parking, a brick-paved portion, and benches.

Stormwater

Knightdale Mixed-Use at Smithfield Road is located within the Neuse River basin. The proposed development shall have two Wet Detention ponds. The proposed development shall be subject to stormwater management requirements found in Chapter 6 of the UDO.

Water and Sewer

Water and sewer within Knightdale Mixed-Use at Smithfield Road are designed to meet the standards required by the UDO.

Water Allocation Policy Compliance

This project is a Mixed Use Development (Greenfield)
Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in a multi-story building on a previously undeveloped parcel.

50 base points

Bonus Points

Bonus Point Categories for items over and above the UDO or Standard Specification Requirements.

- Category 2A - Open Space >2 acres – 2 points
- Category 2B – Stormwater Wet Pond with Fountain – 4 Points
- Category 3A – Outdoor Enhancement (Public Art) – 4 Points
- Category 4A – Public Greenway > 1,000 LF – 4 Points
- Category 4B – Pool (Resort Style) – 2 Points

WATER ALLOCATION POINTS

Base Points = 50

Bonus Points = 16

TOTAL WATER ALLOCATION POINTS = 66

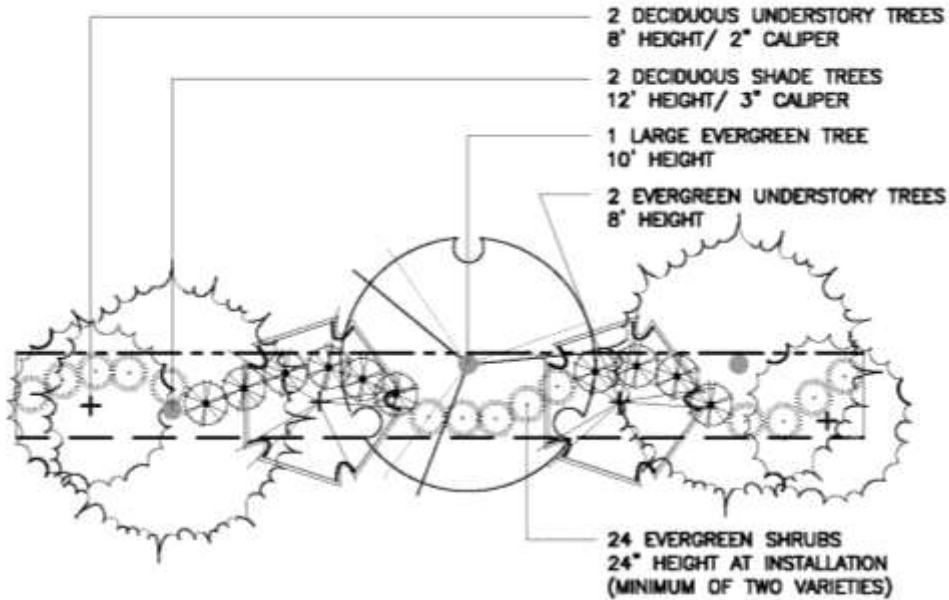
Annexation

An Annexation Petition will be submitted for the property prior to development.

PART 8 | LANDSCAPING

A Modified 10' Type A Buffer Yard is proposed in all locations where single-family residential lots abut adjacent property developed or proposed as single-family residential.

All other buffers will be installed per Town of Knightdale UDO standards.



MODIFIED 10' TYPE A BUFFER

SCALE: 1" = 20'

PART 9 | NEIGHBORHOOD MEETING REPORT

A digital copy of the virtual neighborhood meeting has been provided to the Town of Knightdale along with the PUD Plan submittal.

Adjacent Property Owner List

Owner	Mail Address 1	Mail Address 2	Mail Address 3
POPE, RICHARD N	PO BOX 323	KNIGHTDALE NC 27545-0923	
FLOWERS, LINDA E	804 OLD FERRELL RD	KNIGHTDALE NC 27545-8098	
HOUSE, SHERILL GLDNN HOUSE, REBECCA BASS	817 OLD FERRELL RD	KNIGHTDALE NC 27545-9379	
HOUSE, ELIZABETH J. HOUSE, SHERILL GLENN	805 OLD FERRELL RD	KNIGHTDALE NC 27545-9379	
DUKE ENERGY PROGRESS INC	TAX DEPT - DEC41B	550 S TRYON ST	CHARLOTTE NC 28202-4200
GLENNERE LLC	5956 SHERRY LN STE 1000	DALLAS TX 75225-8021	
CAVINNESS & COY'S BUILDING AND DEVELOPMENT CO	639 EXECUTIVE PL STE 400	FAYETTEVILLE NC 28305-5489	
GLENNERE EAST HOMEOWNERS ASSOCIATION INC	C/O JOE LASSITER	8311 BAMPFORD WY STE 1	RALEIGH NC 27615-2761
CRANG WEST RENTALS LLC	PO BOX 6365	RALEIGH NC 27628-6365	
HOLMQUIST, DONNIE HOLMQUIST, ELAINE D	PO BOX 142	KNIGHTDALE NC 27545-0142	
HOLMQUIST, DONNIE HOLMQUIST, ANNIETTE	PO BOX 142	KNIGHTDALE NC 27545-0142	
HOLMQUIST, ANNIETTE I	2822 S SMITHFIELD RD	KNIGHTDALE NC 27545-8396	
G&F PROPERTIES LLC	EDWARD J GEHRKE II MANAGER	PO BOX 767	WENDELL NC 27591-0767
WALL, FREDDY V	2848 S SMITHFIELD RD	KNIGHTDALE NC 27545-8397	
MORTARINO, GIOVANNI TRUSTEE	2830 CHARLEMAGNE DR	VIRGINIA BEACH VA 23451-1358	
WALL, FREDDY WALL, DIANE	2848 S SMITHFIELD RD	KNIGHTDALE NC 27545-8397	
CALDWELL, JAMES L CALDWELL, BRENDA S	PO BOX 475	KNIGHTDALE NC 27545-0475	
MILLER, MICHAEL CAMERON II	745 MAILMAN RD	KNIGHTDALE NC 27545-8437	
COLE, HEATHER LEE	704 MAILMAN RD	KNIGHTDALE NC 27545-8436	
JARRELL, ERVIN B JARRELL, GLORIA P	707 MAILMAN RD	KNIGHTDALE NC 27545-8437	
MILLER, MICHAEL CAMERON II	684 MAILMAN RD	KNIGHTDALE NC 27545-8434	
POPE, ROBERT I	649 MAILMAN RD	KNIGHTDALE NC 27545-8435	
OLIVER, R LINWOOD OLIVER, MARY K	652 MAILMAN RD	KNIGHTDALE NC 27545-8434	
ROBERSON, BILLY B	1213 INDIAN TRAIL DR	RALEIGH NC 27609-5439	
POPE, ROBERT HOLMQUIST, DONNIE ERIC	DONNIE HOLMQUIST	PO BOX 142	KNIGHTDALE NC 27545-0142
ROBERSON, BILLY B	1213 INDIAN TRAIL DR	RALEIGH NC 27609-5439	
POPE, RICHARD NELSON	567 MAILMAN RD	KNIGHTDALE NC 27545-8433	
PLEDGER, DREW TRENT OWEN, VIRGINIA DEE	528 MAILMAN RD	KNIGHTDALE NC 27545-8432	
ASKINS, AARON D ASKINS, SHAWNTA L	527 MAILMAN RD	KNIGHTDALE NC 27545-8433	



Town of Knightdale | 950 Steeple Square Ct. | Knightdale, NC 27545
 KnightdaleNC.gov | 919-217-2241

ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE SHEET

Please list Electronic Neighborhood Meeting Attendees who provided their name and/or contact information either during the meeting or via phone/email before or after the meeting. Use duplicate sheets if needed.

	Name/Organization	Address	Phone Number	Email Address	Follow Up Requested?
1.	Brandon Holmquist	P.O. Box 142 Knightdale, NC		bholmqui@gmail.com	
2.	Elaine Holmquist	P.O. Box 142 Knightdale, NC		Elaine.Holmquist@unchealth.unc.edu	
3.	Ricky Pope	567 Mailman Rd., Knightdale, NC		rp1301@nc.rr.com	
4.	Michael and Cathy Miller	684 Mailman Rd., Knightdale, NC		cmiller684@ymail.com	
5.	Michael Miller II	745 Mailman Rd., Knightdale, NC		michael.miller1994@yahoo.com	
6.	Marty Bizzell	6310 Chapel Hill Rd., Raleigh, NC	919-851-4422	marty.bizzell@bnkinc.com	
7.	Kenyon Burnham	8480 Honeycutt Rd., Raleigh, NC	585-465-0099	kburnha2@u.rochester.edu	
8.	Charles Hassinger	8480 Honeycutt Rd. Raleigh NC	919-621-1852	charles@crhassingerc consulting.com	
9.	Laura Kordulewski	6310 Chapel Hill Rd., Raleigh, NC	919-851-4422	laura.kordulewski@bnkinc.com	
10.	Chris Hills	950 Steeple Square Ct. Knightdale,	NC 919-217-2240	chris.hills@knightdalenc.gov	
11.	Kevin Lewis	950 Steeple Square Ct. Knightdale,	NC 919-217-2243	kevin.lewis@knightdalenc.gov	
12.					
13.					
14.					
15.					



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6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
919/851-4422 FAX 919/851-8968 www.bnkinc.com

Summary of Electronic Neighborhood Meeting Discussion

Question #1: Have you addressed the traffic on Smithfield Road?

Response: Kevin Lewis, Planner, said that a TIA is being reviewed by TOK. Both roads are suggested to be widened.

Question #2: The entrance off of Smithfield Road doesn't seem safe due to high traffic and speed.

Response: We will take that into consideration while designing.

Question #3: How many vehicles are you looking to add to Smithfield and Mailmain Rd?

Response: Marty Bizzell, BNK Consulting Engineers, mentioned morning trips in morning and afternoon from the TIA.

Question #4: Is the roundabout an option?

Response: Yes, a roundabout has been mentioned. NCDOT is considering it - they're preliminary comments are that a signal is preferred.

Question #5: On Mailman Rd single-family, are you adding a landscape buffer and a sidewalk?

Response: There will be sidewalk and a grass strip as well as street trees.

Question #6: What's the price range for single-family dwellings?

Response: May be sold to Mungo Homes or Dan Ryan Homes. Middle-income house.

No min or max square footage yet, that is decided by the builder.

Question #7: I'm concerned about the difference in square footage, a 1,000 sf house next to a 2,000 sf house.

Response: Kenyon Burnham, KDM Development, will get him more information

Question #8: Elaine is parcel 1 on Smithfield Rd. Her concern is the number of apartments that it will create. Has there been any consideration for removing some of the apartments and adding more single-family. She's concerned about car accidents and they widening of the road.

Response: Marty Bizzell, BNK Consulting Engineers, showed where widening would be. There are turn lanes that would extend beyond the frontage.

Question #9: Don't you think this is a lot of apartments? Is there going to be a street cut or roundabout? Is it connected to Glen Manor?

Response: Marty Bizzell, BNK Consulting Engineers, - doesn't extend to Old Ferrell Rd. Kenyon - TIA is based on 388 townhomes. Townhomes and apartments have about the same amount of impact on traffic to the site. He mentioned that it could be a multi-phased development.

Question #10: Would the developer propose a HOA?

Response: Kenyon Burnham, KDM Development, said yes.

Question #11: Kathy Miller, lives on Mailman. Will there be blasting to tap into water? She has well water and doesn't want it to impact her water.

Response: Kenyon Burnham, KDM Development, said these are slab built and there wouldn't be blasting.

Question #12: Are there public utilities on Mailman Road?

Response: Marty Bizzell, BNK Consulting Engineers, said conversations are being had w/ City of Raleigh Public Utilities Department to extend the water line.

Question #13: Ricky Pope mentioned that he has agricultural lots on both sides of the lot. He's concerned about being annexed.

Response: Kenyon Burnham, KDM Development, mentioned that he didn't think that it would not be an impact to his operations. Chris Hills, Town of Knightdale Development Services Director mentioned that being annexed is not possible without the owner's consent, due to the state statute.

Question #14: Will there be landscaping to screen the townhomes?

Response: Chris Hills, Development Services Director, mentioned that all alleys must be buffered/ screened.

Question #15: Mr. Miller asked if a natural gas line would be run down Mailman?

Response: Marty Bizzell, BNK Consulting Engineers, mentioned that we've been working with Dominion Energy, but is not sure how much they will come off of that. Marty said he has a contact and would make a call to them if he would like.

Question #16: Will the SCM be maintained? Most of the times they get messy.

Response: Marty Bizzell, BNK Consulting Engineers, said it will be fenced and screen. Kevin said they have someone from the town to inspect it as well.

Question #17: Michael Miller asked if the sidewalk would come down Mailman and connect to Smithfield.

Response: Marty Bizzell, BNK Consulting Engineers, said no.

Question #18: Where's the sidewalk/ C&G proposed?

Response: Marty Bizzell, BNK Consulting Engineers, showed where on the site plan along Mailman Road.

Question #19: Elaine asked if they will receive a mail notification for the public hearing.

Response: Chris Hills, Town of Knightdale Development Services Director, said there will be yard signs, mailings and a newspaper ad to advertise the public hearing meeting date.

Chris Hills, Development Services Director, mentioned that public hearing will take place in March if the application is submitted in January.

Town of Knightdale shared the project webpage link:

<https://www.knightdalenc.gov/projects/smithfield-mailman-rd-mixed-use-planned-unit-development>

PART 10 | ZONING CONDITIONS

1. The following principal uses, if otherwise allowed in the NMX district, shall be prohibited uses on the property: Cremation facilities, Drive-Thru service, vehicle services (maintenance, body work, repair), outdoor amusements, outdoor recreation facilities and neighborhood manufacturing. Public safety facility establishments that serve primarily as jails, prisons, or other types of incarceration facilities are prohibited. All other public safety facility uses otherwise allowed in the NMX district are permitted.

2. Consistent with the Design Guidelines for this project:
 - a. Apartment or Mixed-Use buildings constructed on the property will have a roof with the following slope: no more than one (1) inch of vertical rise for every one (1) foot of horizontal run. Each building's roof will have raised parapets around the perimeter.
 - b. Mechanical equipment for the mixed-use and apartment buildings constructed on the property will be located on the roof and will be screened by parapets at the edge of the roof.
 - c. Each single-family and townhome dwelling must have a covered porch with decorative posts, to include a minimum of 24" massing at the base constructed of masonry material.
 - d. Vinyl siding shall be prohibited other than for use in trim or soffits. Fiber cement siding (i.e. Hardie-plank or similar) shall be the primary siding.
 - e. Monolithic slab foundations are allowed, provided the street facing front façade (i.e. elevation) of all homes provide a minimum of 12" above finished grade (i.e. stem wall or raised slab on the front elevation). The front facing raised slab shall be treated with masonry materials (i.e. brick or stone veneer).
 - f. Inclusive of the foundation masonry treatments, all homes shall utilize some masonry component (i.e. brick or stone veneer) in addition to siding.

- g. All homes shall include at least a one or two car garage. Public street facing garage doors shall utilize windows or glazing, or carriage style adornments. Alley-loaded garages shall be exempt from this provision.
- h. Detached homes shall include a covered front porch with a minimum of 36 square feet. Porches and other architectural elements (bay windows, chimneys, wall offsets, etc.) may extend into the front setbacks a maximum of 10', or into side setbacks a maximum of 5'.