



Town of Knightdale

Staff Report Cover Sheet

Title: ZMA-10-21 – Riverview Multi-Family Planned Unit Development

Staff: Kevin Lewis, Senior Planner

Date: February 16, 2022

PURPOSE

- The purpose of this staff report is to provide an overview of a Zoning Map Amendment for the proposed Riverview Multi-Family Planned Unit Development. CE Group, on behalf of Signature Property Group, has submitted an application requesting a Zoning Map Amendment to rezone approximately 26.84 acres located at the intersection of Hodge Road and Poole Road, identified by Wake County PIN 1743-20-3936, from Residential Mixed Use (RMX) to Neighborhood Mixed Use Planned Unit Development (NMX-PUD) to allow for the construction of a 394-unit multi-family development.

STRATEGIC PLAN PRIORITY AREA(S)

- Connected & Inclusive
- Sustainable

GENERAL STATUTE REFERENCE(S), if applicable

- N.C.G.S. 160D-605

TYPE OF PUBLIC HEARING, if applicable

- Legislative

FUNDING SOURCE(S), if applicable

- N/A

ATTACHMENT(S)

- Staff Report
- PUD Document with Elevations
- Master Plan
- Neighborhood Meeting Information
- Ordinance #22-02-16-004

STAFF RECOMMENDATION

- Motion to approve ZMA-10-21 and adopt the recommended advisory statement describing plan consistency and reasonableness of action
- Adopt ORD #22-02-16-004

Knightsdale Strategic Priorities



Safe



Connected & Inclusive



Sustainable



Active & Healthy



Organizational Excellence



Town of Knightdale

Staff Report

Title: Riverview Multi-Family Planned Unit Development (ZMA-10-21)

Staff: Kevin Lewis, Senior Planner

Date: February 16, 2022

Director Signature: JB

Asst. Town Manger Signature:

Town Manager Signature:

I. REQUEST:

CE Group, on behalf of Signature Property Group, has submitted an application requesting a Zoning Map Amendment to rezone approximately 28.16 acres located at the intersection of Hodge Road and Poole Road, identified by Wake County PIN 1743-20-3936, from Residential Mixed Use (RMX) to Neighborhood Mixed Use Planned Unit Development (NMX-PUD) to allow for the construction of a 394-unit multi-family development.

II. PROJECT PROFILE:

PROPERTY LOCATION:	Hodge Road and Poole Road
WAKE COUNTY PIN:	1743-20-3936
CURRENT ZONING DISTRICT:	Residential Mixed Use (RMX)
CURRENT DENSITY ALLOWED:	18 units per acre/3 stories maximum height
PROPOSED ZONING DISTRICT:	Neighborhood Mixed Use Planned Unit Development (NMX-PUD)
DENSITY PERMITTED:	No maximum density/4 stories maximum height
NAME OF PROJECT:	Elevate Riverview Apartments
APPLICANT:	CE Group
PROPERTY OWNER:	Riverview Land Holdings, LP
DEVELOPER:	Signature Property Group
PROPERTY SIZE:	28.16 acres
CURRENT LAND USE:	Vacant/Undeveloped
PROPOSED LAND USE:	364 multi-family units across seven buildings, 30 rental townhome units
PROPOSED DENSITY:	14 units per acre
PROPOSED OPEN SPACE:	6.59 acres

III. BACKGROUND INFORMATION:

The Planned Unit Development District (PUD) is a re-zoning 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 the design of developments, but in return for this flexibility the expectation is for communities 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.



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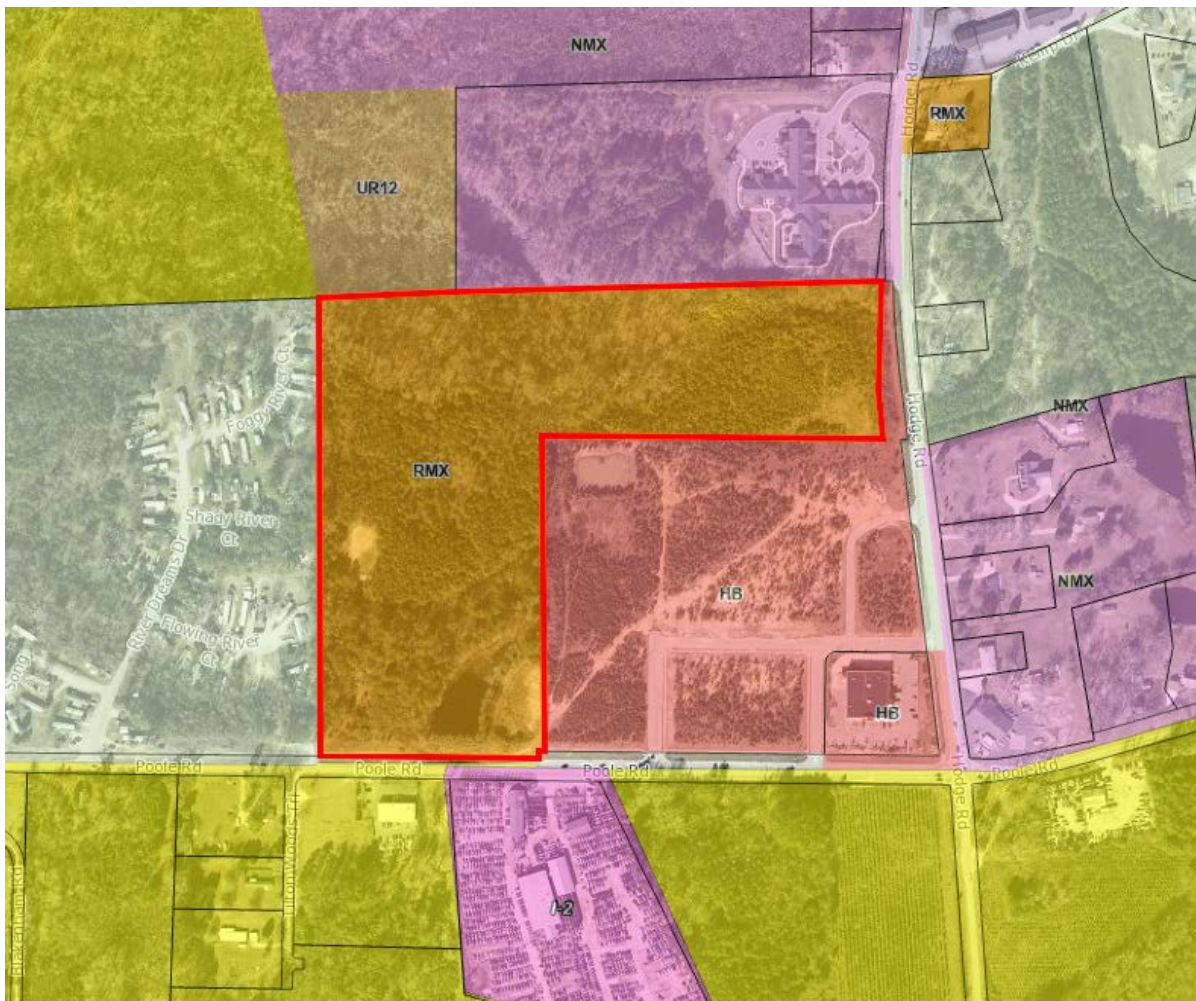
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There are several provisions which are required to be addressed by the applicant in the PUD, including, but not limited to design guidelines, proposed alternative means of compliance, dimensional standards, public facilities, recreational open space, and Comprehensive Plan consistency. The applicant's specific exceptions are detailed in **Section VI** of this staff report.

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

The proposed rezoning features one parcel, located at the northwestern quadrant at the intersection of Poole and Hodge Roads. The parcel is located within the Town's Extra Territorial Jurisdiction and, if approved, would require annexation into the Corporate Limits.

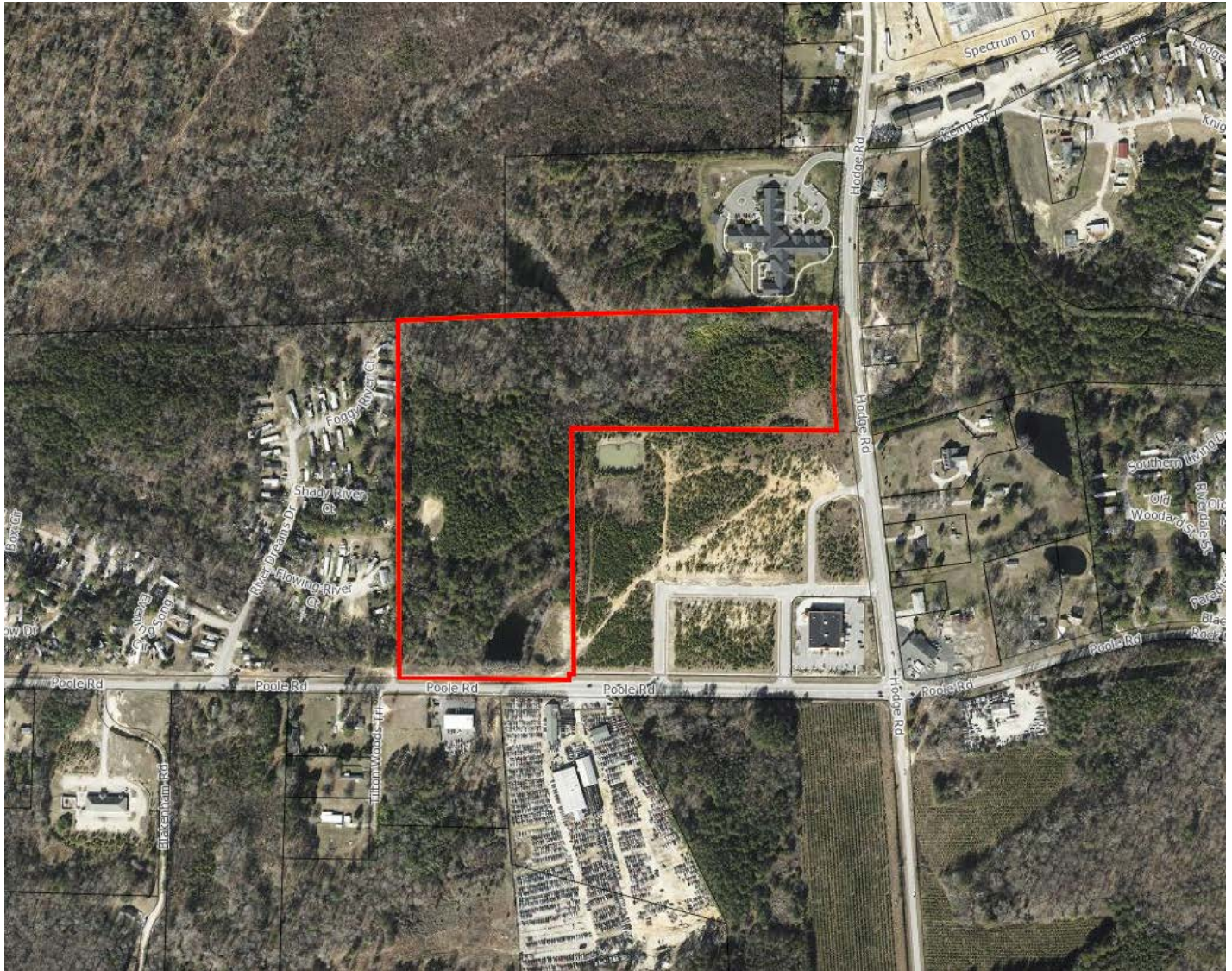
DIRECTION	LAND USE	ZONING
North	Silverstone/Carillon Assisted Living	UR12/NMX
South	Salvage Yard	R-30/I-2 (Raleigh)
East	Family Dollar/Vacant	HB/RT
West	Manufactured Housing	RT





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V. PROPOSED MASTER PLAN:

The applicant has submitted a full Master Plan in accordance with Section 16.6 of the UDO. The applicant is proposing a multi-family development totaling 394-units, featuring 364 traditional apartment units and 30 rental townhomes. The developer and Staff met multiple times early in the process as the plan evolved. Further analysis of the site plan is detailed below.



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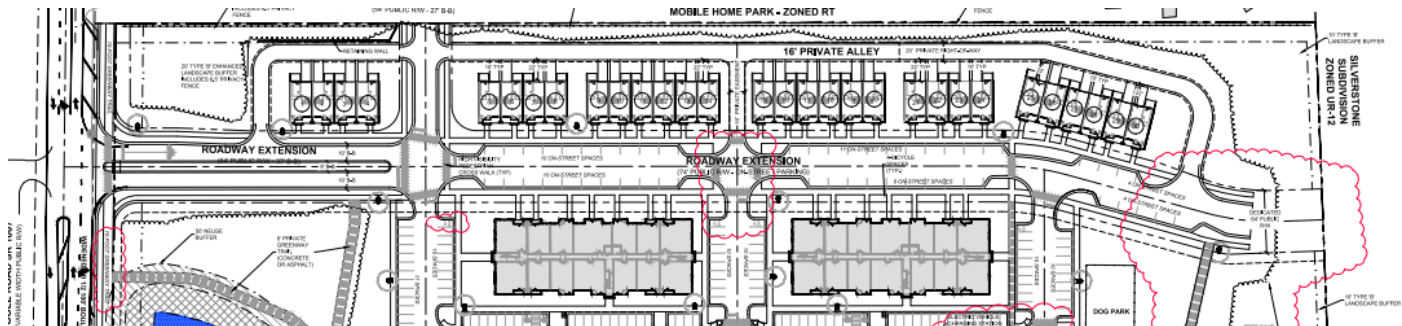
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STAFF SITE PLAN ANALYSIS:

Staff has reviewed the plan for UDO consistency and found the site plan to generally be in compliance with the required provisions. It is important to note that this proposal was first submitted prior to adoption of the new UDO. According to permit choice rules detailed in the UDO and state statutes, the applicant can select which version will apply to this proposal. The applicant has elected to follow the previous version of the ordinance; therefore, the Master Plan has been reviewed accordingly. The following items are being highlighted for Council review and further consideration.

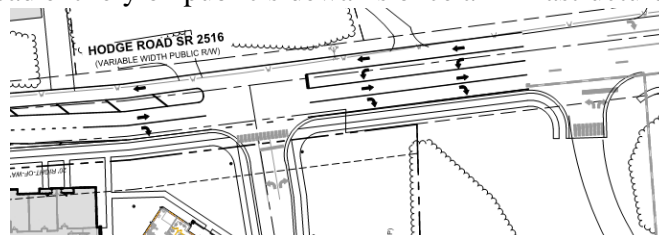
Transportation Infrastructure

A new public road is proposed along the western side of the site which will provide access to Poole Road. Following preliminary development of the plan, it was determined that steep changes in grade are present along the northeastern property line adjacent to the Silverstone neighborhood. Silverstone was approved in 2016 and Construction Drawings are currently under review, with construction anticipated to begin in late 2022. Because of these grading issues, the applicant has concerns over the ability to adequately treat stormwater should the stub not be connected to Silverstone. The applicant proposes alternative means of compliance, which are reviewed in **Section VI**.



When complete, this link will increase connectivity, provide residents in the neighborhoods to the north an alternative point of ingress and egress, and help attract future development to the vacant parcels at the intersection of Hodge and Poole Roads. The proposed design of this road, along with the layout of buildings, will help to create an urban streetscape. On the east side, two four-story internally loaded apartment buildings will front this road, with entrances to the first-floor units connecting directly to the public sidewalk. Similarly on the west side, the rear-loaded townhomes will be pulled close to the right-of-way. On-street parking, sidewalks, and street trees will aid in the creation of a walkable, urban streetscape here.

Within the site, connectivity through the parking lot, via sidewalks, and private greenway trails will allow residents to traverse the site safely. This should encourage residents to access open spaces and amenities on foot or bicycle instead of with their car. A small gap in the sidewalk along Hodge Road is also shown as being closed by the developer on the Master Plan, which will allow pedestrians to walk from Panther Rock Boulevard to Poole Road entirely on public sidewalks once all infrastructure is completely installed.

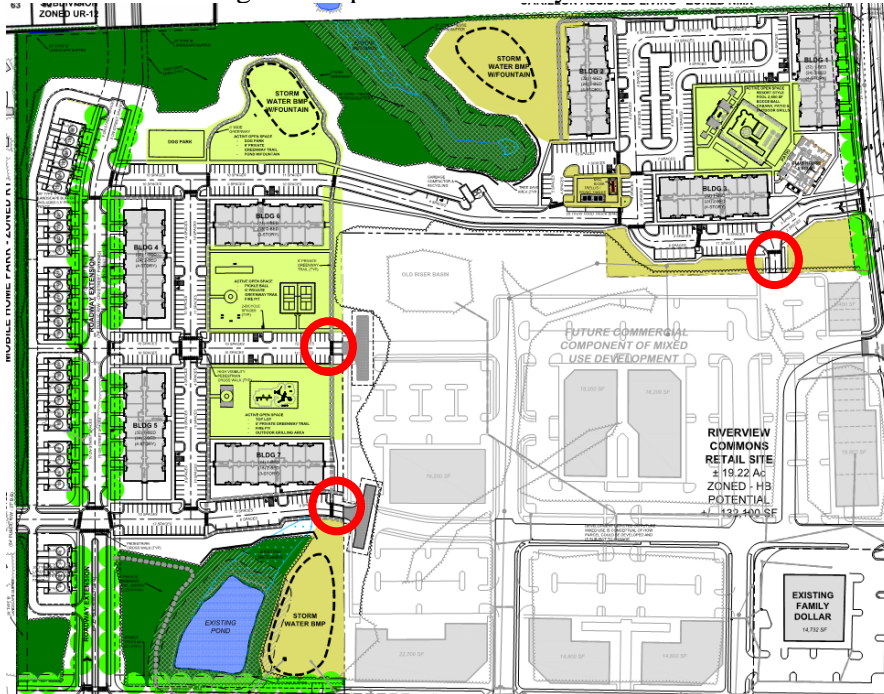




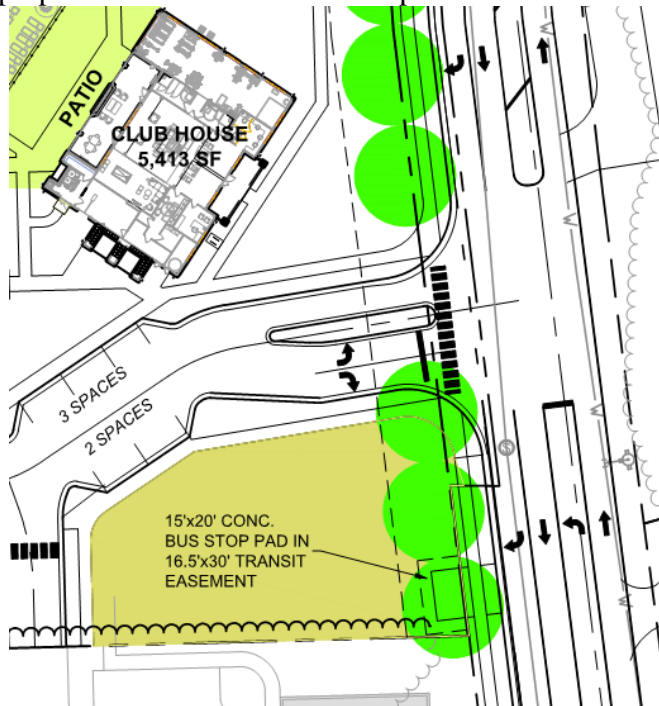
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Multiple parking lot stubs are shown which will provide future connectivity to the retail portion of the site and encourage a continuation of the grid-like pattern formed by this site.



Finally, a transit easement is provided along Hodge Road for a future bus stop when service is extended to this area. The applicant proposes to construct a concrete pad for future amenities.



Analysis of the Transportation Impact Analysis and recommended improvements is found in **Section VII**.

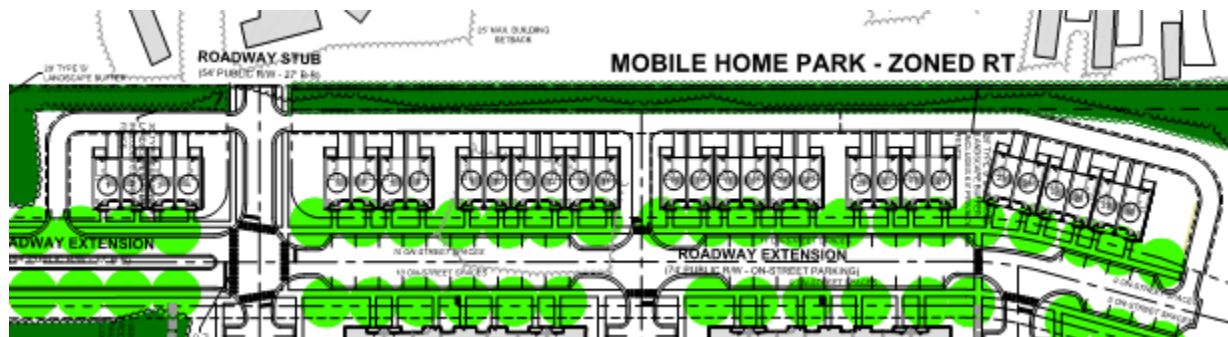


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Landscaping & Vegetation

Due to the existing zoning of adjacent parcels (RT & UR-12) and proposed zoning of this development (NMX), a 50-foot Type C Buffer is required along the western property line. The applicant proposes a 20-foot Type B Buffer and a six-and-a-half-foot tall privacy fence here, where the alley serving the 30 townhomes is located.



The northwest portion of the site features existing vegetation, wetlands, and a stream, which will largely remain undisturbed. A private greenway will run adjacent to this area providing residents the opportunity to enjoy this passive open space.



All other UDO required landscaping and screening requirements will be met, including those needed for parking lots and dumpster enclosures.



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Elevations

Signature Property Group will be the developer and builder of this site and has provided detailed architectural elevations. These apartment building elevations are generally consistent with what has been approved in the past and can be seen below. The elevations show four-story, flat-roofed buildings featuring a façade comprised mostly of brick. Articulation is provided on the façade as well as along the roof; and porches or balconies are provided for all units.



The elevations for townhomes were also provided. To comply with the Water Allocation Policy, the applicant has voluntarily agreed to comply with the architectural regulations for townhomes from UDO Section 5.8. Additional articulation has been provided, and staff feels that these units are generally compliant with the requirements of the UDO and the spirit & intent of the WAP.



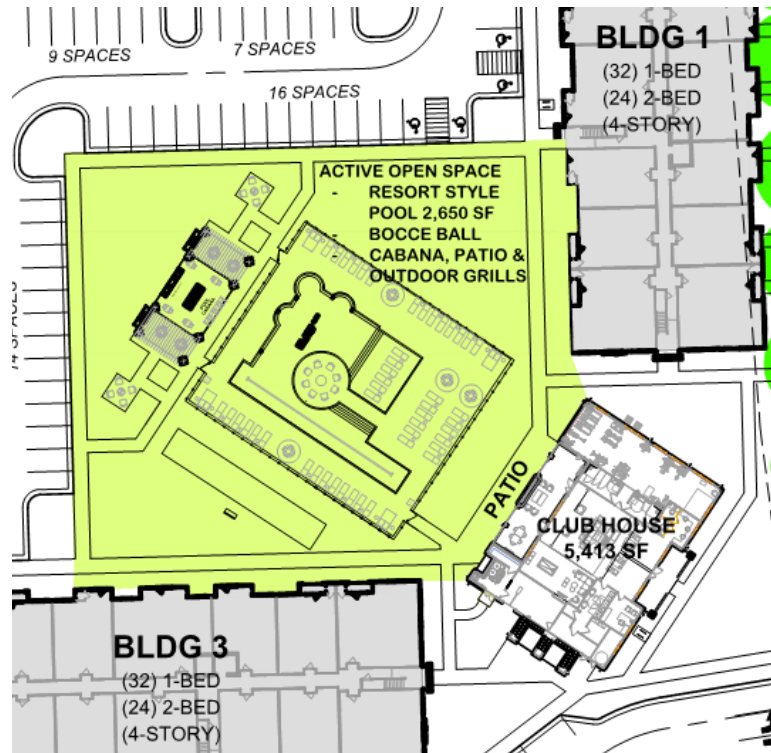


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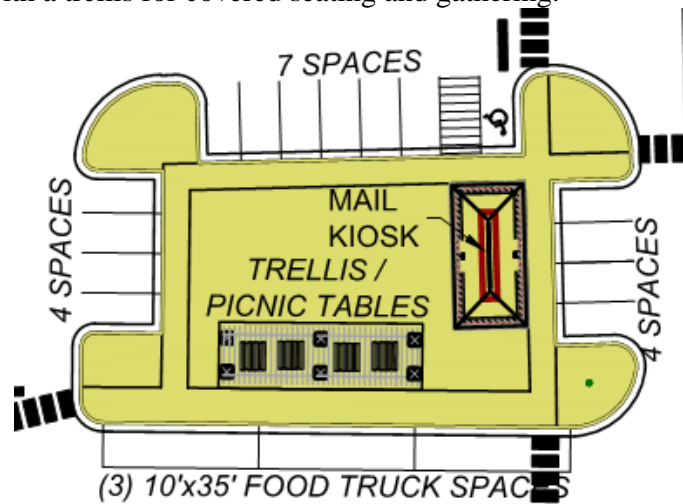
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Open Spaces

A variety of open space amenities are provided in over six acres spread throughout the development. Along Hodge Road a 5,400 square foot clubhouse featuring a fitness center and workspace will also house the leasing and management offices. Residents will have access to a resort style pool, cabana and grilling area, and bocce ball courts, which will be framed by two apartment buildings.



Additional passive open space is provided at the mail kiosk where three dedicated food truck parking spaces will be provided along with a trellis for covered seating and gathering.

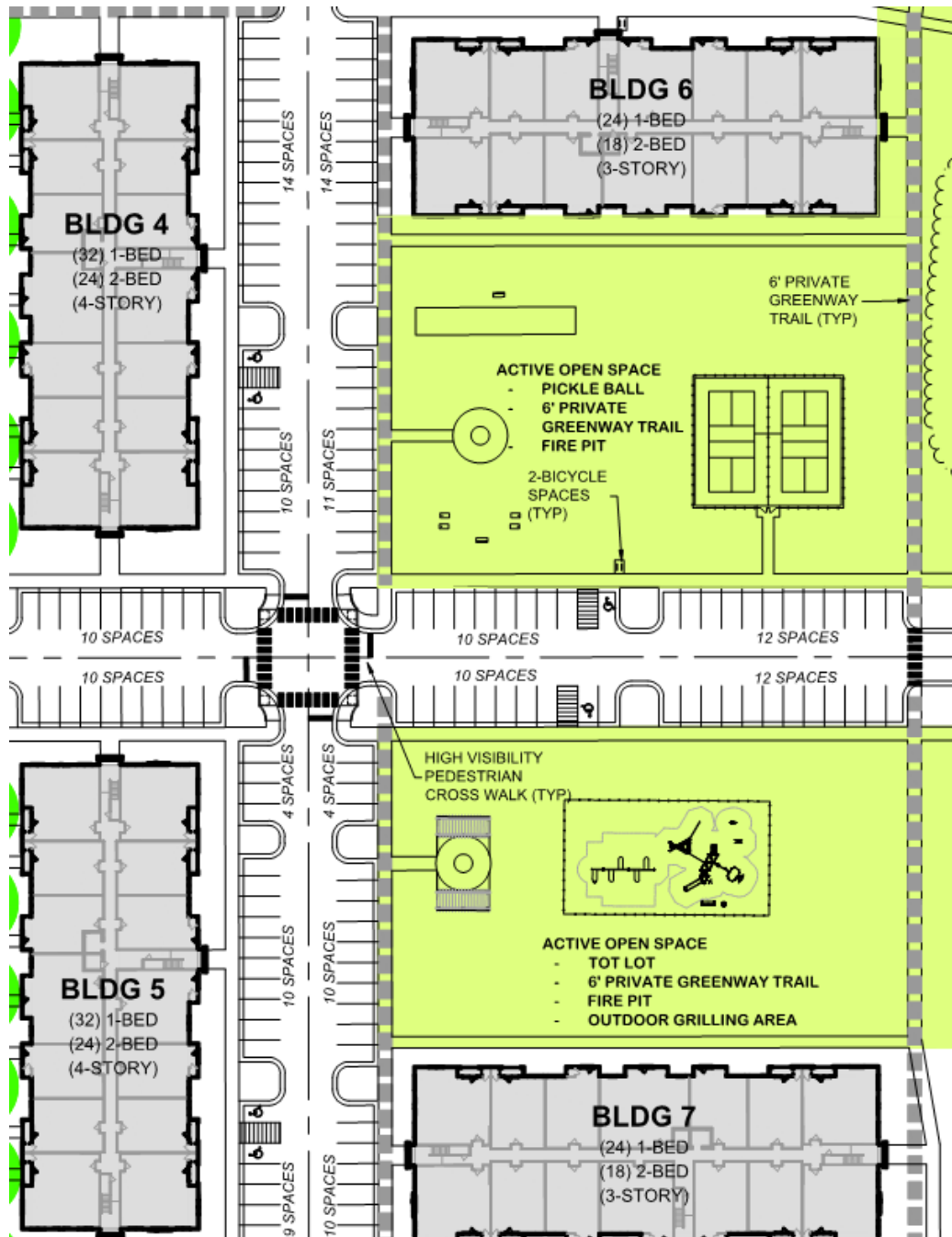




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As previously mentioned, a private six-foot wide greenway trail will wind through the site, providing connections between buildings and open spaces, including a central park containing a mixture of active and passive amenities. Pickle ball courts, fire pits, grilling stations, a playground, and play fields will be framed by three- and four-story buildings and offer residents a variety of opportunities to gather and recreate within walking distance to their homes.





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VI. LEGISLATIVE CASE PROCEDURES:

Staff met with the development team in November 2020 to discuss the potential of a project at this location and worked with them through several preliminary sketch plan details. A Planned Unit Development rezoning is a legislative public hearing, which requires certain application procedures including having a pre-application meeting with staff and holding a neighborhood meeting with any property owners within 200 feet of the outer boundaries of the subject development. Below is a timeline of the required elements.

- Pre-application meeting: November 19, 2020
- Neighborhood Meeting Notices Mailed: October 8, 2021
- Neighborhood Meeting: October 19, 2021

The virtual neighborhood meeting was held via Zoom on October 19, 2021. No neighbors attended the meeting. A copy of the mailed notice and list of recipients are attached as part of the application packet.

Following the formal submittal and review of the proposed Master Plan and PUD document, the applicant met with the Development Review Committee (DRC) on November 18, 2021, to discuss the technical comments and details associated with the proposed plan. Staff discussed with the applicant concerns involving open spaces, architecture, transportation improvements, and additional infrastructure.

The DRC voted unanimously to **continue** the proposal pending the applicant addressing the review comments and Town Council approving the Rezoning request.

Additionally, the Town of Knightdale followed public hearing notice requirements as prescribed in the North Carolina state statutes.

- First Class Letters Mailed: January 7, 2022
- Sign Posted on Property: January 7, 2022
- Legal Ad Published in Wake Weekly: January 7 & 14, 2022

VII. PROPOSED PLANNED UNIT DEVELOPMENT:

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.

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. Staff also reviewed the plans for conformance with the Neighborhood Mixed Use zoning district and other applicable UDO sections. The applicant's requested alternative standards are listed in the section below.



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Public Utilities/Water Allocation Policy: The applicant is proposing to connect to public water and sewer. In accordance with Section 16.5.P of the UDO, the applicant is proposing to obtain the required 50 points with the following features:

	Point Total
Multi-Family Residential	20
Bonus Point Item	
Residential Architectural Standards for Townhouse Section 5.8	15
Conservation of Natural Habitat, More Than 2 Acres	2
Private Greenway Trail, More Than 2,000 Linear Feet	2
2,000+ square foot deck/patio	2
Resort Style Pool	2
Clubhouse, More Than 3,500 Square Feet	8
Stormwater Wet Pond with Fountain	4
Multi-Use Hard Surfaced Courts (Pickle Ball)	5
IPEMA Certified Playground	4
On-Street Public Parking	4
Total Water Allocation Policy Points	68

Proposed UDO Exceptions: In accordance with UDO Section 15.C.5, a Planned Unit Development allows the applicant to request exceptions to certain standards identified in the base zoning district (Neighborhood 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's exception requests are as follows:

A. Additional Use Standards (Section 3.3.U):

- **Required:** In accordance with UDO Section 3.3.U, multi-family developments must be located within a Growth Activity Center or Priority Investment Area as designated in the KnightdaleNext 2035 Comprehensive Plan and contain a mixture of uses (ground floor retail/office, upper story residential).
- **Requested:** This site is located in the Target Investment Area as noted in the Comprehensive Plan, as well as a Mixed-Use Center. It is within proximity to two different Priority Investment Areas and could serve as a catalyst for those in the future. The applicant is providing buildings which achieve the architectural requirements of a mixed-use building but will be strictly multi-family.



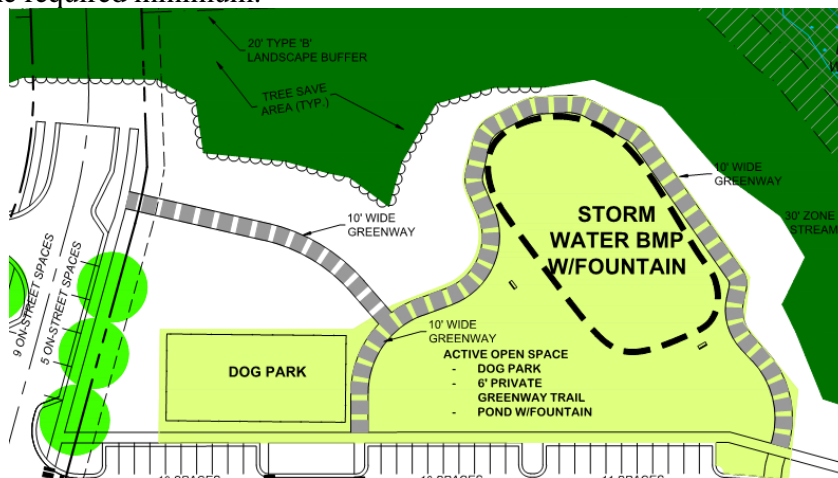


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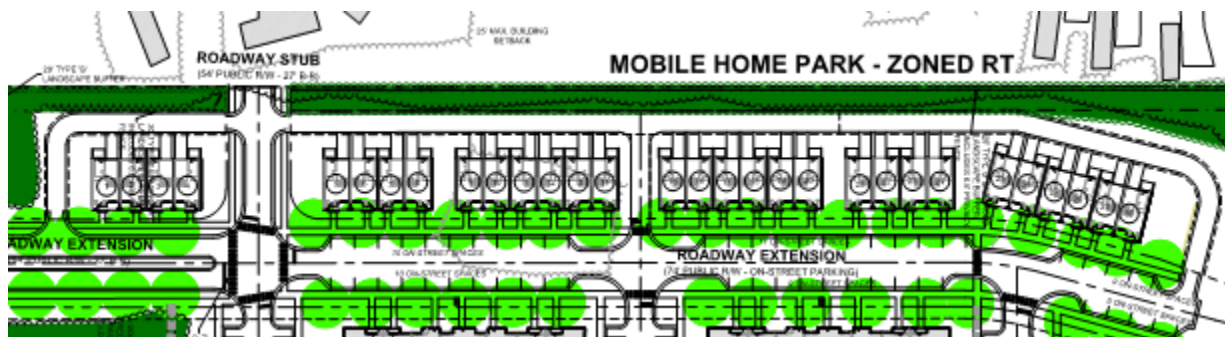
B. Recreational Open Space Criteria (Section 7.5.A):

- **Required:** In accordance with UDO Section 7.5.A, active and passive open spaces are required throughout the development. Active open spaces are defined as “playgrounds, tennis courts, ball fields, volleyball courts, etc.”, while passive open spaces “shall be provided for passive recreation purposes such as walking, jogging, cycling, relaxation, etc.”
- **Requested:** The applicant is providing a variety of recreational open spaces and amenities, spread across 6.59 acres on site. Many of the active and passive open spaces are integrated together, allowing residents the ability to transition between activities more easily. Overall, the minimum square footage of open space exceeds what is required by the UDO. However, the specific amount of active open spaces does not meet the required minimum.



C. Buffer Yard Requirements (Section 8.6.A):

- **Required:** In accordance with UDO Section 8.6.A, a 50-foot-wide Type C Buffer is required along the western property boundary, adjacent to land zoned Rural Transition and Urban Residential-12.
- **Requested:** The applicant proposes a 20-foot-wide Type B Buffer in this area, where an alley and townhomes will be located.



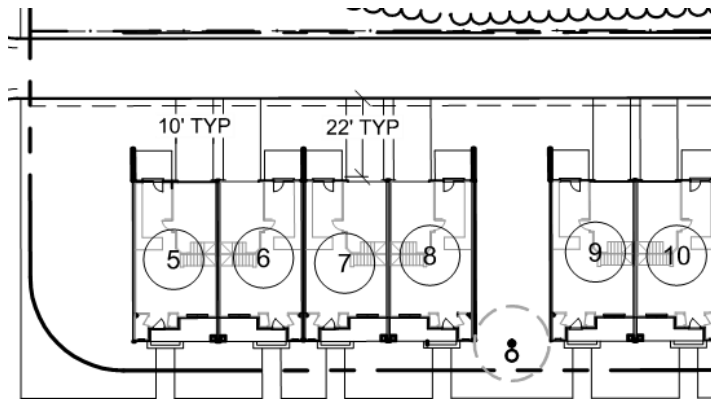


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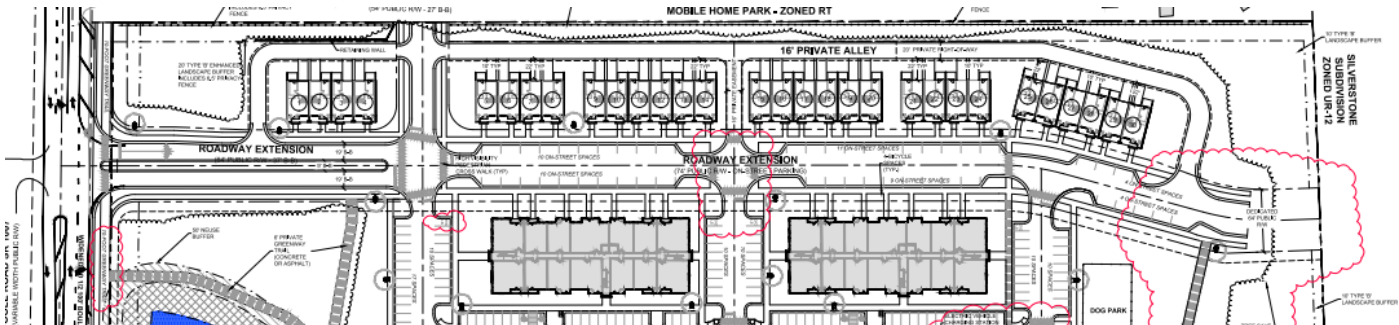
D. Driveway Requirements (Standard Detail 4.03):

- **Required:** In accordance with Standard Detail 4.03, residential driveways shall be 12- to 18-foot wide.
- **Requested:** The applicant proposes 10-foot-wide driveways to serve the 30 townhome units.



E. Street Stubs (Section 9.5.C.1)

- **Required:** In accordance with UDO Section 9.5.C.1, vehicular connections from adjacent property (street stub-outs) must be utilized.



- **Requested:** Due to the steep topography in the northwestern corner of the site, construction of a stub to the property line would create the need to construct temporary storm drainage and treatment features. As previously mentioned, the Silverstone development will begin construction as soon as the end of 2022, and a stub will be built to this location. Therefore, the applicant proposes to design and construct the stub as shown on the property line and either:
 - Complete the street connection once the Silverstone subdivision has constructed their stub and stormwater management systems.
 - Provide a fee in-lieu of construction, which can be passed along to the developer of Silverstone who will be responsible for the completion of this connection, in accordance with UDO Section 17.2.B.

Staff has reviewed both of these proposals and supports this request. This proposal will help create a connection between new communities and encourage alternative routes and modes of transportation in Knightdale.



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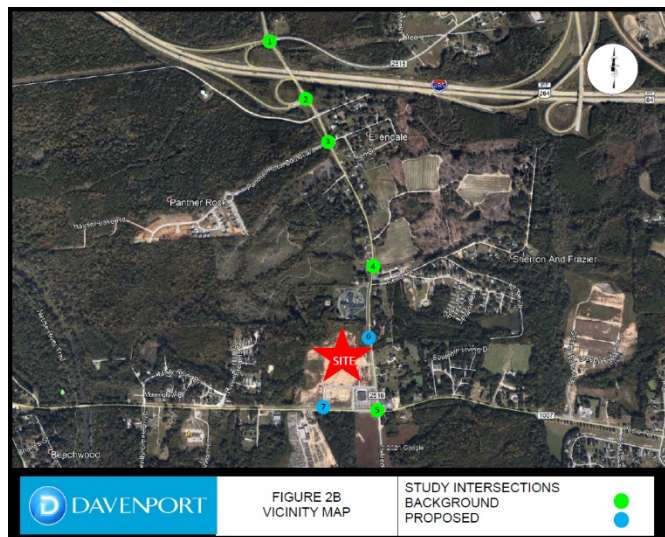
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VIII. TRANSPORTATION ANALYSIS

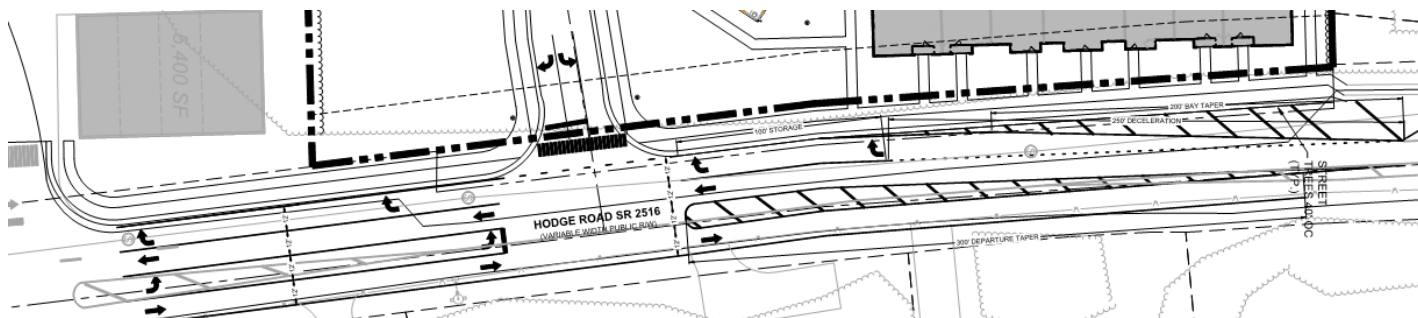
As required by the UDO, a Traffic Impact Analysis (TIA) is required for any development proposal which will impact the transportation network in Knightdale. Staff, NCDOT, and the development team met to discuss the scope of the TIA.

The TIA was reviewed by Town Staff and the Town's consulting engineer AMT, and it meets all Town standards for level of service at all intersections. The TIA studied the following intersections:

- Interstate-87 Ramps at Hodge Road
- Hodge Road at Panther Rock Boulevard
- Hodge Road at Spectrum Drive
- Hodge Road at Pool Road
- Hodge Road at Site Access
- Poole Road at Site Access



The TIA recommends roadway improvements at both site access points. On Hodge Road, a northbound-left turn lane with 100-feet of storage and appropriate taper, and a southbound right-turn lane with 100-feet of storage and appropriate taper are recommended and shown on the Master Plan. At Poole Road, an eastbound left-turn lane with 100-feet of storage and appropriate taper, and a westbound right-turn lane with 100-feet of appropriate taper are recommended and shown on the Master Plan.



NCDOT reviewed the TIA as well and recommends the developer restripe Hodge Road southbound, from Hardin Hill Lane to the site access driveway, to allow for two southbound through lanes. Infrastructure from previous and ongoing projects is already in place along this section of Hodge Road.

The intersection of Hodge and Poole Roads currently operates at a Level of Service (LOS) F during peak hours. That LOS is expected to rise to LOS D during the morning peak hours and LOS E during the evening peak hours by the full project buildout (2023) due to the ongoing improvements to Hodge Road being completed by the Stoneriver, Silverstone, and Eastgate 540 Industrial Park developments. Hodge Road is designed four-lane cross section from Poole Road to the I-87 northbound interchange.



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The developer of the Stoneriver neighborhood has recently completed some of the required right-of-way improvements at these interchanges, including restriping Hodge Road and constructing a second left-turn lane onto Hodge Road. Future improvements required include a right-turn lane onto Old Faison Road, a dedicated left-turn lane from Old Faison Road to Hodge Road, and signal timing adjustments to all traffic signals along this corridor.

In addition to these improvements, the completion of Interstate 540 in the coming years is projected to have an impact on travel times along the Hodge Road corridor. The I-87 Knightdale Corridor Study, completed in 2018 in partnership with the Capital Area Metropolitan Planning Organization, found that the completion of I-540 along with ongoing or planned safety improvements in the area will help distribute traffic to other roads in the region. It is forecasted that these improvements will reduce traffic volumes at the Hodge Road/I-87 interchanges by approximately 40% during the morning peak hours and 36% during the evening peak hours.

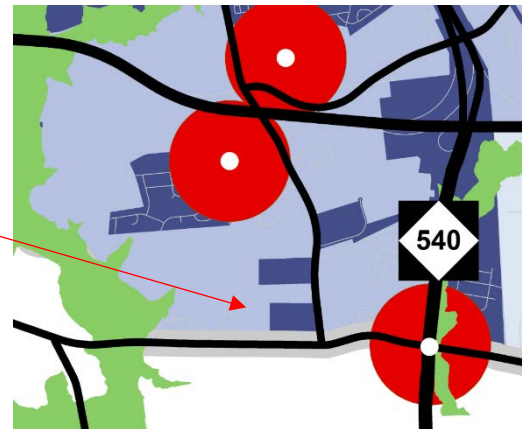
IX. COMPREHENSIVE PLAN:

A. Growth Framework Map

The Comprehensive Plan features the Growth Framework Map, a high-level tool for assisting in the decision-making process for development proposals. The intent is to prioritize development proposals based how well it fits within the surrounding area. The map designates this area as a Target Investment Area, which is defined as areas which have existing or relatively easy potential access to both sewer and water. As previously noted, this proposal is close to Priority Investment Areas around Activity Centers, located at the future I-540 and Poole Road interchange and Hodge Road at Panther Rock Blvd.

LEGEND

	Corporate Limits		Street Centerlines
	Target Investment Area		Knightdale Next Study Area
	Rural Planning Area		Major Roads
	Extraterritorial Jurisdiction (Expansion Area)		Growth Activity Center
	Floodprone Areas		Priority Investment Area Around Activity Centers
	Old Town		Neighborhood Node





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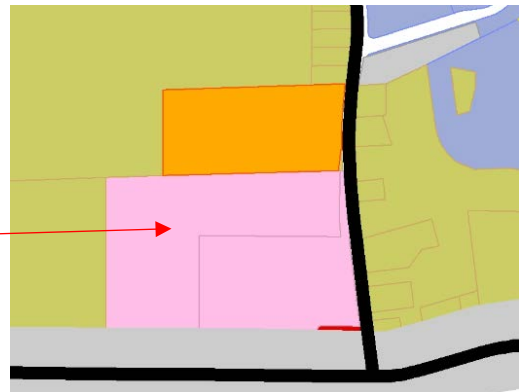
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B. Growth & Conservation Map

The Growth & Conservation Map designates parcels in Knightdale into different place type categories based on their current state and the anticipated pattern of development. The subject property is designated as “Mixed-Use Center” as a place type.

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 (Suburban Retrofit)
 Retail	 Transit-Oriented Development (BRT)
	 Regional Mixed-Use Center



The “Mixed-Use Center” place type is defined as:

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

Based on the definition above, the proposed use of this property is consistent with the KnightdaleNext 2035 Comprehensive Plan. The place type transect, seen below, builds off of the Growth & Conservation Map and helps to illustrate how developments should blend together as Knightdale grows. The “Mixed-Use Center” place type falls into the “Centers” category.





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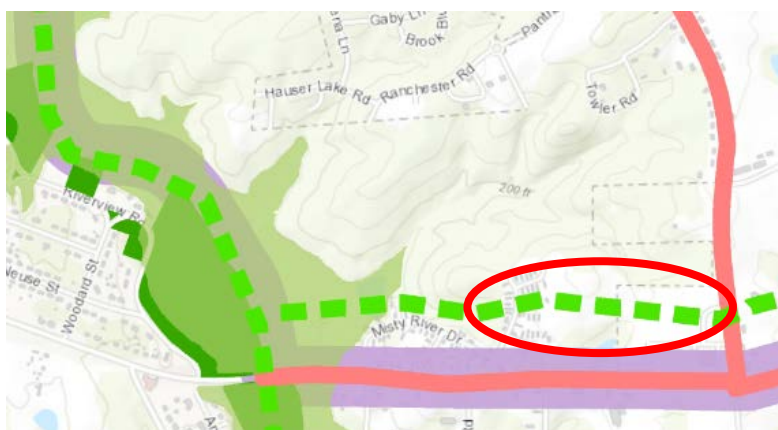
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C. Gateway Entrances Map

Gateways help those traveling into Knightdale easily identify their entrance into Town. There are a number of different Gateway types, however none apply to this area or proposal.

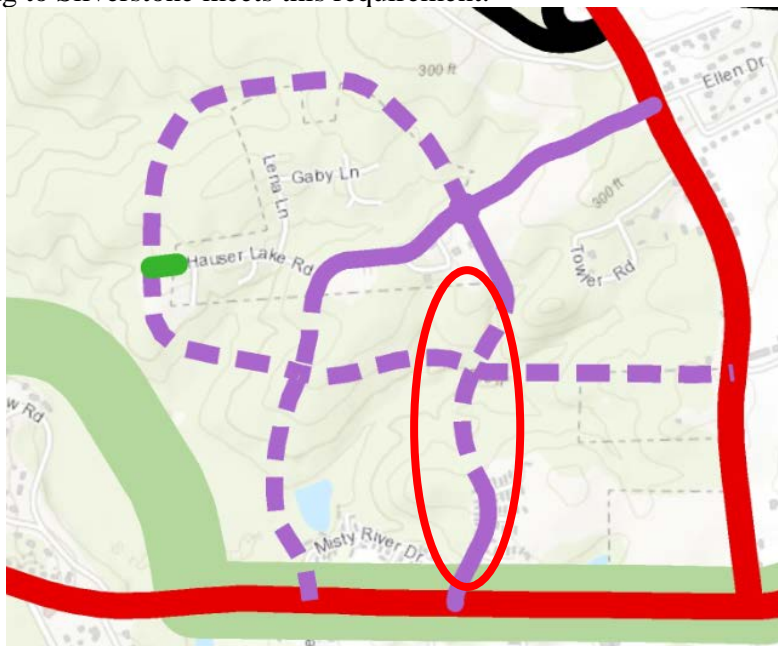
D. Trails and Greenways Map

The Trails & Greenway Map provides the general alignment of greenways in Knightdale. These trails should connect to the existing Town infrastructure or provide new recreational opportunities for residents. This Map shows a greenway running across the site and connecting to the future Neuse River greenway trail to the west. The applicant is proposing a 10-foot wide multi-use path along Poole Road to meet this requirement.



E. Street Network Map

Development activities should assist with the construction of a comprehensive transportation network. The Street Network Map shows a future Town-maintained collector running north through this site. The proposed public road connecting to Silverstone meets this requirement.





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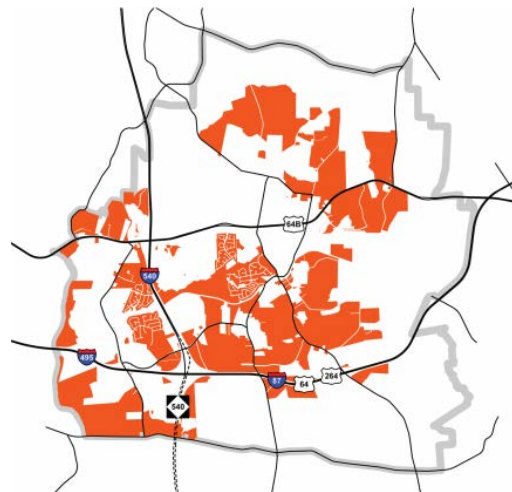
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F. Focus Area Studies

The Comprehensive Plan developed conceptual plans with the intent to guide development proposals in certain areas of Knightdale and build off the place type categories defined by the Growth & Conservation Map. Illustrations provided in the Focus Area Studies sections are intended to convey the type of planning principles Knightdale encourages in these locations. Riverview Commons is in the Mixed Density Residential Focus Area, which should support the following Guiding Principles from the Comprehensive Plan:

- Community Facilities and Services
- Unique Activity Centers
- Parks & Recreation
- Great Neighborhoods
- Expanded Home Choices
- Economic Vitality

Additionally, due to the proximity to the Neuse River and the inclusion of a multi-use path which will connect to a future greenway along the river, this proposal can be considered within the context of the River District. Further development of hardscaping, signage, and branding can help this proposal better define the River District and serve as the southern anchor.





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CONSISTENCY WITH THE COMPREHENSIVE PLAN:

North Carolina General Statute 160D-605 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 proposed development is reasonable with the KnightdaleNext 2035 Comprehensive Plan, and the following guiding principal categories would be applicable to this request.

NATURAL ENVIRONMENT



Promote and expand opportunities for people to experience natural settings in Knightdale and surrounding Wake County, increase their proximity to multiple recreational opportunities, and enjoy a safe and healthy lifestyle. Safeguard the Town's natural resources including lakes, streams, wetlands, woodlands, trails, agricultural lands, tree canopy, and the services they provide. Strive to create interconnected green spaces that conserve these areas, provide recreational linkages, protect water quality and quantity, and celebrate nature as a centerpiece of the Town's identity and sense of place.

COMPACT DEVELOPMENT PATTERNS



Guide future growth into more compact and efficient development patterns that will help manage the timing, location, and magnitude (length and size) of expensive infrastructure investments. Prioritize infill development and redevelopment in identified activity centers over continued green field development patterns, and use public infrastructure investments in the activity centers to encourage and leverage future private investments. Acknowledge that increased densities and intensities, and a mix of residential and nonresidential uses, will be needed in the activity centers to accommodate anticipated Town growth. Activity centers added to the Growth and Conservation Map in the future should reflect orderly and incremental growth patterns away from existing and identified activity centers in the 2035 KnightdaleNext Comprehensive Plan.

TRANSPORTATION



Provide a safe, reliable, and integrated transportation system that balances all modes of transportation, including walking, biking, public transit, and cars. Consider land use and infrastructure investments together, promoting a network of complete streets that emphasizes the quality and character of both the street and its surrounding development pattern (whether rural, suburban or urban in nature). Emphasize a safe and efficient transportation system for both destination- and recreation-focused trips, with special attention given to the mobility needs of children, seniors, runners, bikers and families.



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Staff Report

GREAT NEIGHBORHOODS AND EXPANDED HOME CHOICES



Promote distinct, safe, and vibrant neighborhoods throughout Knightdale that provide greater access to a range of housing choices people need at different stages of their life, including young adults, families, empty-nesters, retirees, seniors, and people of different income levels. Housing opportunities should include single family homes of all sizes, townhomes, apartments, condominiums, senior living units, live-work units, and accessory dwelling units. New neighborhoods should mix two or more housing choices into one community. Strong neighborhoods and a diverse housing strategy will make Knightdale a more livable community—one where residents can live their entire lives.

PROPOSED WRITTEN ADVISORY STATEMENT REGARDING PLAN CONSISTENCY:

“The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as protecting the natural environment, creating a dense and compact development, investing in the expansion of transportation infrastructure, and expanding home choices for current and future residents. Further, it is consistent with the General Growth Framework Map as a Target Investment Area. The proposal is partially consistent with the Growth & Conservation Map’s designation as a “Mixed Use Center” Place Type and falls within the “Districts” transect by providing a multi-family development designed to integrate with future commercial development adjacent to the site. The proposal provides a greenway alignment consistent with the Trails & Greenway Map and roadway connection consistent with the Street Network Map. Finally, the proposal is consistent with Mixed Density Residential, and River District Focus Areas. The request is reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people not only desire to visit, but to also live, work, and play.”

X. JOINT PUBLIC HEARING SUMMARY:

A joint public hearing with the Land Use Review Board and Town Council was held at the January 20, 2022, Town Council meeting. The following items were discussed by Council and LURB members at the meeting, and the applicant has provided additional information since.

1. River District

- a. **Public Hearing Concern:** The River District is contemplated in the Comprehensive Plan, however not well defined. Can hardscaping and landscaping be incorporated into the site?
- b. **Applicant Response:** Design features will be included along Poole Road and the southern entrance to the site.
- c. **Staff Analysis:** The opportunity to define the River District here remains strong and staff recommends the following condition, which has been agreed to by the applicant:
 - i. To assist in achieving the creation of a new River District, the applicant shall provide hardscaping such as stacked stone and incorporate “Knightdale’s River District” into signage for the development along Poole Road, Hodge Road and internal to the site.



Town of Knightdale

Staff Report

2. Mixed-Use/Commercial Development

- a. **Public Hearing Concern:** Is any commercial development proposed on the site adjacent to this to help encourage more development in the near future?
- b. **Applicant Response:** No commercial development is proposed with this application; however this could help to spur interest.
- c. **Staff Analysis:** In addition to this site, the construction of Silverstone and Stoneriver, and development to the south in Raleigh's jurisdiction will add hundreds of new residential lots, which will help drive commercial development in this area.

3. Transit Amenities

- a. **Public Hearing Concern:** A fully constructed transit stop is desired by Council.
- b. **Applicant Response:** The transit easement was relocated to Hodge Road and a concrete pad will be provided to allow for future amenities to be installed.
- c. **Staff Analysis:** The transit easement should include amenities including a shelter, bench, trash can, and concrete pads. The following condition is recommended by staff and has been agreed to by the applicant:
 - i. Coordinate with Town of Knightdale and GoRaleigh staff to determine the best location of the transit easement, and provide additional amenities including, but not limited to, a shelter, bench, and trash can.

4. Stormwater Control Measures

- a. **Public Hearing Concern:** A proposed SCM is located on the southern side of the site next to an existing pond. Can they be merged to limit the impact?
- b. **Applicant Response:** The existing pond is either man-made or naturally occurring and not acting as an SCM. It would be difficult to convert it to a functioning SCM that would not fail.
- c. **Staff Analysis:** SCMs should be designed to function in the long term and complement the overall development. The applicant proposes amenities to allow residents to engage with the SCM and existing pond.

5. Electric Charging Station:

- a. **Public Hearing Concern:** Council suggests adding charging stations for electric vehicles.
- b. **Applicant Response:** Charging stations have been included for residents. More garages have been added to the plan, and residents will be able to rent them out and charge vehicles in them as well.
- c. **Staff Analysis:** The new UDO requires charging stations, and the applicant has provided 10 charging stations throughout the development.

6. Open Spaces:

- a. **Public Hearing Concerns:** Can rooftop amenities be included through the site?
- b. **Applicant Response:** The applicant has utilized rooftop amenities with other projects and will explore whether that can be included here.
- c. **Staff Analysis:** Rooftop amenities would provide a greater variety of open spaces for residents and should be explored as an option. Otherwise, recreational open spaces are meeting the spirit and intent of the UDO.



Town of Knightdale

Staff Report

7. Porches & Balcones:

- a. **Public Hearing Concern:** What kind of outdoor living areas be included?
- b. **Applicant Response:** All units will feature balconies and porches and be sized to allow for outdoor living.
- c. **Staff Analysis:** The UDO requires a minimum number of balconies and porches for multi-family buildings. The application is meeting the requirements of the ordinance.

8. Transportation Improvements:

- a. **Public Hearing Concern:** When will the full cross section of Hodge Road including a median be built?
- b. **Applicant Response:** The Transportation Impact Analysis does not recommend additional improvements on Hodge Road beyond widening and installation of turn lanes.
- c. **Staff Analysis:** The future extension of I-540 will have a great impact on the transportation network in this area. As of now, no additional improvements are proposed or funded, however the completion of the highway will help spur additional improvements.

XI. LAND USE REVIEW BOARD MEETING SUMMARY:

The Land Use Review Board is scheduled to meet and discuss this request on Monday, February 14, 2022, after publication of this staff report. Staff will provide an update of the discussion and recommendation from the LURB during the February 16, 2022, Town Council meeting.

XII. STAFF RECOMMENDATION:

It is staff's recommendation that Town Council approves the request to rezone approximately 28.16 acres located at the intersection of Hodge Road and Poole Road, identified by Wake County PIN 1743-20-3936, from Residential Mixed Use (RMX) to Neighborhood Mixed Use Planned Unit Development (NMX-PUD) to allow for the construction of a 394-unit multi-family development; adopts the advisory statement seen below from staff regarding Comprehensive Plan consistency; and adopts Ordinance #22-02-16-004.

“The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as protecting the natural environment, creating a dense and compact development, investing in the expansion of transportation infrastructure, and expanding home choices for current and future residents. Further, it is consistent with the General Growth Framework Map as a Target Investment Area. The proposal is partially consistent with the Growth & Conservation Map’s designation as a “Mixed Use Center” Place Type and falls within the “Districts” transect by providing a multi-family development designed to integrate with future commercial development adjacent to the site. The proposal provides a greenway alignment consistent with the Trails & Greenway Map and roadway connection consistent with the Street Network Map. Finally, the proposal is consistent with Mixed Density Residential, and River District Focus Areas. The request is reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people not only desire to visit, but to also live, work, and play.”

Staff Recommended Conditions:

1. To assist in achieving the creation of a new River District, the applicant shall provide hardscaping such as stacked stone and incorporate “Knightdale’s River District” into signage for the development along Poole Road, Hodge Road and internal to the site.
2. Coordinate with Town of Knightdale and GoRaleigh staff to determine the best location of the transit easement, and provide additional amenities including, but not limited to, a shelter, bench, and trash can.

REZONING MASTER PLAN FOR ELEVATE RIVERVIEW APARTMENTS

KNIGHTDALE, NORTH CAROLINA

DECEMBER 22, 2021

REVISED FEBRUARY 4, 2022

PROPERTY DEVELOPER

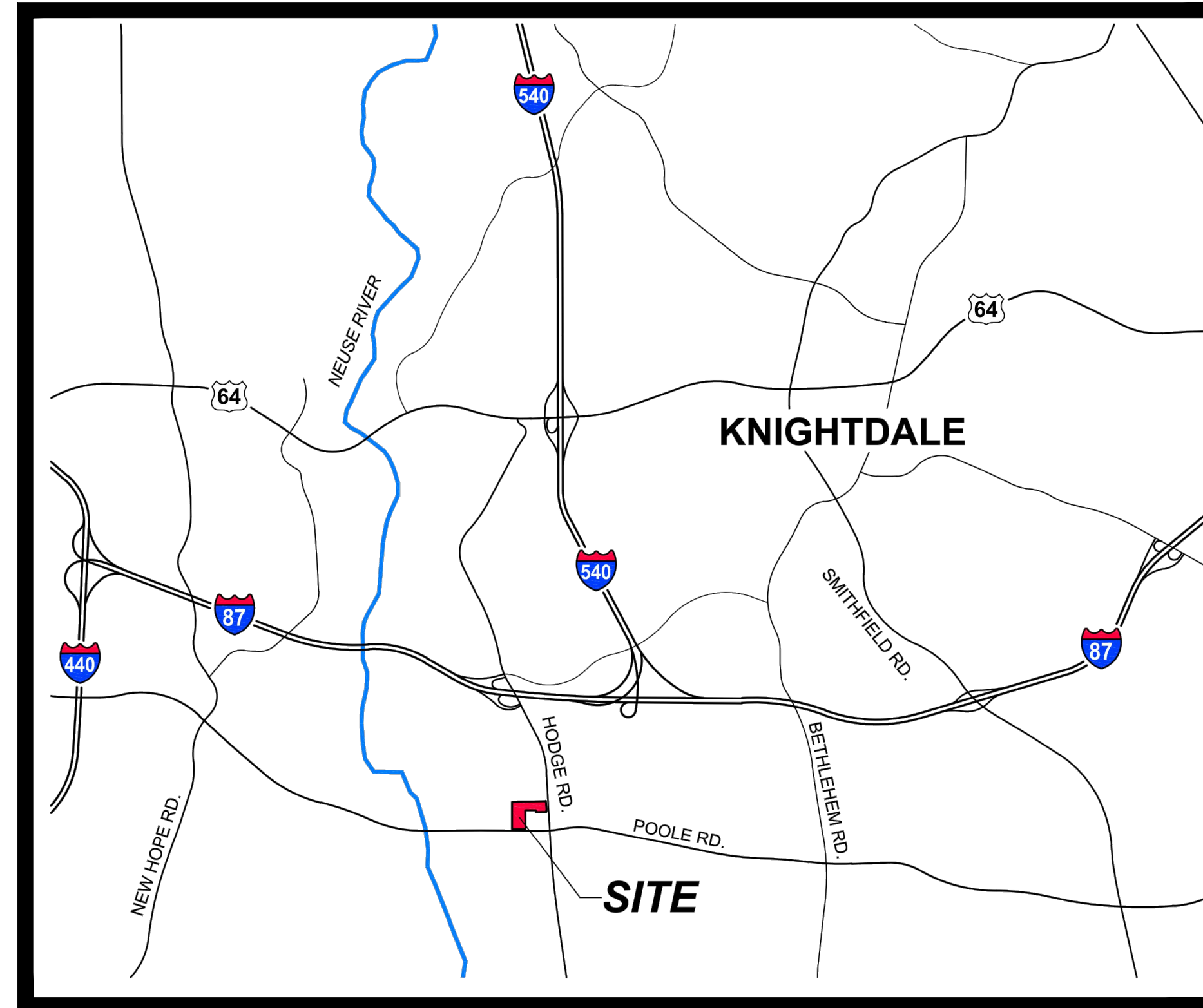
NAME: SIGNATURE PROPERTY GROUP
ADDRESS: 305 BLANDWOOD AVENUE
ADDRESS: GREENSBORO, NORTH CAROLINA
CONTACT: PHILLIP ARRINGTON
PHONE: (336) 294-9199

CITY OF RALEIGH STANDARD UTILITY NOTES (AS APPLICABLE):

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications
 - 5' 0" minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
- Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure
- Install 1/2" copper water services with meters located at ROW or within a 2x2' Waterline Easement immediately adjacent. **NOTE:** It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure
- Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
- Pressure reducing valves are required on all water services exceeding 80 psi, backwater valves are required on all sanitary sewer services having building drains lower than 10' above the next upstream manhole
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Stephen Calverley at (919) 996-3344 or stephen.calverley@raleighnc.gov for more information
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. A Certificate of Compliance shall also be obtained for each device prior to issuance of a Building Permit. Contact Joanne Hanley at (919) 996-5923 or joanne.hanley@raleighnc.gov for more information

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- WETLAND INFORMATION BASED UPON FIELD INVESTIGATION BY SAGE ECOLOGICAL, NOT SURVEYED AT THIS TIME
- NO WETLAND AREA ALLOWED WITHIN INDIVIDUAL LOT AREA



VICINITY MAP
NTS

INDEX TO DRAWINGS

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EXISTING CONDITIONS	2
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UTILITY PLAN	7-8
LANDSCAPE PLAN	9-10
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ROAD WIDENING	13

SITE DATA

SITE AREA: ± 28.16 ACRES
CURRENT ZONING: RMX
PROPOSED ZONING: NMX-PUD
MAX DENSITY: NO MAXIMUM
BUILDING SETBACKS:
FRONT: 0'-MIN, 25' MAX
SIDE: 10'
REAR: N/A

PROPOSED APARTMENT BUILDINGS
(5) 4-STORY; (32) 1-BEDROOM UNITS & (24) 2-BEDROOM UNITS PER BUILDING
(2) 3-STORY; (24) 1-BEDROOM UNITS & (18) 2-BEDROOM UNITS PER BUILDING

(5) 4-STORY BUILDINGS= 280 PROPOSED UNITS
(2) 3-STORY BUILDINGS= 84 PROPOSED UNITS
TOTAL UNITS= 364 UNITS (208 1BR & 156 2BR)

(30) TOWNHOME UNITS (3 BEDROOM)

APARTMENT PARKING REQUIREMENTS

(208) - 1-BEDROOM UNITS REQUIRE 1/BED = 208 SPACES
(156) - 2-BEDROOM UNITS REQUIRE 2/UNIT = 312 SPACES
TOTAL PARKING REQUIRED = 520 SPACES

485 PARKING SPACES PROVIDED (INCLUDES 20 H.C. SPACES)
23 GARAGE SPACES PROVIDED
508 TOTAL SPACES PROVIDED

48 ON-STREET PARKING SPACES PROVIDED
OVERALL TOTAL SPACES PROVIDED - 556 SPACES

BICYCLE PARKING REQUIRED
1 SPACE / 20 MOTORIZED SPACE
556/20 = 28 SPACES REQD.
BICYCLE PARKING PROVIDED
32 SPACES

TREE COVERAGE

SITE PERIMETER = ± 5,927 LF x 20' DEPTH =
118,540 SF / 2.72 Ac. TREE COVERAGE REQUIRED (9.7% OF SITE)
202,746 SF / 4.65 Ac. TREE COVERAGE PROVIDED (16.5% OF SITE)

RECREATION OPEN SPACE

PROPOSED DENSITY = 13.99 DU / AC
PROXIMITY ZONE = OUTSIDE 1/2 MILE
PROPOSED OVERALL BEDROOMS = 610
PROPOSED AMENITY REDUCTION = 25%
(PROVIDING CLUBHOUSE WITH MIN. 1,500 SF & RESORT STYLE POOL WITH MIN. 2,500 SF SURFACE WATER AREA)
610 BEDROOMS x 580 SF @ +10 DENSITY > 1/2 MILE PROXIMITY = 353,800 - 25% REDUCTION = 265,350 SF / 6.09 Ac OPEN SPACE REQUIRED
132,675 SF MIN. ACTIVE OPEN SPACE
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NO.	REVISED PER STAFF COMMENTS	REVISIONS	DATE
1			2/04/22

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REZONING MASTER PLAN
ELEVATE RIVERVIEW APARTMENTS

COVER
KNIGHTDALE, NORTH CAROLINA

Date:	DECEMBER 22, 2021
Scale:	N/A
Drawn:	JPD
Checked:	AJF
Project No.:	010-286
Computer Dwg. Name:	1_Cover

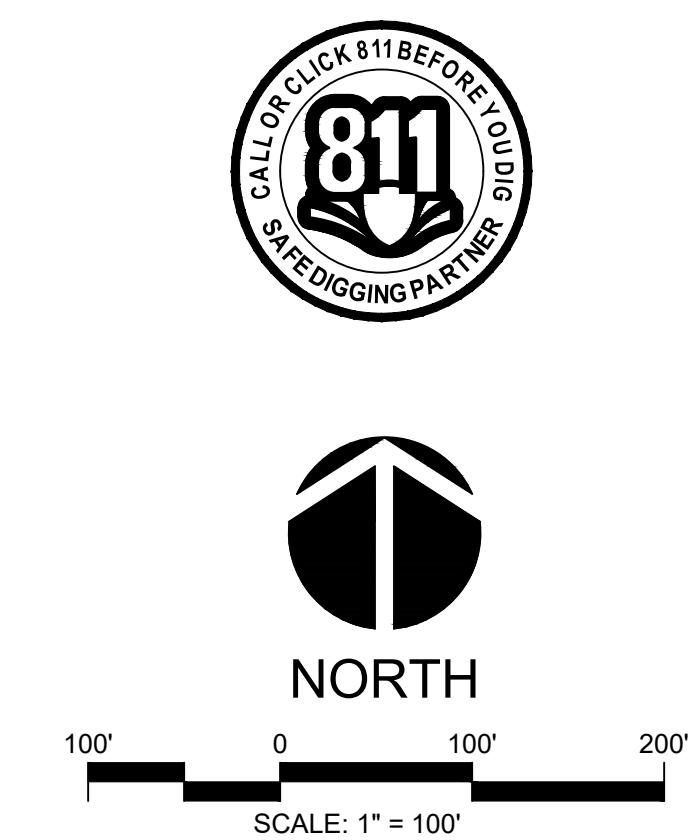
Sheet No:
1
Of 11



PRELIMINARY DESIGN
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FOR CONSTRUCTION



- LEGEND**
- EXISTING POND
 - 30' ZONE 1 NEUSE RIPARIAN BUFFER
 - 20' ZONE 2 NEUSE RIPARIAN BUFFER
 - TOWN OF KNIGHTDALE CORPORATE LIMITS AREA



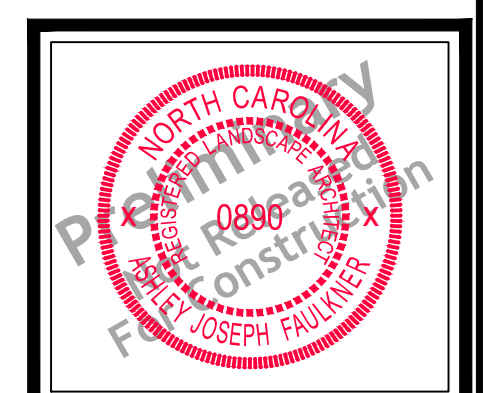
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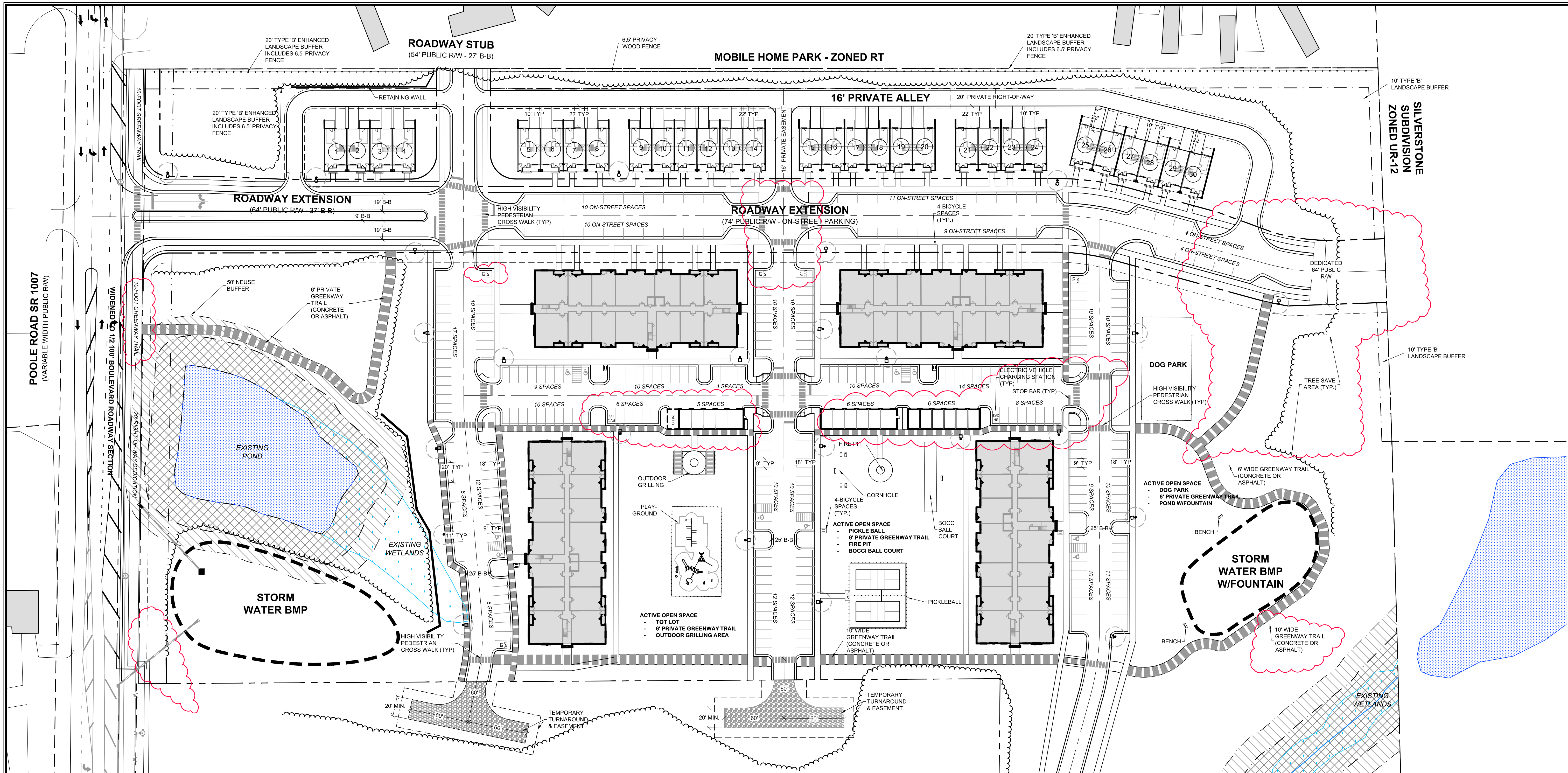
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REZONING MASTER PLAN
ELEVATE RIVERVIEW APARTMENTS
EXISTING CONDITIONS
 KNIGHTDALE, NORTH CAROLINA

Date: DECEMBER 22, 2021
Scale: 1" = 100'
Drawn: JPD
Checked: AJF
Project No: 010-286
Computer Draw Name: 010-286 Ex Conditions

Sheet No: **2** Of 11



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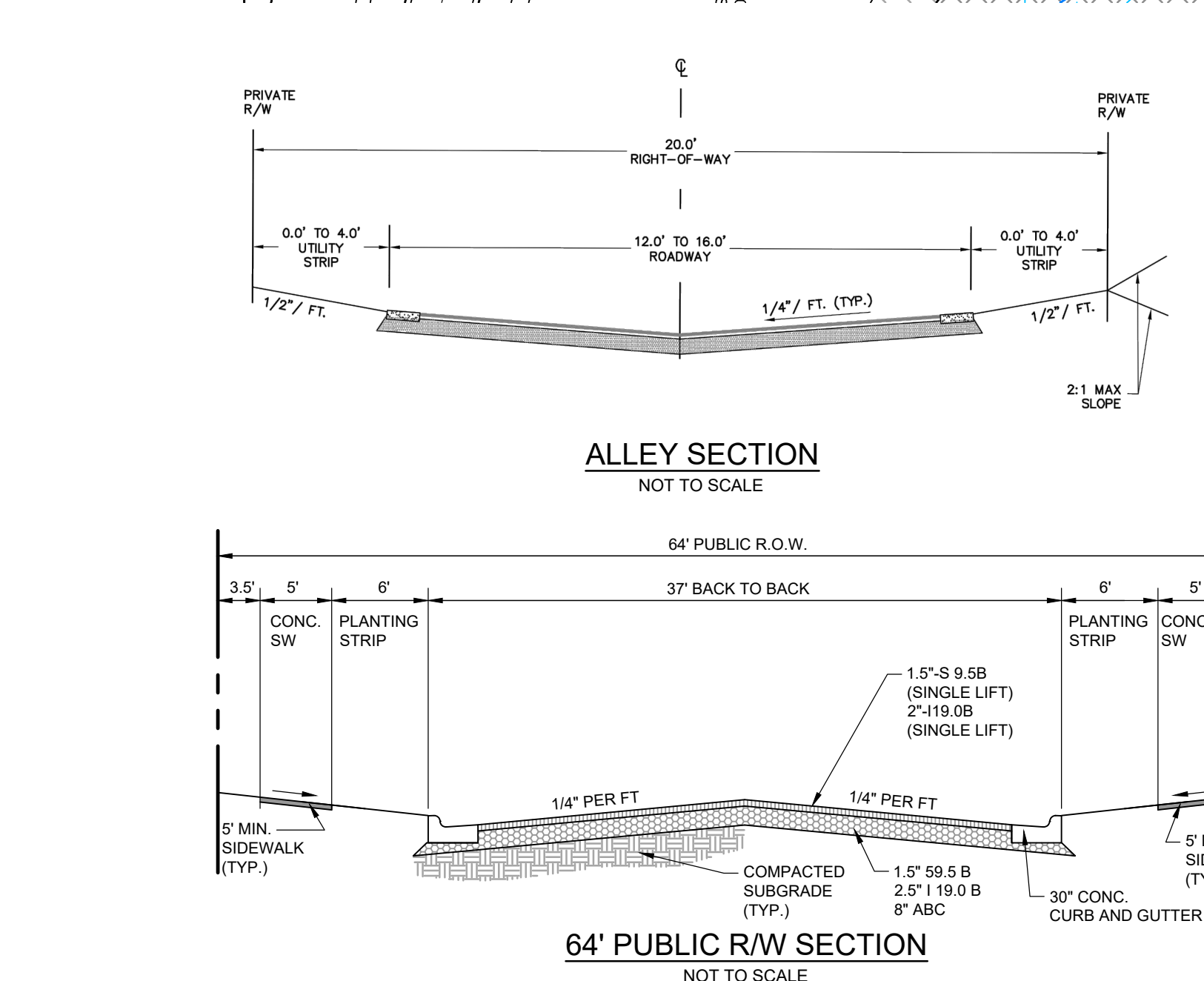
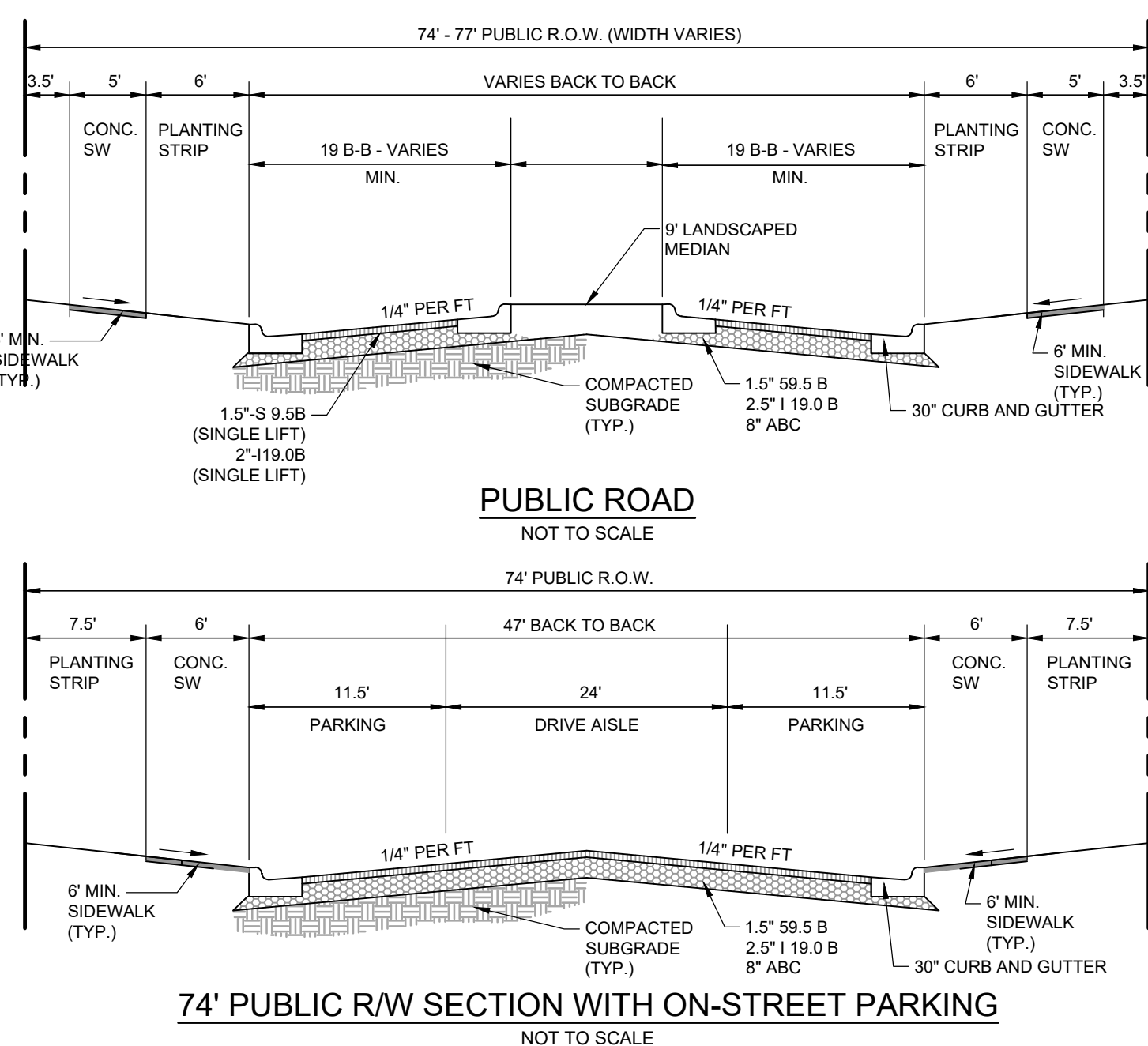
STREET FEATURES
 1. TRAVEL LANES OF 10 FT. MINIMUM CURB AND GUTTER
 2. STRIPED PARKING IN MIXED USE AND COMMERCIAL AREAS
 3. PLANTING STRIPS - 6 FT. ON EACH SIDE
 4. SIDEWALKS - 5 TO 6 FT. ON EACH SIDE (FOR SIDEWALKS > 5 FT. EXTEND TO CL OF STREET)
 5. REQUIRES 64 FT. OF RIGHT-OF-WAY
 6. UTILITY LOCATION UNDERGROUND OR ALLEY
 7. AVERAGE SPEED 20-25 MPH
 8. INCLUDES BULBOUTS AT INTERSECTIONS AND MIDBLOCK

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REZONING MASTER PLAN
ELEVATE RIVERVIEW APARTMENTS
SITE PLAN
 KNIGHTDALE, NORTH CAROLINA

DATE: DECEMBER 22, 2021
 Scale: 1" = 50'
 Drawn: JPD
 Checked: AJF
 Project No: 010-286
 Computer Desig. Name: 010-286 Site Plan
 Sheet No: 3 Of 11

PRELIMINARY DESIGN
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NO.	REVISIONS	DATE
1	REVISED PER STAFF COMMENTS	2/4/22

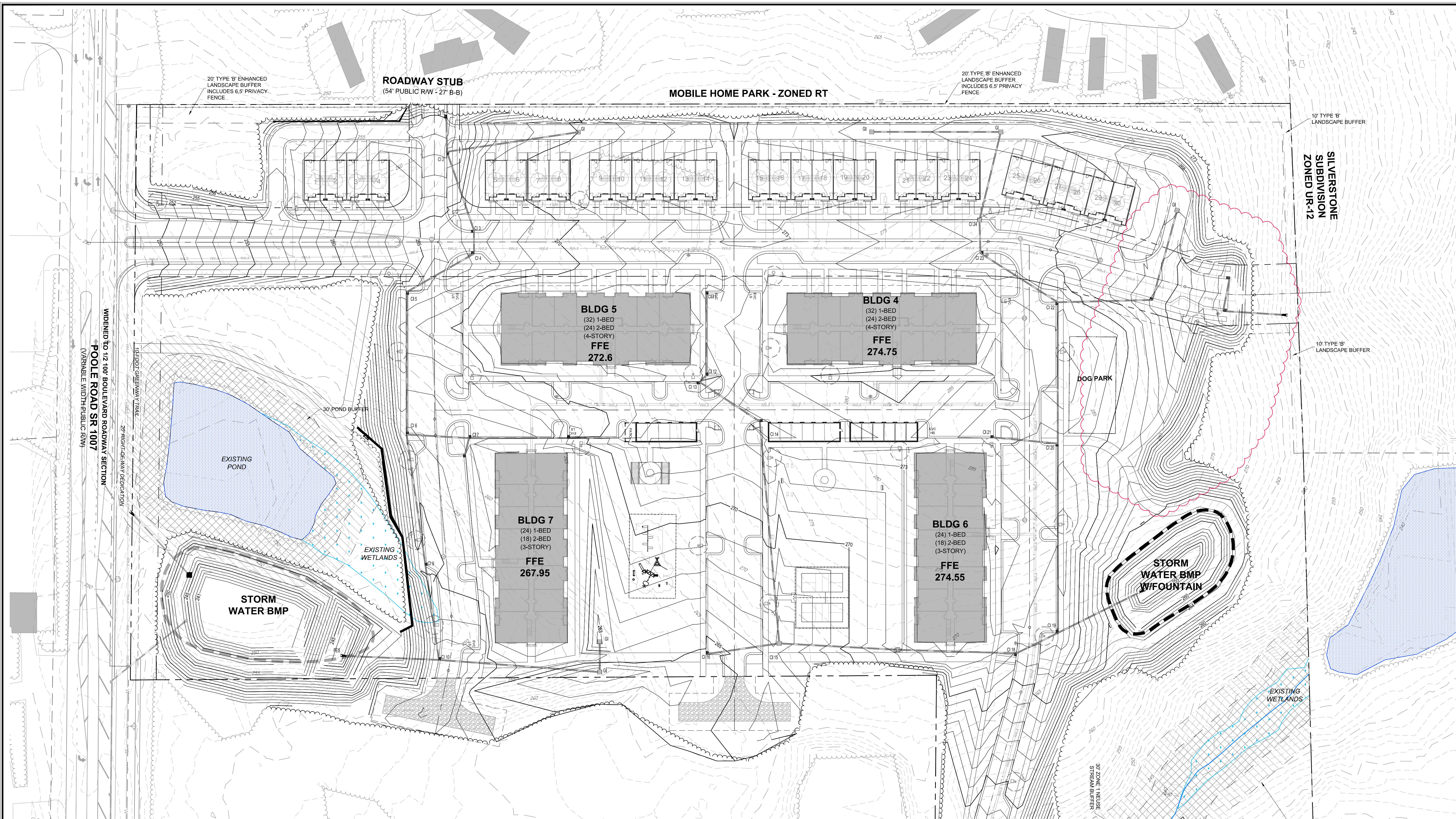
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North Carolina
Professional Engineer
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 JOSEPH FAULKNER

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SITE PLAN
 KNIGHTDALE, NORTH CAROLINA

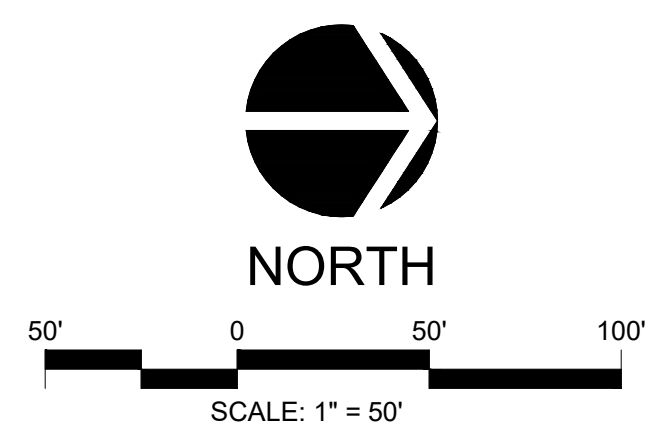
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REZONING MASTER PLAN
ELEVATE RIVERVIEW APARTMENTS

GRADING PLAN
KNIGHTDALE, NORTH CAROLINA

Date: DECEMBER 22, 2021

Scale: 1" = 50'

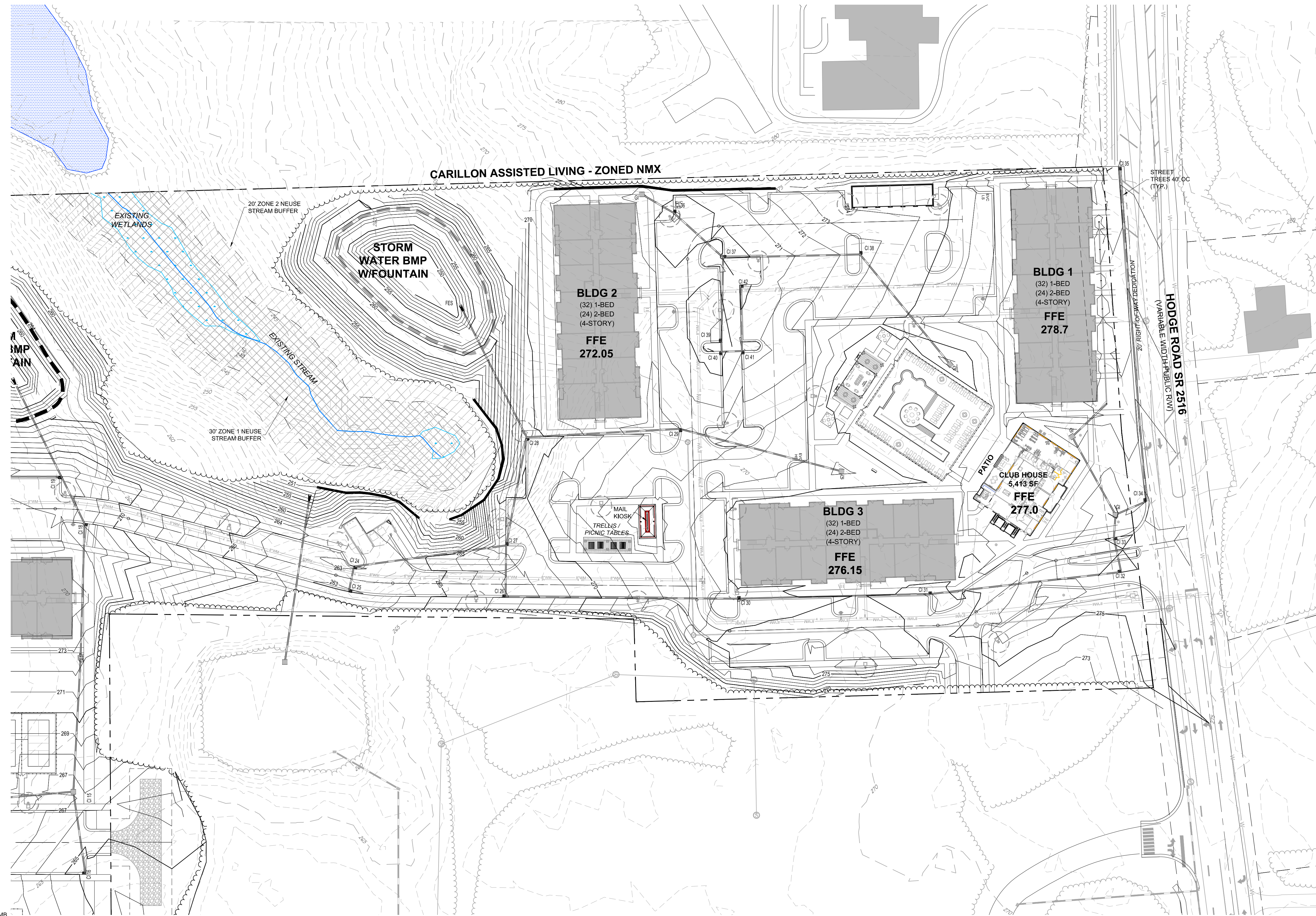
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Checked: AJF

Project No: 010-286

Computer Dwg. Name: 010-286 Grading Plan

Sheet No: **5** Of 11

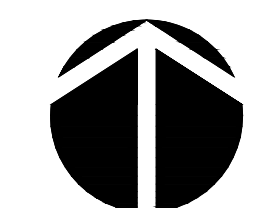


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- WETLAND INFORMATION BASED UPON FIELD INVESTIGATION BY SAGE ECOLOGICAL, NOT SURVEYED AT THIS TIME.
- NO WETLAND AREA ALLOWED WITHIN INDIVIDUAL LOT AREA.



PRELIMINARY DESIGN
NOT RELEASED
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SCALE: 1" = 50'

SWIMMING POOL TO DISCHARGE INTO SANITARY SEWER SERVICE WITH FLOW RESTRICTED TO 50 GALLONS PER MINUTE MAXIMUM FLOW RATE (PER CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK, PAGE 16)

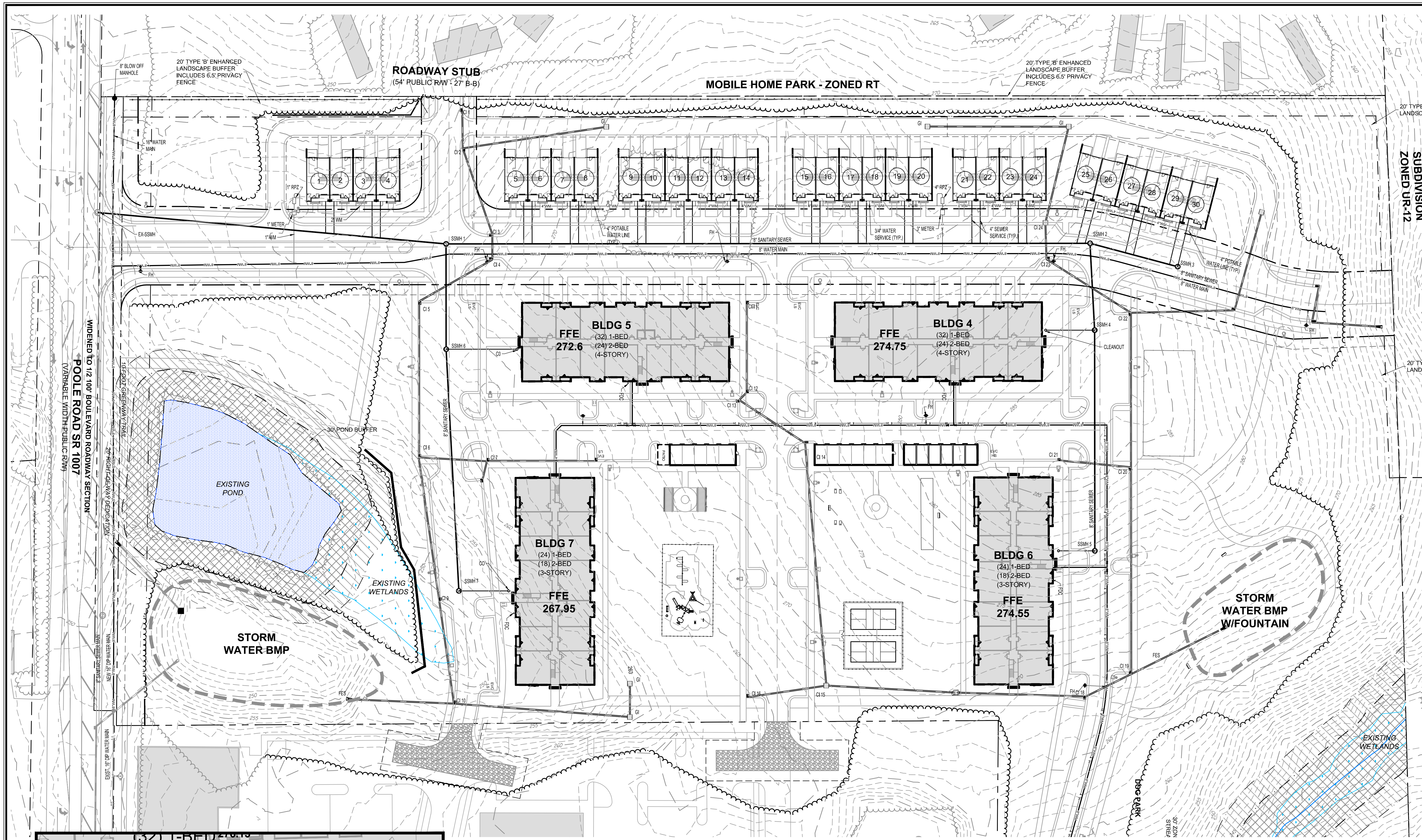
NO.	REVISED PER STAFF COMMENTS	REVISIONS	DATE
1			2/4/22

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www.cegroupinc.com
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REZONING MASTER PLAN
ELEVATE RIVERVIEW APARTMENTS
GRADING PLAN
KNIGHTDALE, NORTH CAROLINA

Date:	DECEMBER 22, 2021
Scale:	1" = 50'
Drawn:	JPD
Checked:	AJF
Project No.:	010-286
Computer Dwg. Name:	010-286 Grading Plan
Sheet No.:	6 Of 11



- GENERAL NOTES**
- BOUNDARY INFORMATION TAKEN FROM MB 2011 PG 334-336. PROPERTIES SHOWN HEREON ARE SUBJECTED TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS MAP SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL SUCH EASEMENTS THAT MAY EFFECT THESE PROPERTIES.
 - TOPOGRAPHIC INFORMATION TAKEN FROM NO SPATIAL DOWNLOAD OF Q2 LEVEL 2 LIDAR.
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NO.	REVISIONS	DATE
1	REVISED PER STAFF COMMENTS	2/1/22

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REZONING MASTER PLAN
ELEVATE RIVERVIEW APARTMENTS
UTILITY PLAN
KNIGHTDALE, NORTH CAROLINA

Date: DECEMBER 22, 2021
Scale: 1" = 50'
Drawn: JPD
Checked: AJF
Project No: 010-286
Computer Dwg. Name: 010-286 Utility Plan

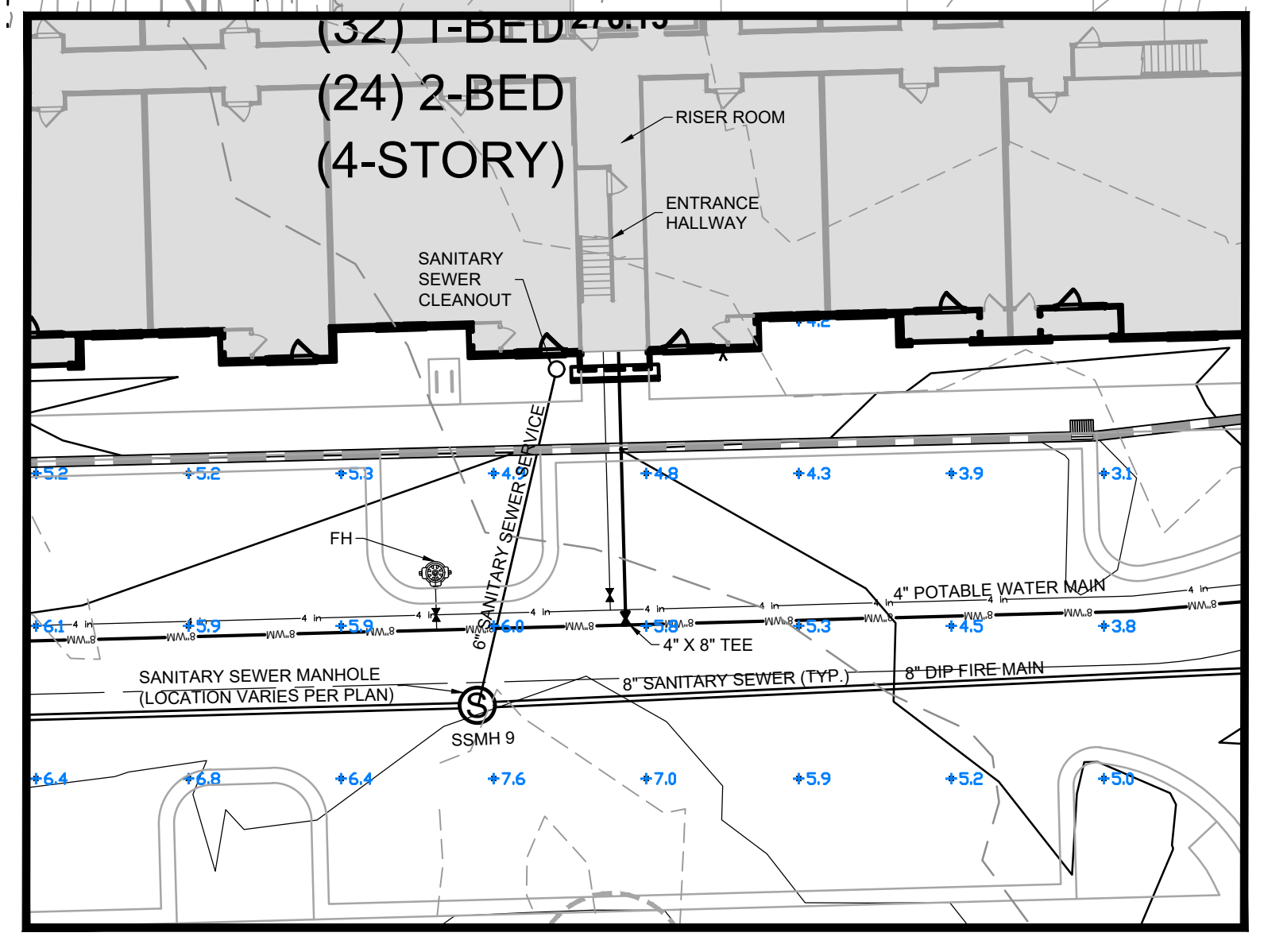
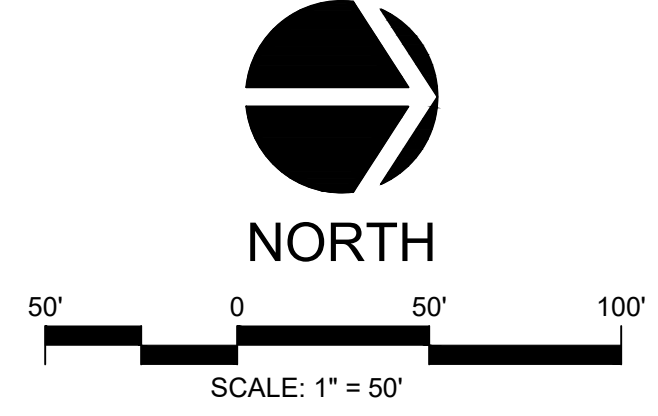
Sheet No: **7** Of 11

SYMBOL LEGEND

	FIRE HYDRANT
	8" FIRE WATER LINE
	4" POTABLE WATER MAIN
	SANITARY SEWER MANHOLE
	8" SANITARY SEWER LINE
	CLEANOUT
	FIRE DEPARTMENT CONNECTION

SEWER FLOW CALCULATION

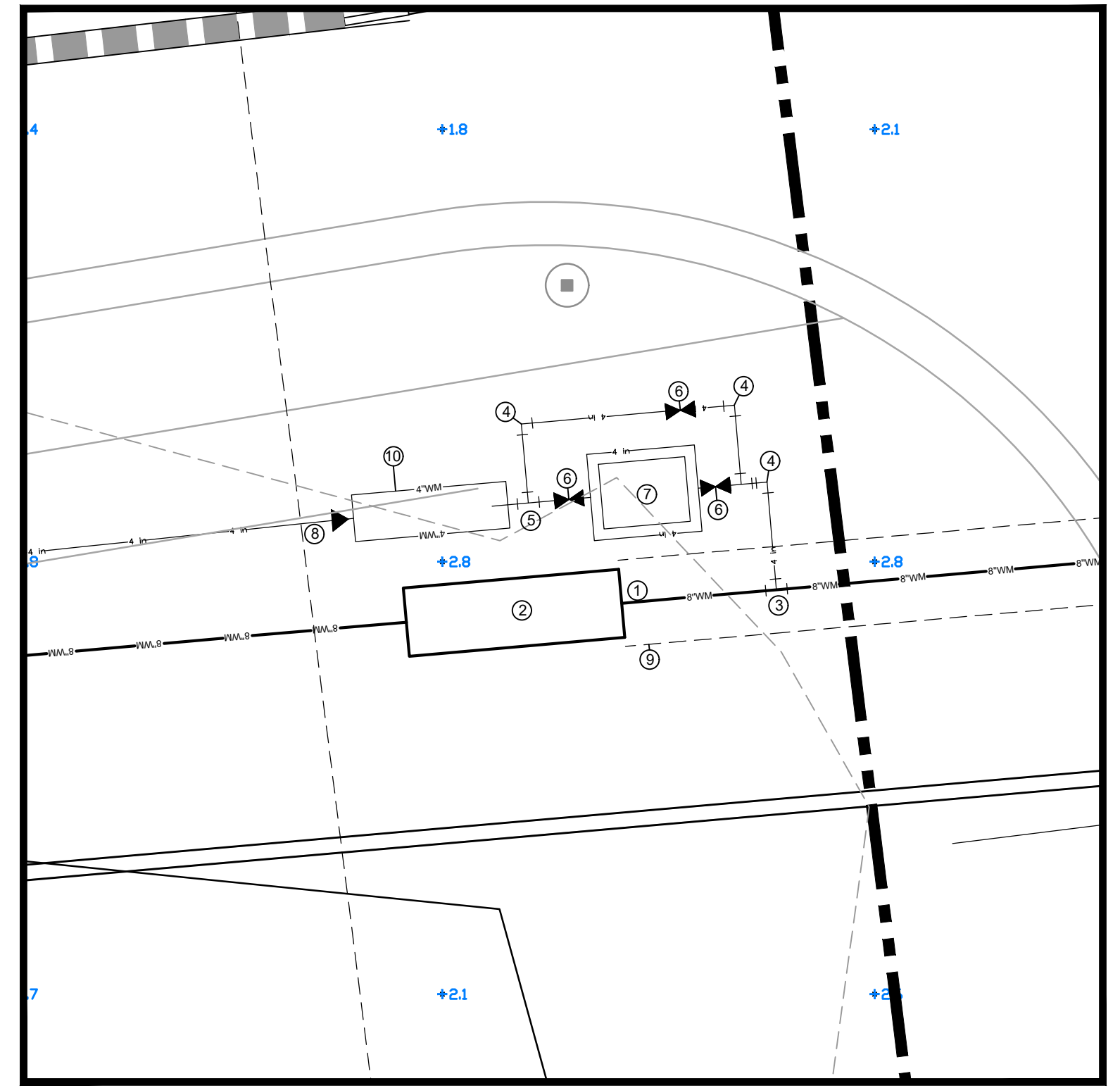
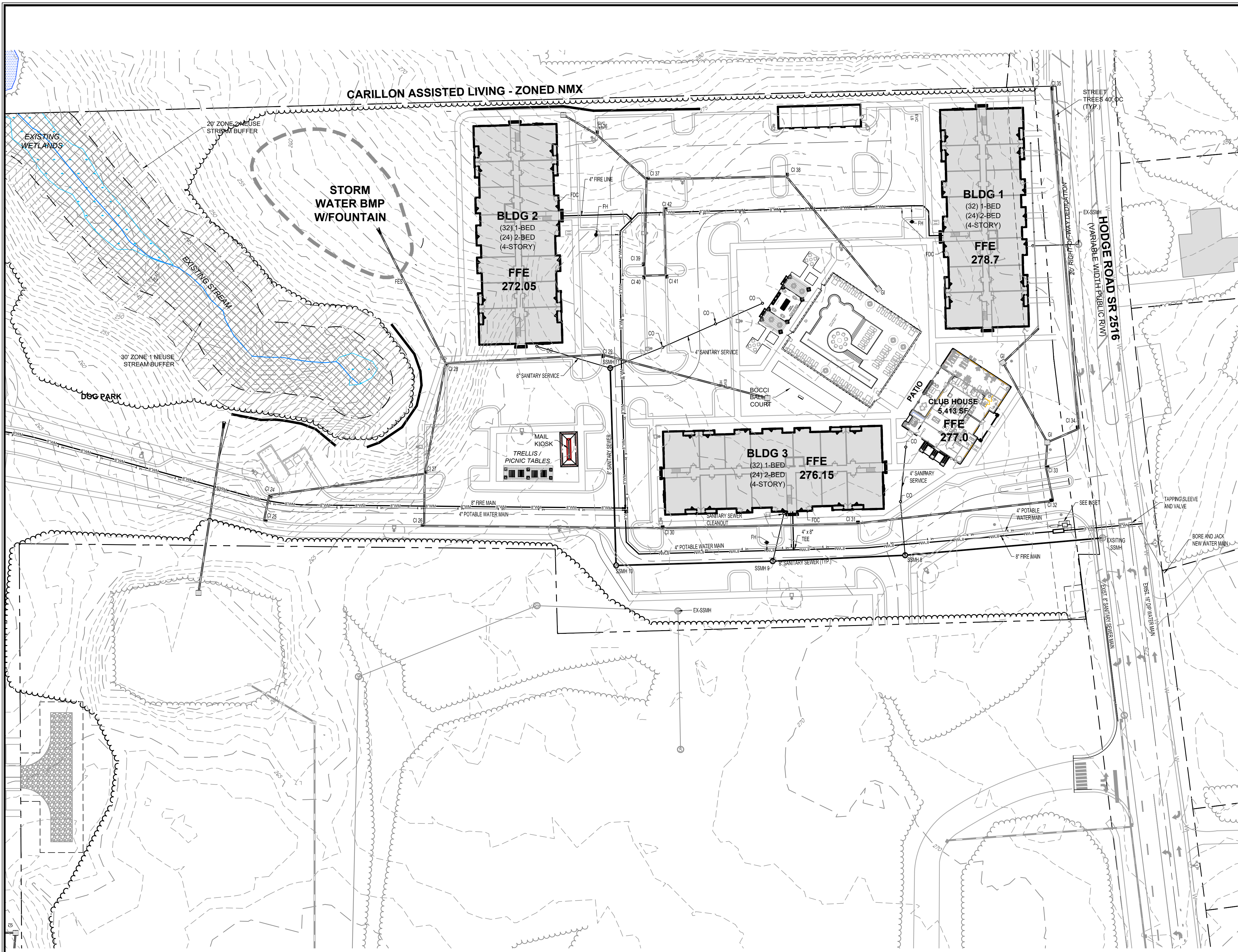
1-BEDROOM - 208 UNITS @ 120 GPD =	24,960 GPD
2-BEDROOM - 156 UNITS @ 240 GPD =	37,740 GPD
3-BEDROOM TOWNHOMES- 30 UNITS @250 GPD=	7,500 GPD
AMENITY POOL AREA	1,200 GPD
TOTAL	71,400 GPD



- CITY OF RALEIGH STANDARD UTILITY NOTES (AS APPLICABLE):**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
 - UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10' IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5' 0" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN DEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
 - INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 - INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
 - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1'0" ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERTLEY AT (919) 996-2334 OR stephen.calvertley@raleighnc.gov FOR MORE INFORMATION.
 - APPLY FOR 'CERTIFICATE OF COMPLIANCE' FROM CROSS CONNECTION PROGRAM. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERS STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION.



PRELIMINARY DESIGN
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INSET
N.T.S.

- INSET LEGEND**
- ① 8" DIP MAIN
 - ② 8" RPDA
 - ③ 8x4 TEE
 - ④ 4'-90° BEND
 - ⑤ 4x4 TEE
 - ⑥ 4" GV
 - ⑦ 4" METER VAULT
 - ⑧ 4" DIP POTABLE WATER MAIN
 - ⑨ 4" CITY OF RALEIGH PUBLIC WATER EASEMENT
 - ⑩ 4" RP2 BACKFLOW PREVENTOR

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 - C. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - D. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
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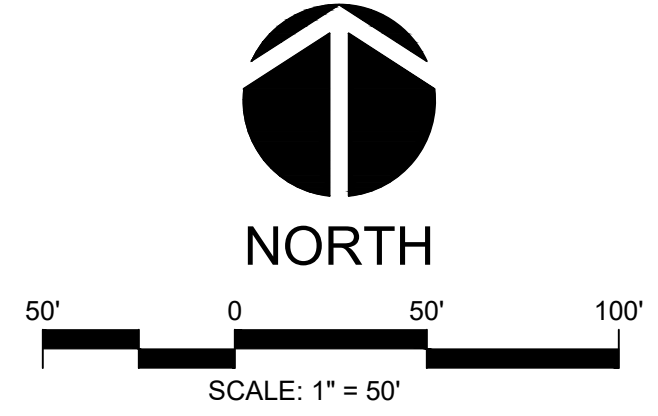
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 - WETLAND INFORMATION BASED UPON FIELD INVESTIGATION BY SAGE ECOLOGICAL, NOT SURVEYED AT THIS TIME
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SEWER FLOW CALCULATION

1-BEDROOM - 208 UNITS @ 120 GPD	= 24,960 GPD
2-BEDROOM - 156 UNITS @ 240 GPD	= 37,740 GPD
3- BEDROOM TOWNHOMES- 30 UNITS @250 GPD=7500	
AMENITY POOL AREA	1,200 GPD
TOTAL	71,400 GPD



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SWIMMING POOL TO DISCHARGE INTO SANITARY SEWER SERVICE WITH FLOW RESTRICTED TO 50 GALLONS PER MINUTE MAXIMUM FLOW RATE (PER CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK, PAGE 16)

NO.	REVISIONS	DATE
1	REVISED PER STAFF COMMENTS	2/6/22

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REZONING MASTER PLAN
ELEVATE RIVERVIEW APARTMENTS

UTILITY PLAN
KNIGHTDALE, NORTH CAROLINA

Date: DECEMBER 22, 2021

Scale: 1" = 50'

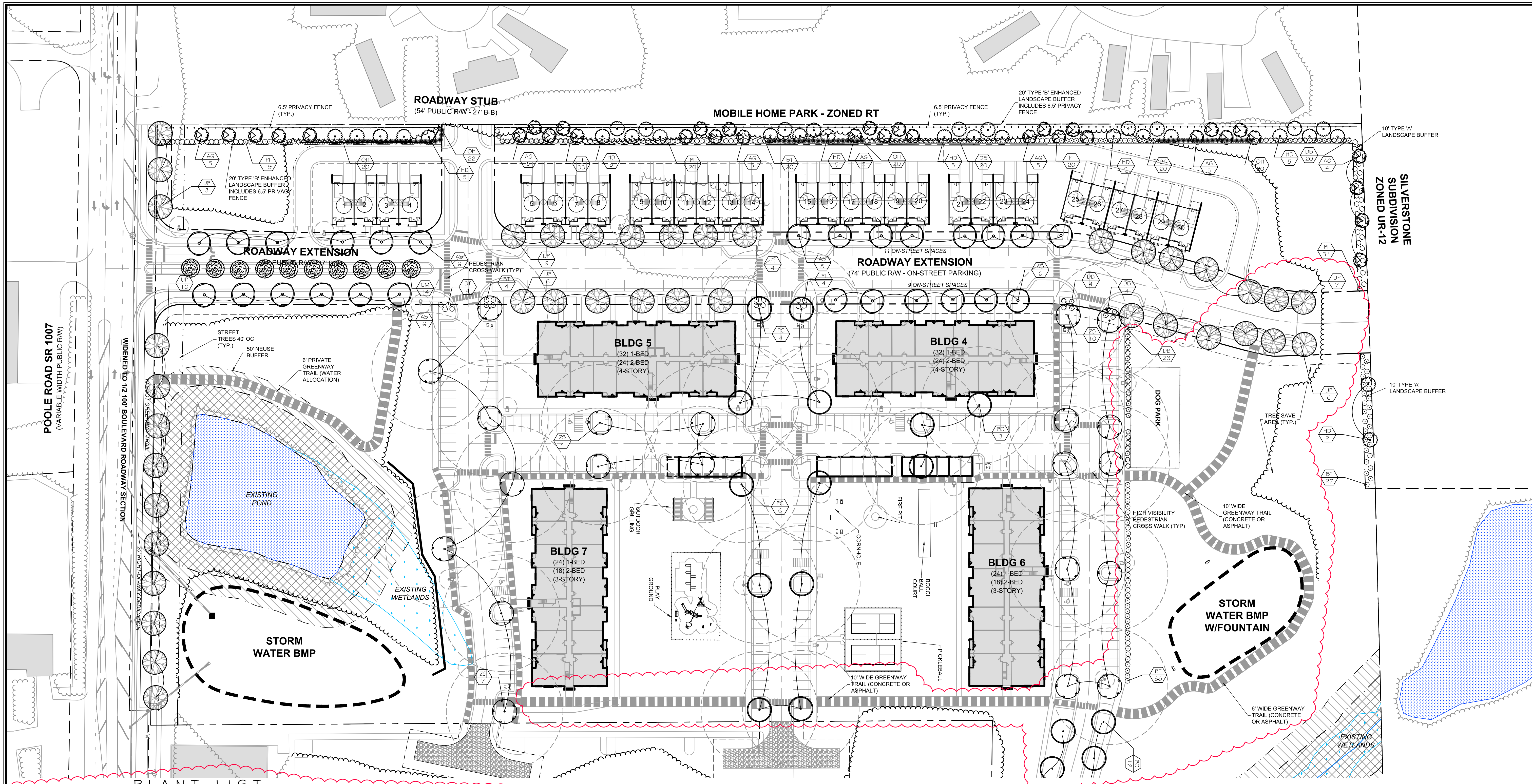
Drawn: JPD

Checked: AJF

Project No: 010-286

Computer Dwg. Name: 010-286 Utility Plan

Sheet No: **8** Of 11



NO.	1	REVISED PER STAFF COMMENTS	2/4/22	DATE
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**REZONING MASTER PLAN
ELEVATE RIVERVIEW APARTMENTS**

LANDSCAPE PLAN
KNIGHTDALE, NORTH CAROLINA

Date: DECEMBER 22, 2021
Scale: 1" = 50'
Drawn: JPD
Checked: AJF
Project No: 010-286
Computer Dwg. Name: 010-286 Landscape Plan

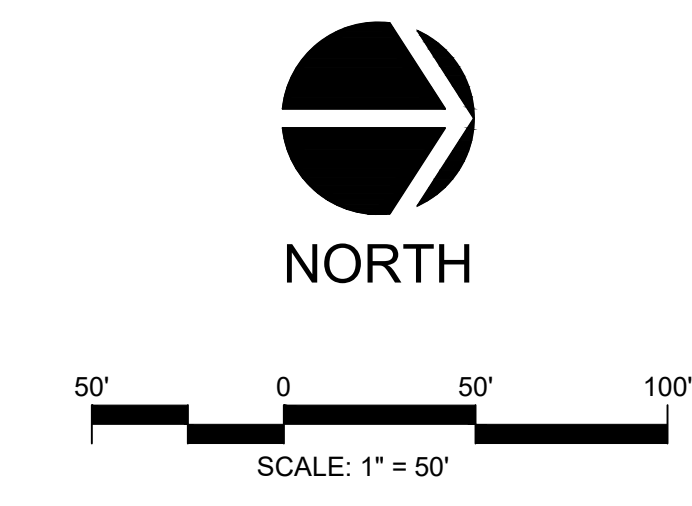
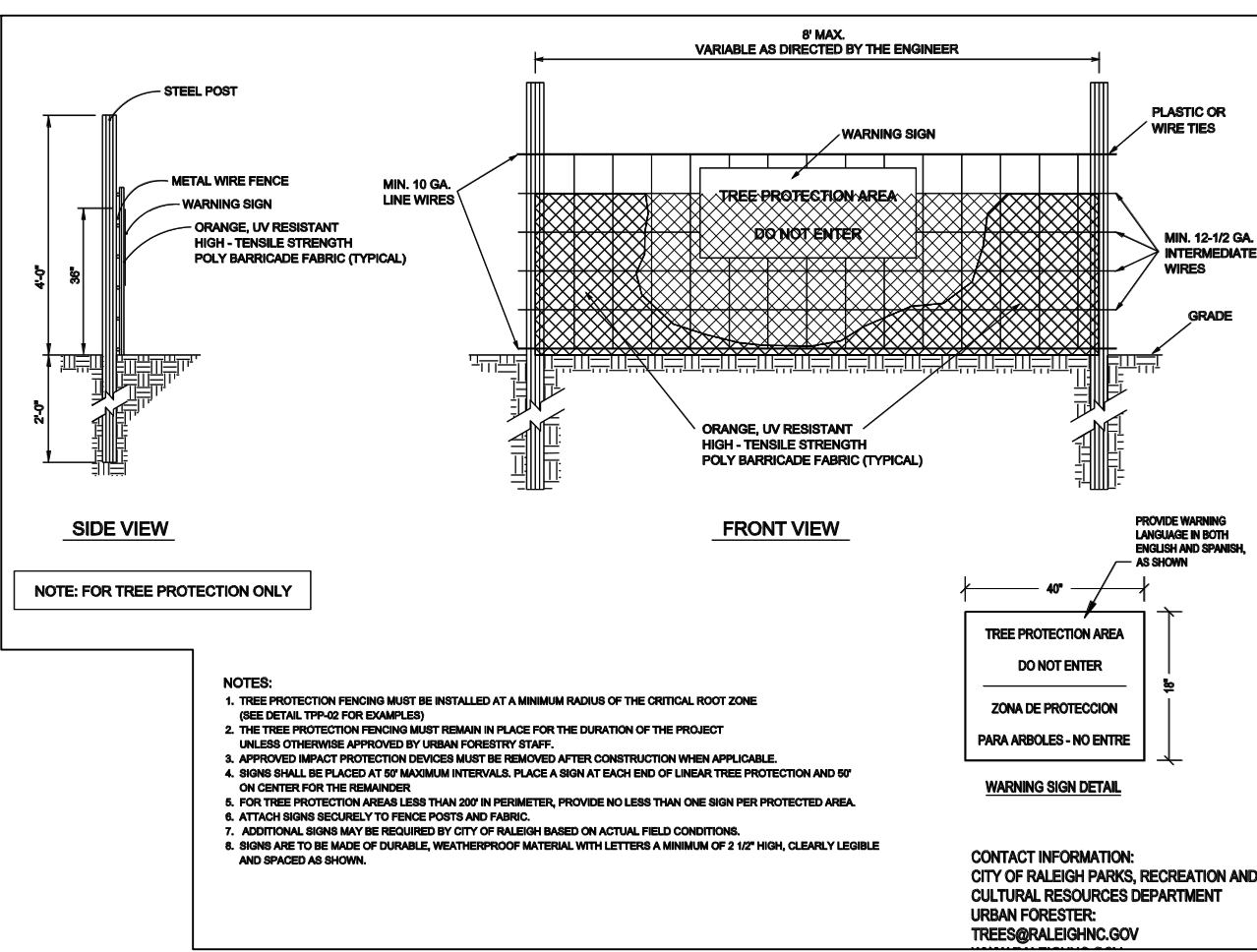
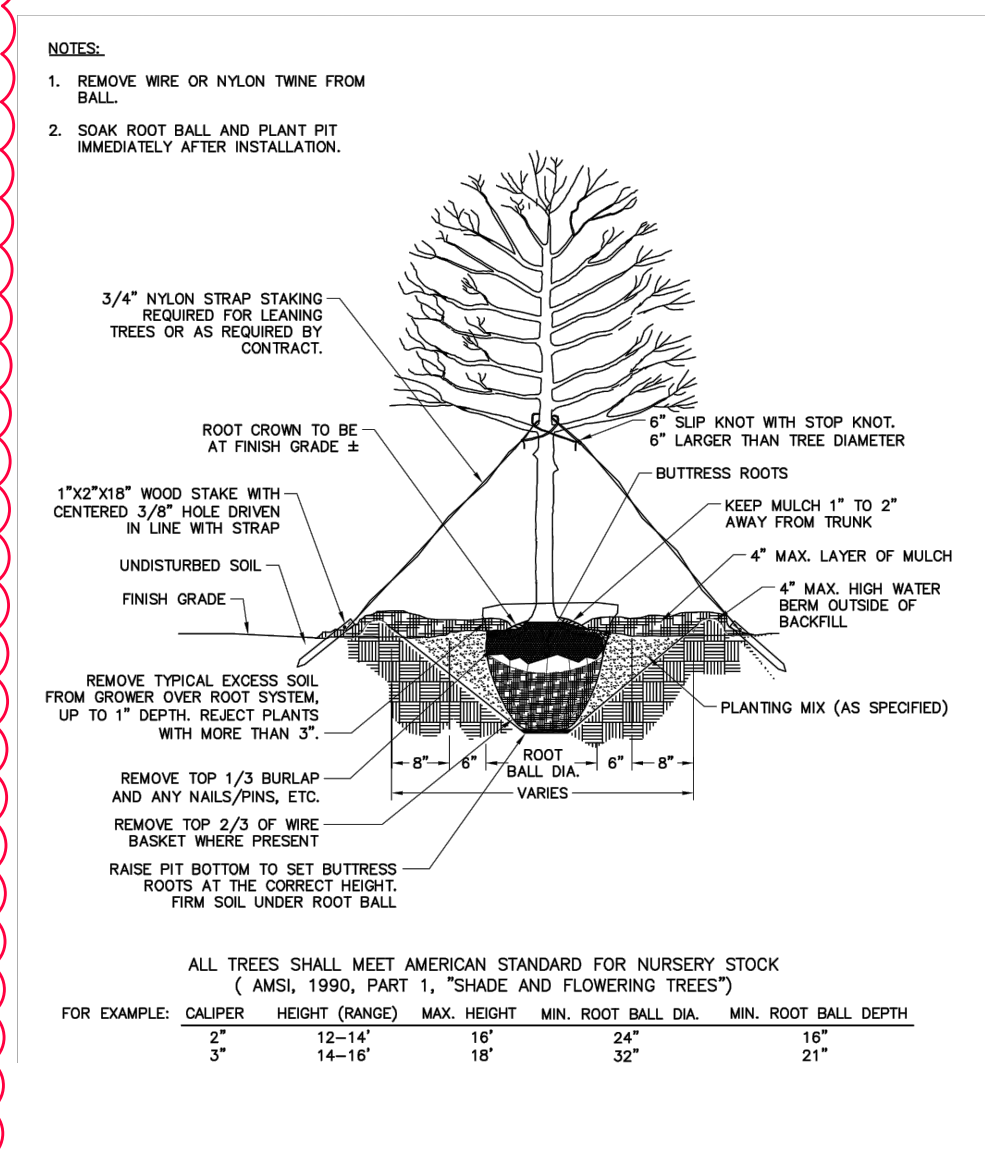
Sheet No: **9** Of 11

PLANT LIST

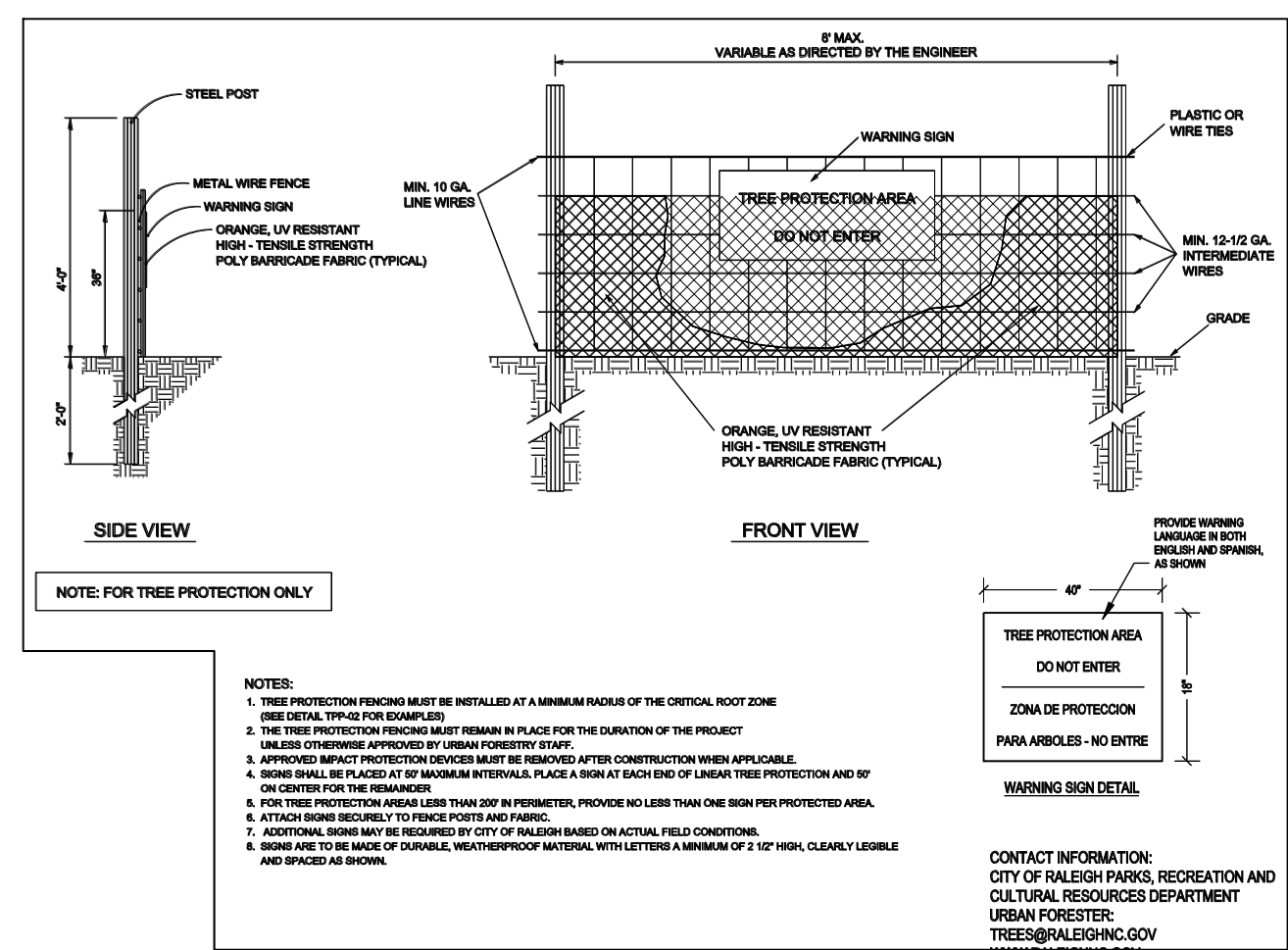
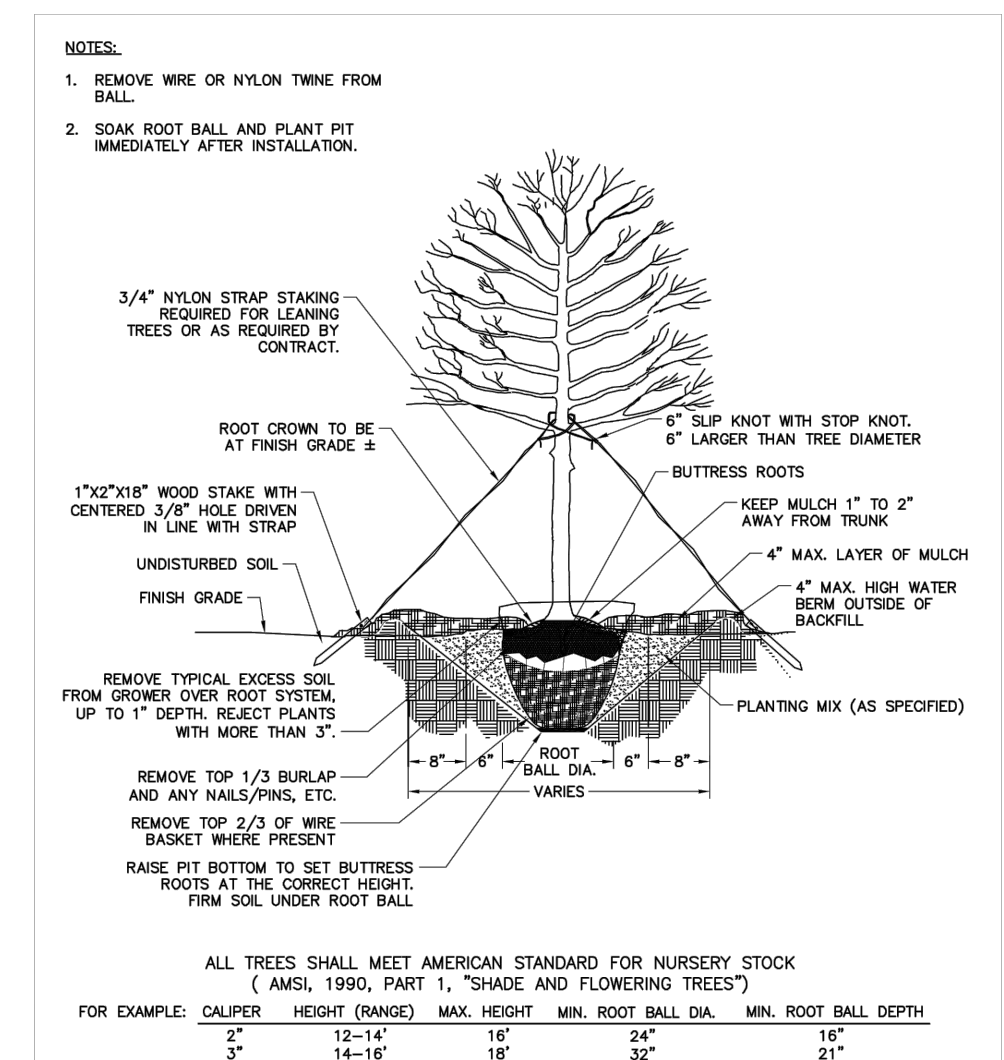
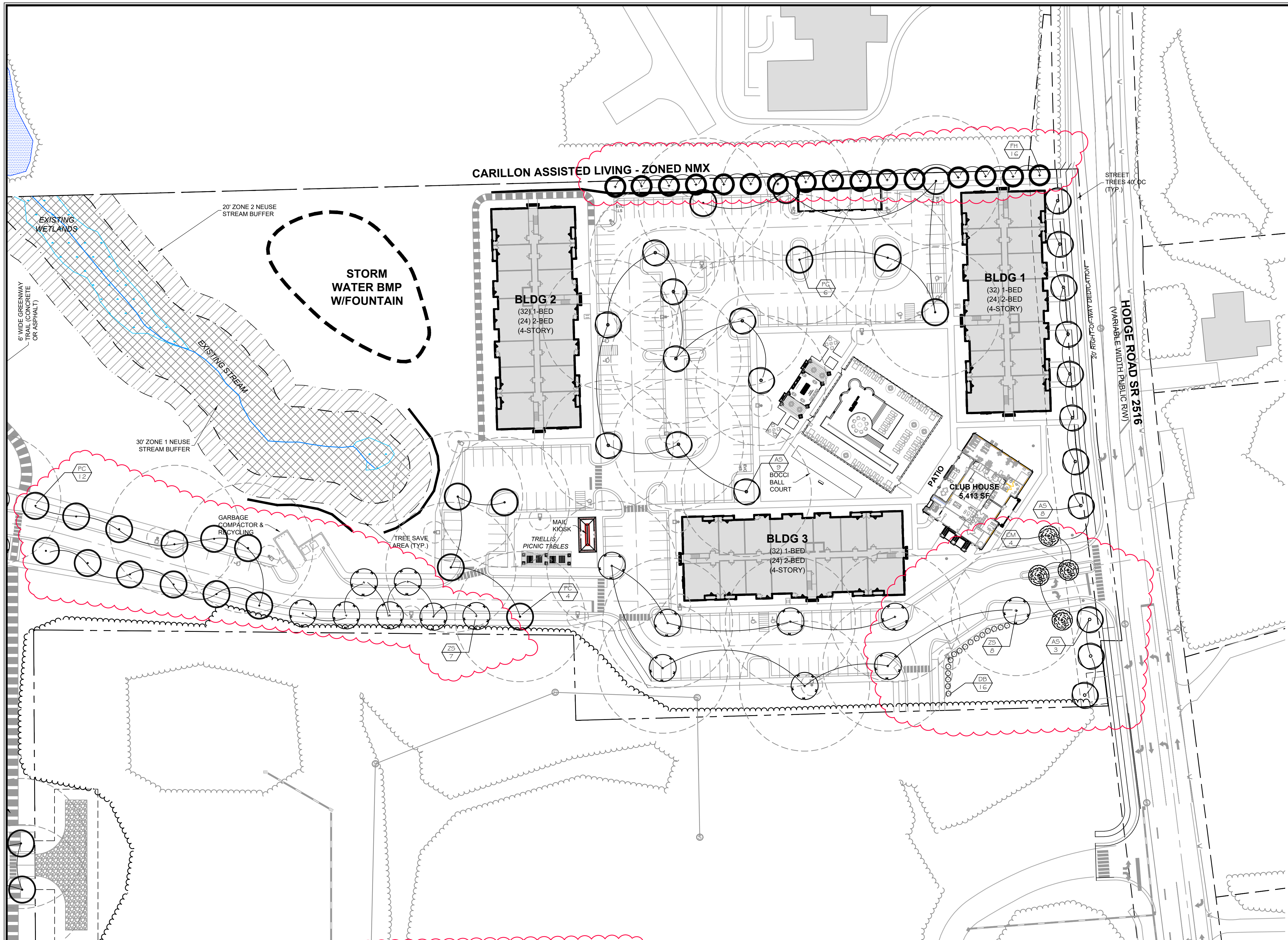
SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	REMARKS
CANOPY TREES							
UP	39	<i>Ulmus parvifolia</i> 'Allee'	Lacebark Elm	2"	10' - 12'	B 4 B	STREET TREE
AS	46	<i>Acer saccharum</i> 'Goldspire'	Sugar Maple	2"	10' - 12'	B 4 B	STREET TREE
PC	35	<i>Pistacia chinensis</i>	Chinese Pistachio	2"	8' - 10'	B 4 B	PARKING TREE
ZS	36	<i>Zelkova serrata</i> 'Village Green'	Japanese Zelkova	2"	8' - 10'	B 4 B	PARKING TREE
UNDERSTORY TREES							
AG	34	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Apple serviceberry	1 1/4"	6'-8'	B 4 B	BUFFER - MULTI-STEM
HD	32	<i>Halesia diptera</i>	Two-winged silverbell	1 1/4"	6'-8'	B 4 B	BUFFER
CM	14	<i>Lagerstroemia x 'Sioux'</i>	Sioux Crepe Myrtle	1 1/4"	6'-8'	B 4 B	STREET TREE
FH	16	<i>Ilex x attenuata</i> 'Foster's #2'	Foster's Holly	1 1/4"	6'-8'	B 4 B	BUFFER
SHRUBS							
BT	95	<i>Berberis thunbergii</i> 'atropurpurea'	Japanese Barberry		24" min.	5 gal.	BUFFER \ PARKING
PI	98	<i>Prunus laurocerasus</i> 'Zabelina'	Zabel Laurel		24" min.	5 gal.	BUFFER \ PARKING
OH	133	<i>Osmanthus heterophyllus</i> 'Party Lights'	Party Lights Osmanthus		24" min.	5 gal.	BUFFER \ PARKING
DB	104	<i>Ilex x comuta</i> 'Burfordii nana'	Dwarf Burford Holly		24" min.	5 gal.	BUFFER \ PARKING
GROUND COVER							

10' TYPE "A" BUFFER (290 LF):
 3 CANOPY TREES PER 100 LF = 9 REQUIRED (UTILIZE EXISTING TREES)
 2 CANOPY TREES PER 100 LF = 6 REQUIRED
 20 SHRUBS PER 100 LF = 58 REQUIRED

20' TYPE "B" ENHANCED BUFFER (1,187 LF):
 3 CANOPY TREES PER 100 LF = 36 REQUIRED (UTILIZE EXISTING TREES)
 5 CANOPY TREES PER 100 LF = 60 REQUIRED
 20 SHRUBS PER 100 LF = 238 REQUIRED
 6.5' WOODEN PRIVACY FENCE
 *EXISTING CANOPY TREES USED AS CREDIT



PRELIMINARY DESIGN
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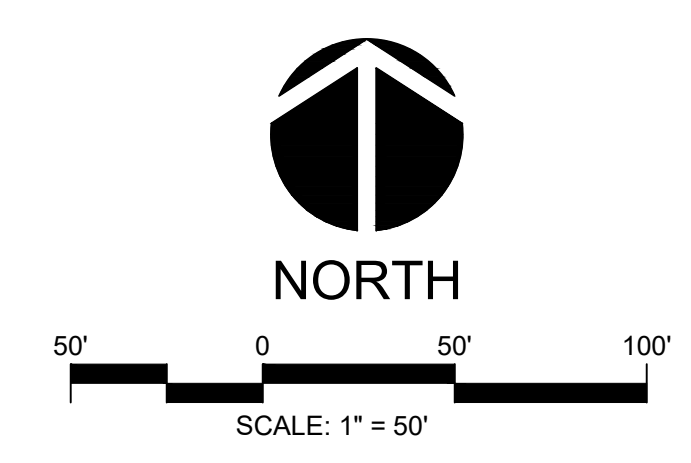
PLANT LIST

SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	REMARKS
CANOPY TREES							
UP	39	<i>Ulmus parviflora</i> 'Allee'	Lacebark Elm	2"	10' - 12'	B # B	STREET TREE
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AG	34	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Apple serviceberry	1 1/4"	6'-8'	B # B	BUFFER - MULTI-STEM
HD	32	<i>Halesia diptera</i>	Two-winged silverbell	1 1/4"	6'-8'	B # B	BUFFER
CM	14	<i>Lagerstroemia x 'Sioux'</i>	Sioux Crepe Myrtle	1 1/4"	6'-8'	B # B	STREET TREE
FH	16	<i>Ilex x attenuata</i> 'Foster's #2'	Foster's Holly	1 1/4"	6'-8'	B # B	BUFFER
SHRUBS							
	95	<i>Berberis thunbergia</i> 'atropurpurea'	Japanese Barberry		24" min.	5 gal.	BUFFER \ PARKING
	98	<i>Prunus laurocerasus</i> 'Zabelina'	Zabel Laurel		24" min.	5 gal.	BUFFER \ PARKING
	133	<i>Osmanthus heterophyllus</i> 'Party Lights'	Party Lights Osmanthus		24" min.	5 gal.	BUFFER \ PARKING
	104	<i>Ilex x cornuta</i> 'Burfordii nana'	Dwarf Burford Holly		24" min.	5 gal.	BUFFER \ PARKING
GROUND COVER							

10' TYPE "A" BUFFER (290 LF):
 3 CANOPY TREES PER 100 LF= 9 REQUIRED (UTILIZE EXISTING TREES)*
 2 CANOPY TREES PER 100 LF= 6 REQUIRED
 20 SHRUBS PER 100 LF= 58 REQUIRED

20' TYPE "B" ENHANCED BUFFER (1,187 LF):
 3 CANOPY TREES PER 100 LF= 36 REQUIRED (UTILIZE EXISTING TREES)*
 5 CANOPY TREES PER 100 LF= 60 REQUIRED
 20 SHRUBS PER 100 LF= 238 REQUIRED
 6.5' WOOD SCREEN FENCE

* EXISTING CANOPY TREES USED AS CREDIT



PRELIMINARY DESIGN
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NO.	REVISED PER STAFF COMMENTS	REVISIONS	DATE
1			

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REZONING MASTER PLAN
 ELEVATE RIVERVIEW APARTMENTS

LANDSCAPE PLAN
 KNIGHTDALE, NORTH CAROLINA

Date: DECEMBER 22, 2021

Scale: 1" = 50'

Drawn: JPD

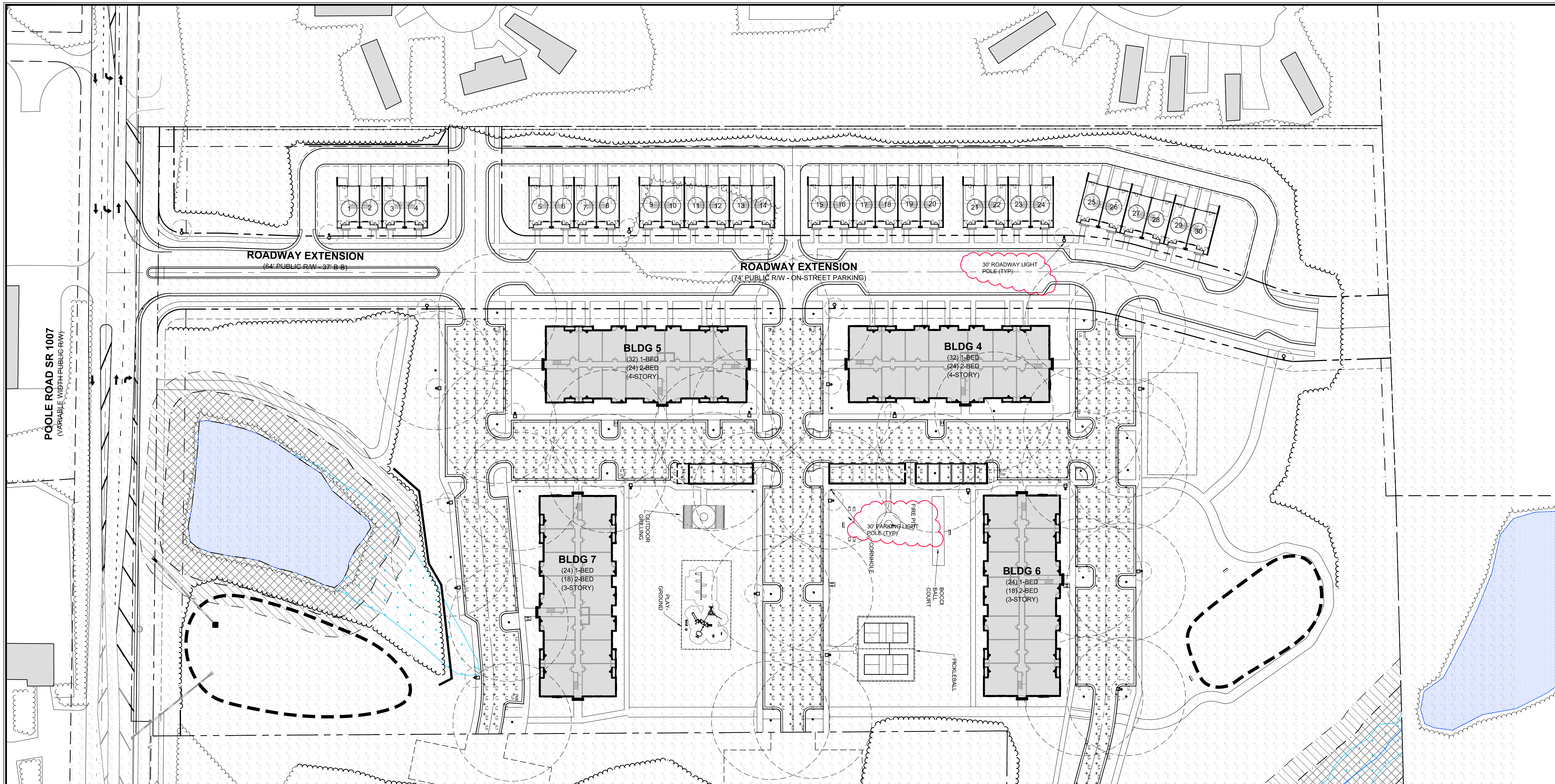
Checked: AJF

Project No: 010-286

Computer Dwg. Name: 010-286 Landscape Plan

Sheet No:

10
 Of 11



NO.	REVISIONS	DATE
1	REVISED PER STAFF COMMENTS	2/4/22

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REZONING MASTER PLAN
ELEVATE RIVERVIEW APARTMENTS

LIGHTING PLAN
KNIGHTDALE, NORTH CAROLINA

Date: DECEMBER 22, 2021
Scale: 1"=50'
Drawn: JPD
Checked: AJF
Project No: 010-286
Computer Dwg. Name: 010-286 Lighting Plan

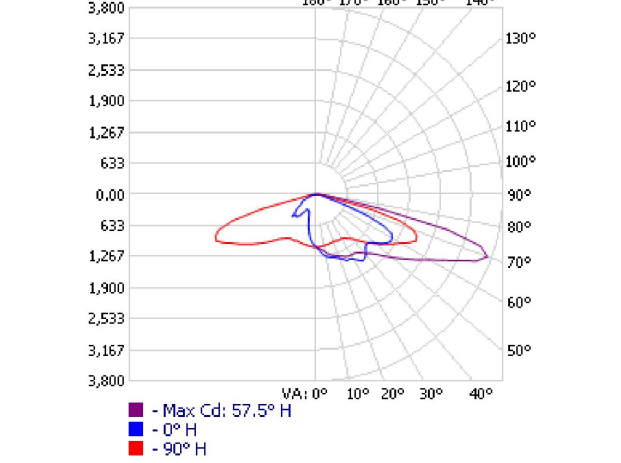
Sheet No: **11** Of 11

NOTES:

- FINAL LEVELING OF POLE IS TO BE MADE THROUGH USE OF DOUBLE NUTS.
- ALL FOUR SIDES OF POLE ARE DRILLED WITH 3 HOLES AS SHOWN IN INSERT AND WASHERS PROVIDED WITH ANCHOR BOLTS OR GALVANIZED SHIMS. ABOVE TO ACCOMMODATE A MAXIMUM OF FOUR LUMINAIRES. STEEL PLATES OR PLUG COVER EACH SIDE UNTIL UNITS ARE INSTALLED.
- SPECIAL HANDLING OF THESE SQUARE POLES IS NECESSARY TO MINIMIZE DAMAGE TO FINISH OF POLE. A NYLON SLING SHOULD BE USED TO LIFT POLE AT ALL TIMES. CHAINS, CABLES, OR ROPES MUST NOT BE USED. A CAN OF TOUCH-UP PAINT IS INCLUDED WITH ACCESSORIES FOR EACH POLE.
- FOLLOW MANUFACTURER'S INSTRUCTIONS FOR ASSEMBLY AND ATTACHMENT OF FIXTURE(S) AND ARM(S) TO POLE.
- WHEN APPLICABLE, NEW POLE SHALL BE POSITIONED SUCH THAT THE HANDHOLE IS FACING AWAY FROM THE STREET.
- FOR MULTIPLE LIGHTING CIRCUITS, CONNECT THE SOURCE AND LOAD CONDUCTORS INTO THE HANDHOLE AND CONNECT USING WIRE NUTS FOR ALL #10 CONDUCTORS OR THE STREETLIGHT CONNECTION BLOCK FOR LARGER (1/0 MAX.) SOURCE AND LOAD CONDUCTORS.

OUTDOOR PHOTOMETRIC REPORT

CATALOG: AT80 208LEDE70 XXXXX R3 4K/5K
Test #: 13F 3428295
Test Lab: SCALED PHOTOMETRY
Test Date: 5/16/2017
Catalog: AT80 208LEDE70 XXXXX R3 4K/5K
Description: AT80 SERIES LED 700MA TYPE 3 4000K/5000K CCT
Manufacturer: AT80
Series: LED
Lamp Catalog: LED Array
Lamp: LED Driver, LED Driver
Lamp Output: Total Luminaire Lumens: 6114, absolute
photometry *
Ballast / Driver: LED Driver, LED Driver
Input Voltage: 48
Luminous Opening: Rectangle w/Luminous Sides (L: 5.4", W: 9.6", H: 0.36")
Max Cd: 3,700 @ Horizontal: 57.5°, Vertical: 70°
Roadway Class: MEDIUM, TYPE III



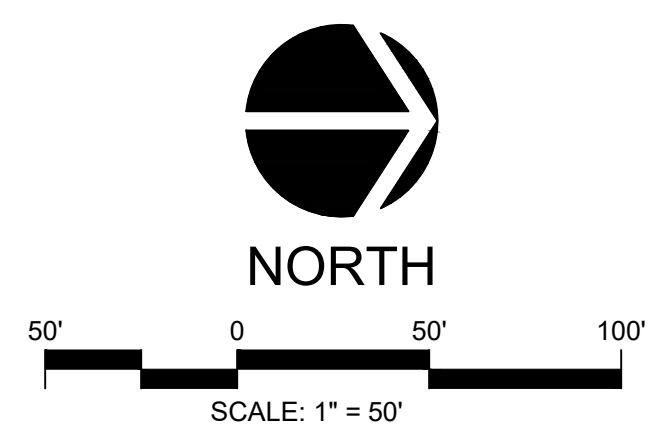
LIGHTING DATA	
AVERAGE	1.2 fc
MINIMUM	0.3 fc
MAXIMUM	2.6 fc
AVG / MIN	4.0:1

LEGEND

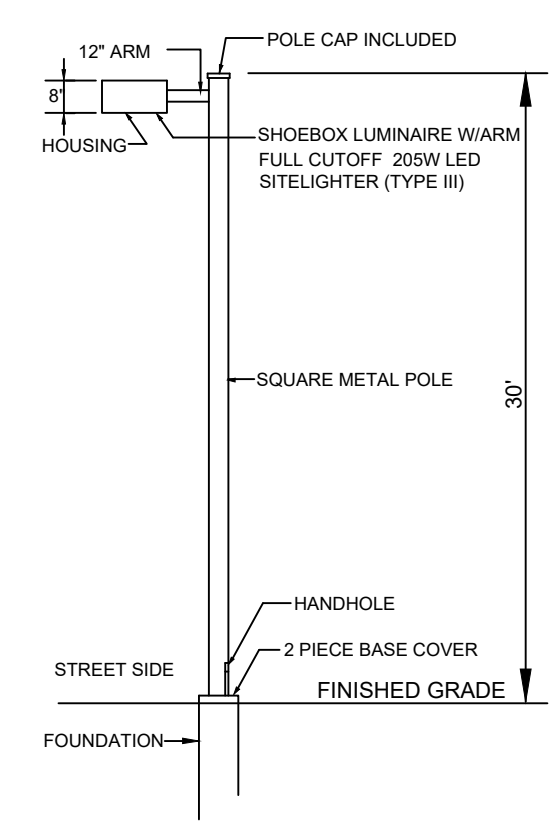
- LED SITE LIGHTS**
36 EA - LED ROADWAY 150 TYPE III - DUKE ENERGY
400K, 150W LED FIXTURE W/ TYPE III THROW PATTERN
- 30' MOUNTING HEIGHT - WOOD POLE - ALL LIGHTS SHIELDED
- LED ROADWAY LIGHTS**
10 EA - LED SHOEBOX 205 TYPE IV - DUKE ENERGY
400K, 205W LED FIXTURE W/ TYPE IV THROW PATTERN
- 30' MOUNTING HEIGHT - FIBERGLASS POLE - ALL LIGHTS SHIELDED
- LED DECORATIVE POLE TOP LIGHTS**
5 EA - MITCHELL TR8M 50 - DUKE ENERGY
54000K, 50W MITCHELL LED FIXTURE W/RIBS BANDS & MEDALLIONS
- TYPE V THROW PATTERN - 15' MOUNTING HEIGHT
- BUG RATING REQUIREMENTS**
COLLECTOR STREETS - B2, U2, G2
ARTERIAL STREETS - B3, U3, G3
PARKING LOTS - B3, U0, G2

LIGHTING PLAN NOTES

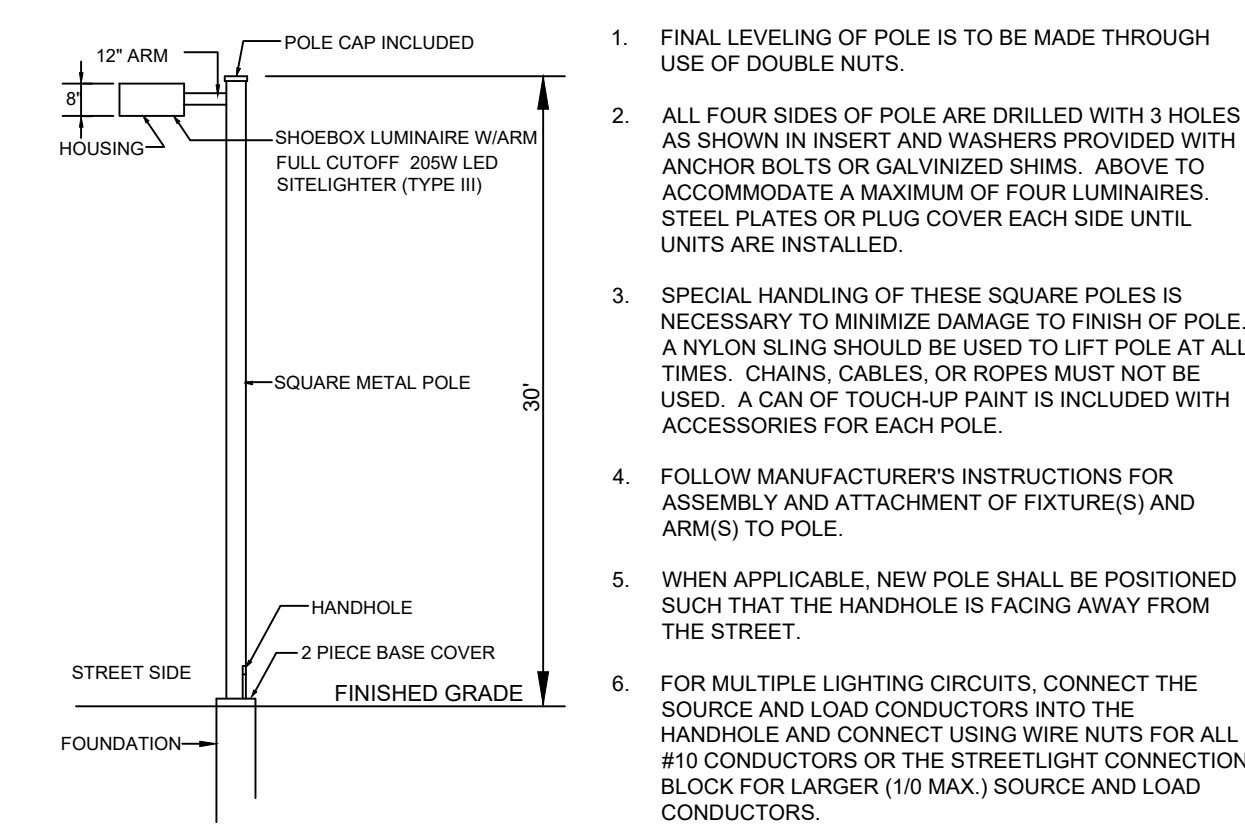
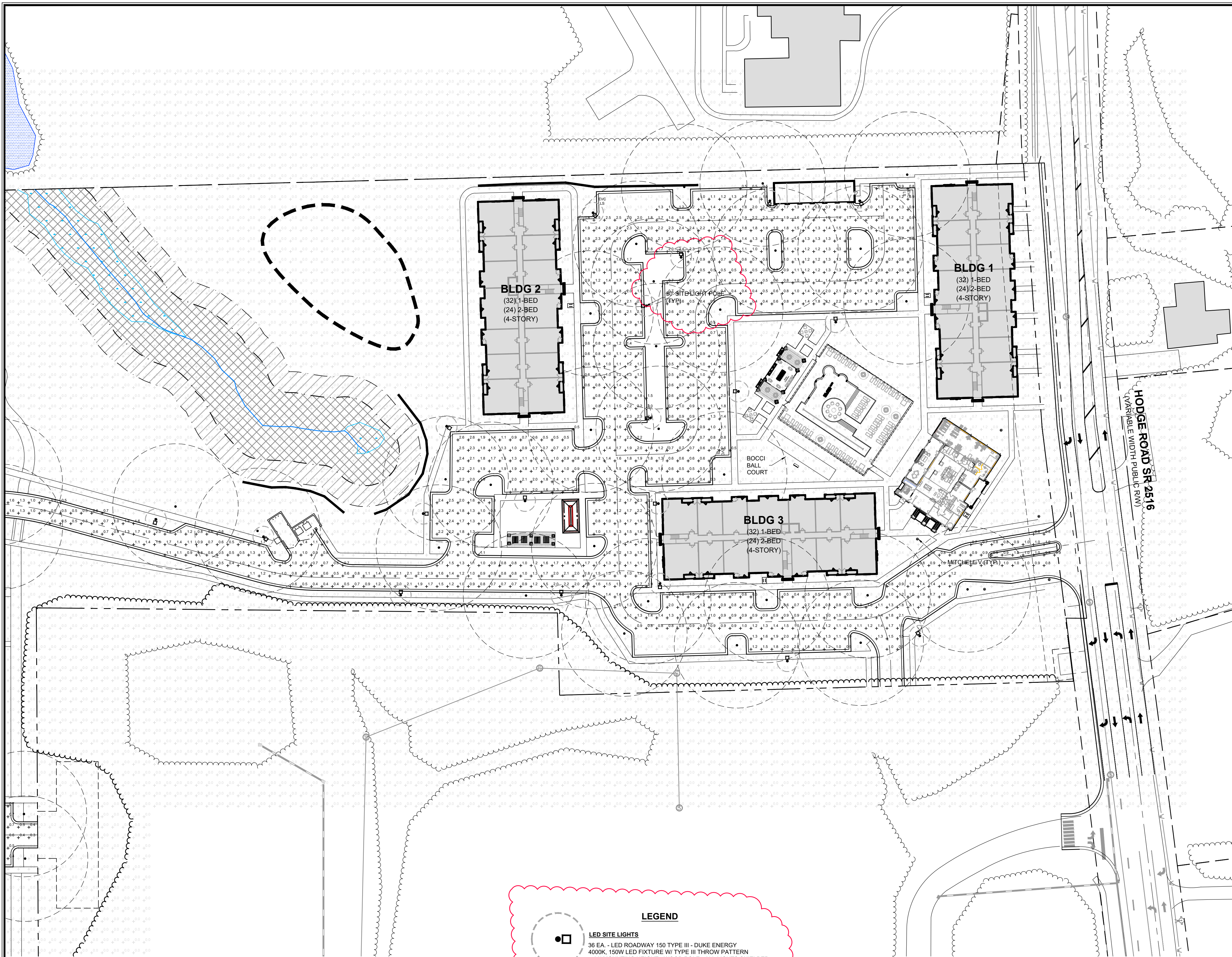
- THE CE GROUP, INC. IS NOT RESPONSIBLE FOR SAFETY AND SECURITY RISKS DUE TO INADEQUATE LIGHTING LEVELS.
- MAINTAINED FOOTCANDLES AT GRADE USING A 0.85 LIGHT LOSS FACTOR.
- LIGHT LEVELS MODELED USING VISUAL - PROFESSIONAL EDITION SOFTWARE, VERSION 2.06.0234
- ALL FIXTURES TO MEET IESNA FULL CUTOFF CLASSIFICATION.
- UNDERGROUND UTILITIES (EXISTING AND PROPOSED) ARE FOR INFORMATIONAL PURPOSES ONLY. SEE APPROPRIATE SHEET IN THIS SET FOR DETAILS. CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE OWNER AND/OR ENGINEER OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- SEE ARCHITECTURAL DRAWINGS FOR INFORMATION REGARDING EXTERIOR DECORATIVE FIXTURES.



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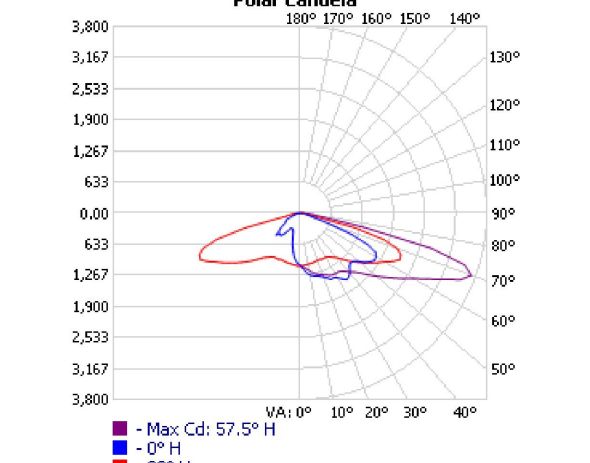


SHOEBOX LUMINAIRES AND SQUARE POLES
N.T.S.



- NOTES:**
1. FINAL LEVELING OF POLE IS TO BE MADE THROUGH USE OF DOUBLE NUTS.
 2. ALL FOUR SIDES OF POLE ARE DRILLED WITH 3 HOLES AS SHOWN IN INSERT AND WASHERS PROVIDED WITH ANCHOR BOLTS OR GALVANIZED SHIMS. ABOVE TO ACCOMMODATE A MAXIMUM OF FOUR LUMINAIRES. STEEL PLATES OR PLUG COVER EACH SIDE UNTIL UNITS ARE INSTALLED.
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 4. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR ASSEMBLY AND ATTACHMENT OF FIXTURE(S) AND ARM(S) TO POLE.
 5. WHEN APPLICABLE, NEW POLE SHALL BE POSITIONED SUCH THAT THE HANDHOLE IS FACING AWAY FROM THE STREET.
 6. FOR MULTIPLE LIGHTING CIRCUITS, CONNECT THE SOURCE AND LOAD CONDUCTORS INTO THE HANDHOLE AND CONNECT USING WIRE NUTS FOR ALL #10 CONDUCTORS OR THE STREETLIGHT CONNECTION BLOCK FOR LARGER (1/0 MAX.) SOURCE AND LOAD CONDUCTORS.

OUTDOOR PHOTOMETRIC REPORT
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 Description: AT80 SERIES LED 700MA TYPE 3 4000K/5000K CCT
 Series: Autobahn AT80
 Lamp Catalog: LED
 Lamp: LED Array
 Lamp Output: Total Luminaire Lumens: 6114, absolute
 photometry +
 Ballast / Driver: LED Driver, LED Driver
 Input Wattage: 48
 Luminous Opening: Rectangle w/Luminous Sides (L: 5.4", W: 9.6", H: 0.36")
 Max Cd: 3,709.9 at Horizontal: 57.5°, Vertical: 70°
 Roadway Class: MEDIUM, TYPE III



LIGHTING DATA	
AVERAGE	1.2 fc
MINIMUM	0.3 fc
MAXIMUM	2.6 fc
AVG / MIN	4.0:1

LIGHTING PLAN NOTES

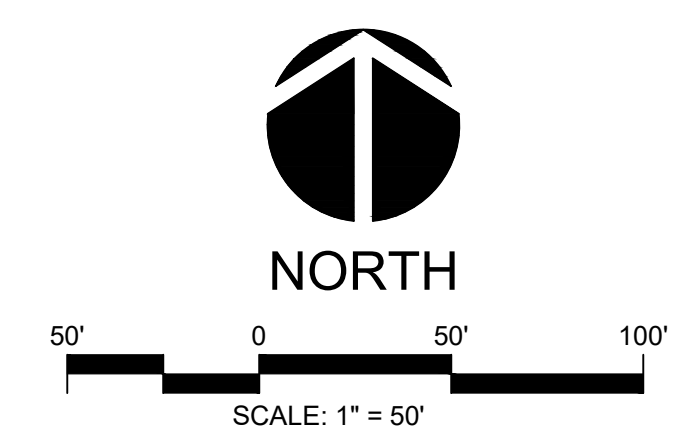
1. THE CE GROUP, INC. IS NOT RESPONSIBLE FOR SAFETY AND SECURITY RISKS DUE TO INADEQUATE LIGHTING LEVELS.
2. MAINTAINED FOOTCANDLES AT GRADE USING A 0.85 LIGHT LOSS FACTOR.
3. LIGHT LEVELS MODELED USING VISUAL - PROFESSIONAL EDITION SOFTWARE, VERSION 2.06.0234
4. ALL FIXTURES TO MEET IESNA FULL CUTOFF CLASSIFICATION.
5. UNDERGROUND UTILITIES (EXISTING AND PROPOSED) ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THIS SET FOR DETAILS. CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE OWNER AND/OR ENGINEER OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
6. SEE ARCHITECTURAL DRAWINGS FOR INFORMATION REGARDING EXTERIOR DECORATIVE FIXTURES.

LEGEND

- LED SITE LIGHTS
36 EA. - LED ROADWAY 150 TYPE III - DUKE ENERGY
4000K, 150W LED FIXTURE W/ TYPE III THROW PATTERN
- 30' MOUNTING HEIGHT - WOOD POLE - ALL LIGHTS SHIELDED
- LED ROADWAY LIGHTS
10 EA. - LED SHOEBOX 205 TYPE IV - DUKE ENERGY
4000K, 205W LED FIXTURE W/ TYPE IV THROW PATTERN
- 30' MOUNTING HEIGHT - FIBERGLASS POLE - ALL LIGHTS SHIELDED
- LED DECORATIVE POLE TOP LIGHTS
5 EA. - MITCHELL TRBM 50 - DUKE ENERGY
54000K, 50W MITCHELL LED FIXTURE W/RIBS BANDS & MEDALLIONS
- TYPE V THROW PATTERN - 15' MOUNTING HEIGHT

BUG RATING REQUIREMENTS

- COLLECTOR STREETS - B2, U2, G2
- ARTERIAL STREETS - B3, U3, G3
- PARKING LOTS - B3, U0, G2

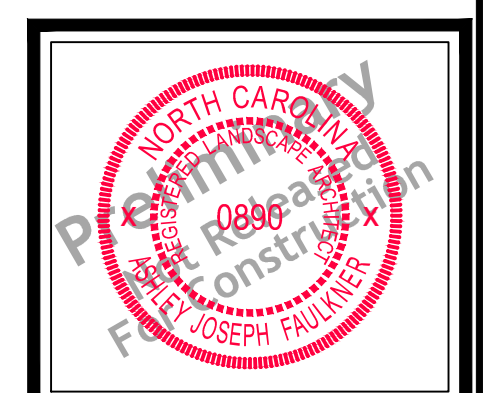


NO.	REVISIONS	DATE
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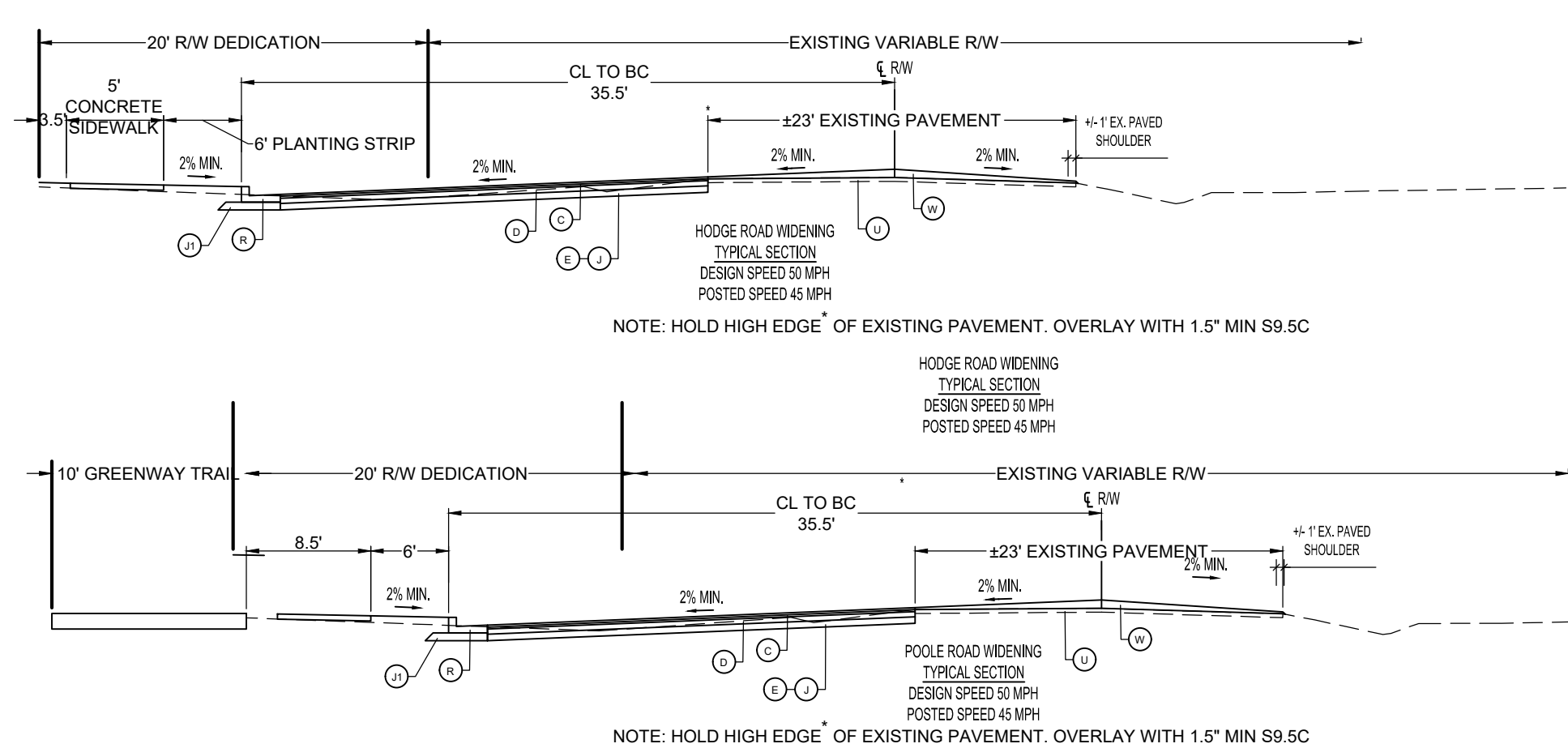
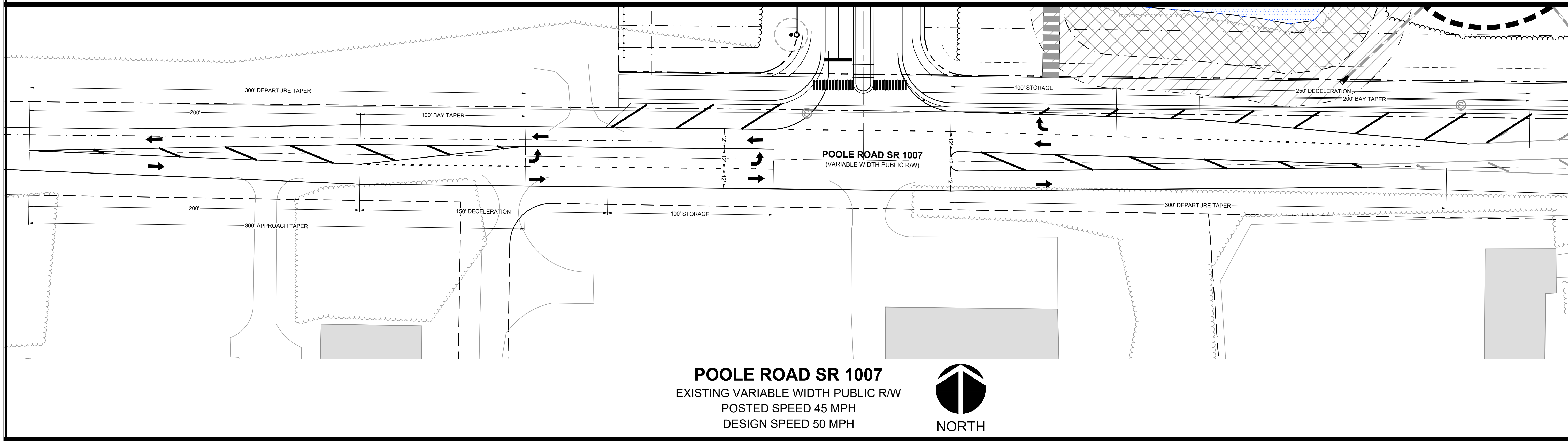
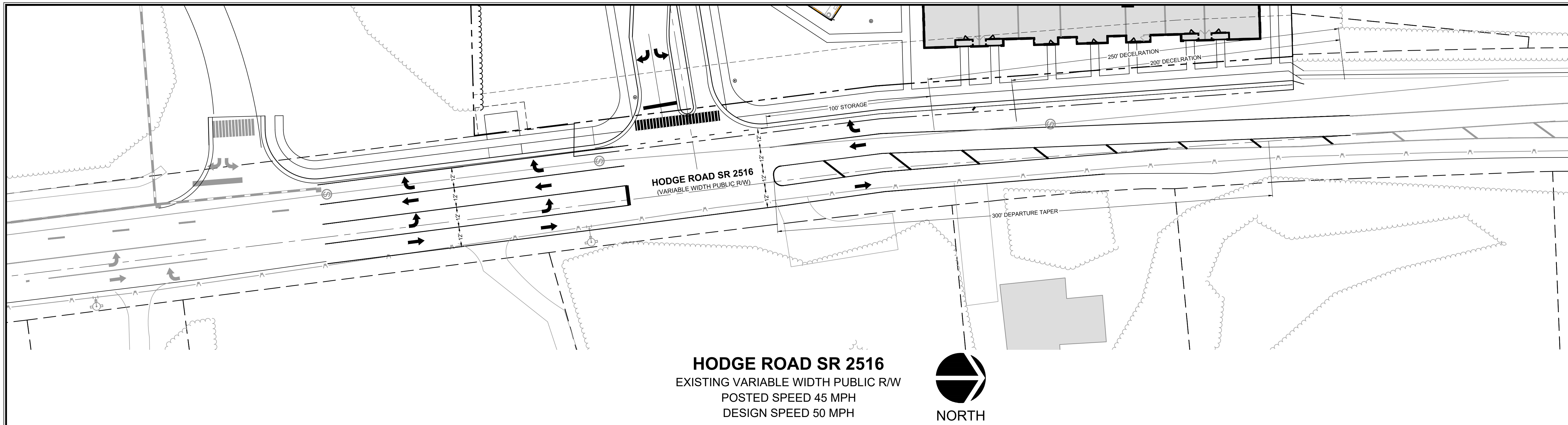


REZONING MASTER PLAN
ELEVATE RIVERVIEW APARTMENTS

LIGHTING PLAN
 KNIGHTDALE, NORTH CAROLINA

Date: DECEMBER 22, 2021
 Scale: 1" = 50'
 Drawn: JPD
 Checked: AJF
 Project No: 010-286
 Computer Dwg. Name: 010-286 Lighting Plan
 Sheet No:

PRELIMINARY DESIGN
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PAVEMENT SECTION LEGEND

- ⊙ 3" S9.5C SURFACE COURSE IN TWO 1.5" LIFTS
- ⊙ 4" 119.0C INTERMEDIATE COURSE
- ⊙ 5" B25.0C BASE COURSE (FOR WIDENING 6' OR LESS)
- ⊙ 10" AGGREGATE BASE COURSE (FOR WIDENING > 6')
- ⊙ 6" AGGREGATE BASE COURSE UNDER SIDEWALK
- ⊙ 30" CURB AND GUTTER NCDOT STD 846.01
- ⊙ 4" CONCRETE SIDEWALK
- ⊙ EXISTING PAVEMENT
- ⊙ MIN. 1.5" S9.5C OVERLAY

LEGEND

- ⊙ FIRE HYDRANT
- ⊙ GATE VALVE
- ⊙ WATER MAIN

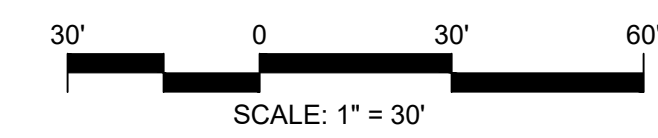
PAVEMENT MARKING LEGEND

- ⊙ WHITE EDGE LINE NCDOT PER STD 1205.01
- ⊙ WHITE LANE LINE PER NCDOT STD 1205.01
- ⊙ 3" - 9" MINI SKIP PER NCDOT STD 1205.01
- ⊙ 2" - 6" / SP MINI SKIP PER NCDOT STD 1205.01
- ⊙ LEFT TURN ARROW PER NCDOT STD 1205.05 & 1205.08
- ⊙ LEFT TURN, RIGHT TURN, STRAIGHT ARROW PER NCDOT STD 1205.05 & 1205.08
- ⊙ YELLOW DIAGONAL LINE PER NCDOT PER STD 1205.01 & 1205.09
- ⊙ DOUBLE YELLOW LINE PER NCDOT STD 1205.01

NOTE: ALL PROPOSED PAVEMENT MARKINGS TO BE THERMOPLASTIC

GENERAL NOTES

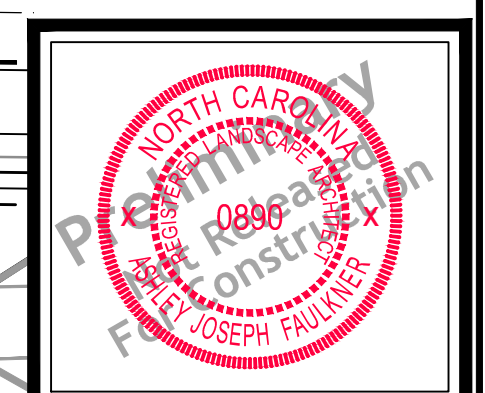
1. BOUNDARY INFORMATION TAKEN FROM MB 2011 PG-334-336. PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS MAP SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL SUCH EASEMENTS THAT MAY AFFECT THESE PROPERTIES.
2. TOPOGRAPHIC INFORMATION TAKEN FROM NC SPATIAL DOWNLOAD OF Q2 LEVEL 2 LIDAR.
3. EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL CONTACT 811 AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
4. ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.
5. ALL CONSTRUCTION WITHIN THE NCDOT R/W SHALL BE IN CONFORMANCE TO THE NCDOT STANDARDS AND SPECIFICATIONS.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM PANEL MAP NUMBER 3720174300K DATED MAY 2, 2006.
7. WETLAND INFORMATION BASED UPON FIELD INVESTIGATION BY SAGE ECOLOGICAL, NOT SURVEYED AT THIS TIME.
8. NO WETLAND AREA ALLOWED WITHIN INDIVIDUAL LOT AREA.



PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION

NO.	REVISIONS	DATE
1	REVISED PER STAFF COMMENTS	2/12/22

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REZONING MASTER PLAN
ELEVATE RIVERVIEW APARTMENTS
ROAD WIDENING
KNIGHTDALE, NORTH CAROLINA

Date:	DECEMBER 22, 2021
Scale:	1" = 30'
Drawn:	JPD
Checked:	AJF
Project No.:	010-286
Computer Desig. Name:	010-286 Road Widening Plan
Sheet No.:	13 Of 11

SITE DATA

SITE AREA: ± 28.16 ACRES
 CURRENT ZONING: RMX
 PROPOSED ZONING: NMX-PUD
 MAX DENSITY: NO MAXIMUM
 BUILDING SETBACKS:
 FRONT: 0'-MIN, 25' MAX
 SIDE: 10'
 REAR: N/A

PROPOSED APARTMENT BUILDINGS
 (5) 4-STORY; (32) 1-BEDROOM UNITS & (24) 2-BEDROOM UNITS PER BUILDING
 (2) 3-STORY BUILDINGS = 84 PROPOSED UNITS
 TOTAL UNITS = 364 UNITS (208 1BR & 156 2BR)

(30) TOWNHOME UNITS (3 BEDROOM)

APARTMENT PARKING REQUIREMENTS
 (208) 1-BEDROOM UNITS REQUIRE 1/BED = 208 SPACES
 (156) 2-BEDROOM UNITS REQUIRE 2/UNIT = 312 SPACES
 TOTAL PARKING REQUIRED = 520 SPACES





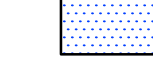

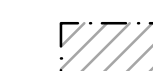
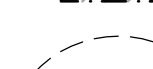
485 PARKING SPACES PROVIDED (INCLUDES 20 H.C. SPACES)
 23 GARAGE SPACES PROVIDED
 508 TOTAL SPACES PROVIDED

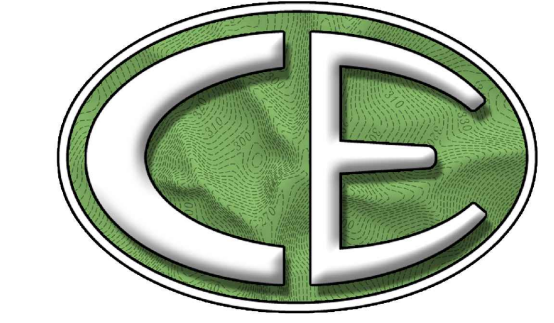
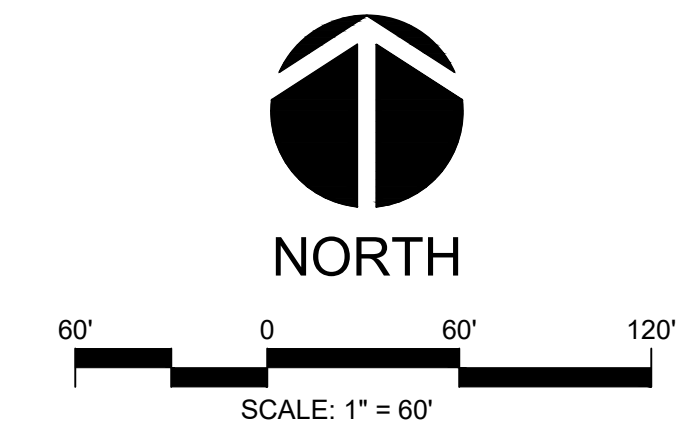
48 ON-STREET PARKING SPACES PROVIDED
 OVERALL TOTAL SPACES PROVIDED - 556 SPACES

BICYCLE PARKING REQUIRED
 1 SPACE / 20 MOTORIZED SPACE
 556/20 = 28 SPACES REQD.
 BICYCLE PARKING PROVIDED
 32 SPACES

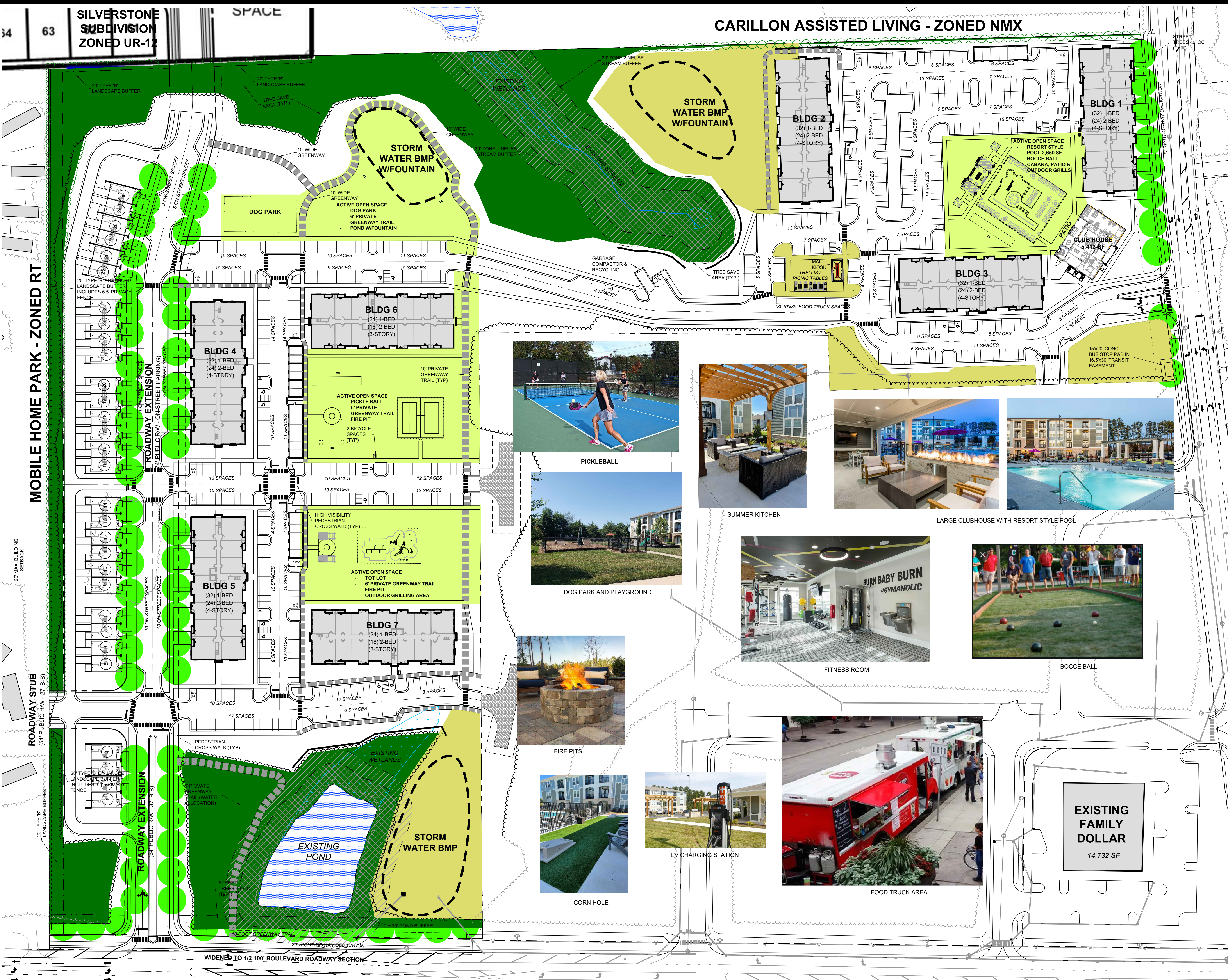
TREE COVERAGE
 SITE PERIMETER = ± 5,927 LF x 20' DEPTH = 118,540 SF / 2.72 Ac. TREE COVERAGE REQUIRED (9.7% OF SITE)
 202,746 SF / 4.65 Ac. TREE COVERAGE PROVIDED (16.5% OF SITE)

RECREATION OPEN SPACE
 PROPOSED DENSITY = 13.99 DU / Ac
 PROXIMITY ZONE = OUTSIDE 1/2 MILE
 PROPOSED OVERALL BEDROOMS = 610
 PROPOSED AMENITY REDUCTION = 25%
 (PROVIDING CLUBHOUSE WITH MIN. 1,500 SF & RESORT STYLE POOL WITH MIN. 2,500 SF SURFACE WATER AREA)
 610 BEDROOMS x 580 SF @ +10 DENSITY > 1/2 MILE PROXIMITY = 353,800 - 25% REDUCTION = 265,350 SF / 6.09 Ac OPEN SPACE REQUIRED
 178,574 SF ACTIVE OPEN SPACE PROVIDED
 108,346 SF PASSIVE OPEN SPACE PROVIDED
 287,021 SF / 6.59 Ac. TOTAL OPEN SPACE PROVIDED (23.4%)

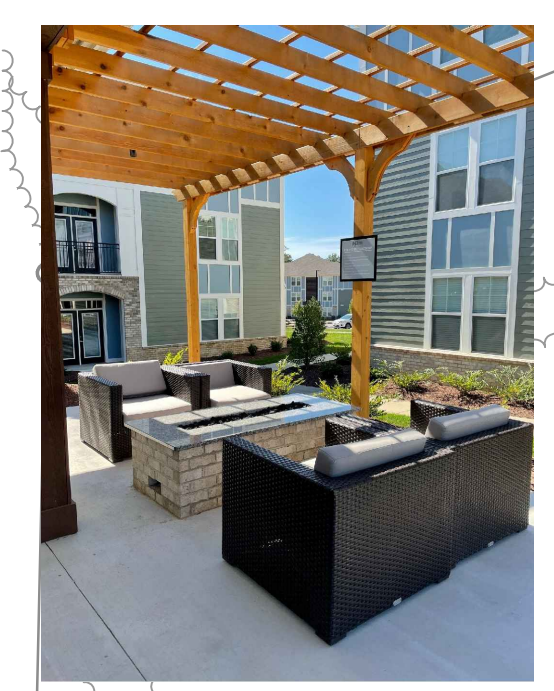
-  TREE SAVE AREA
-  PASSIVE OPEN SPACE
-  ACTIVE OPEN SPACE
-  EXISTING POND
-  30' ZONE 1 NEUSE RIPARIAN BUFFER
-  20' ZONE 2 NEUSE RIPARIAN BUFFER
-  PARKING TREE LOCATION W/60' RADIUS
-  STREET TREES @ 40' O.C.



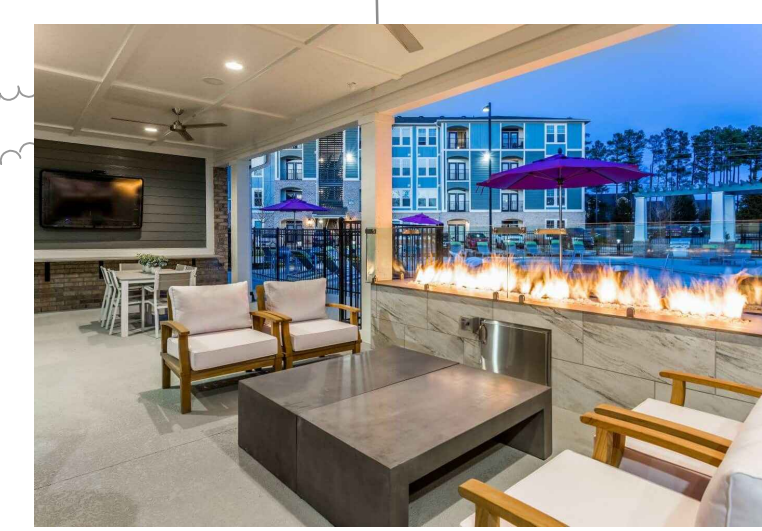
CE GROUP
 301 GLENWOOD AVE. SUITE 220
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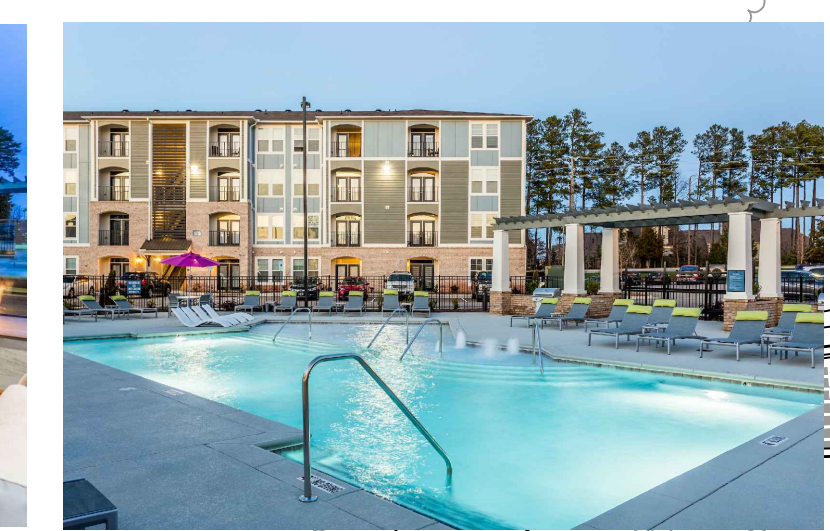
PICKLEBALL



SUMMER KITCHEN



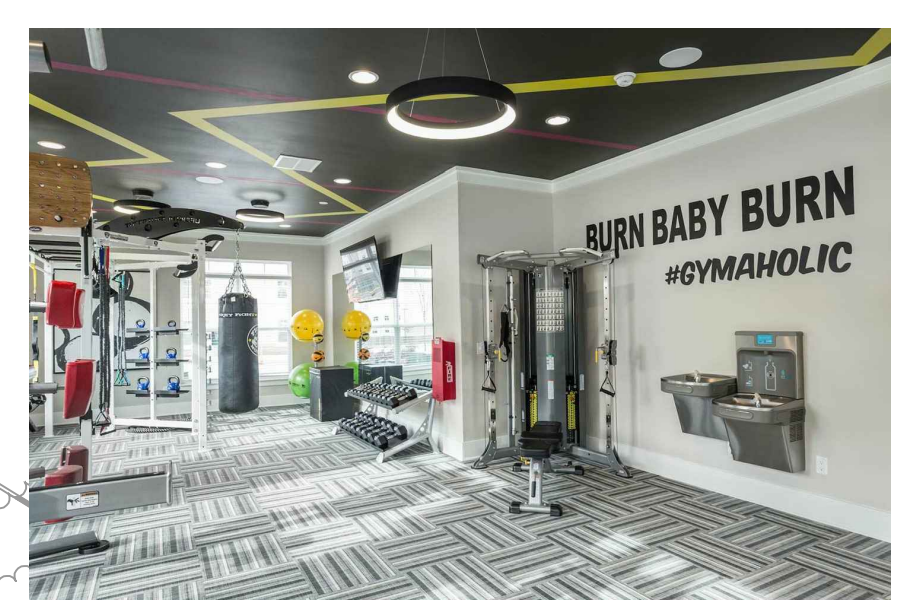
LARGE CLUBHOUSE WITH RESORT STYLE POOL



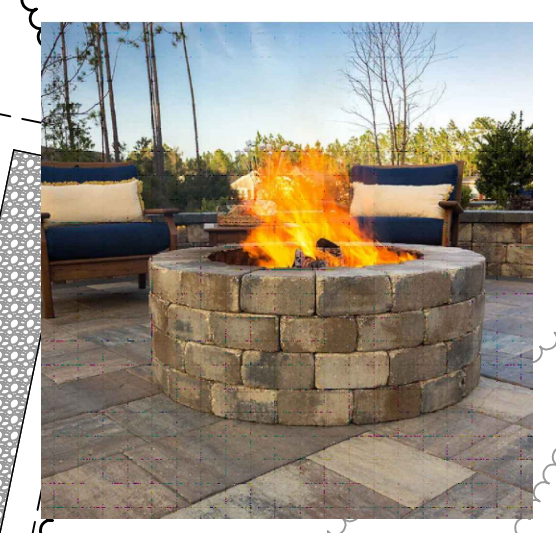
BOCCIE BALL



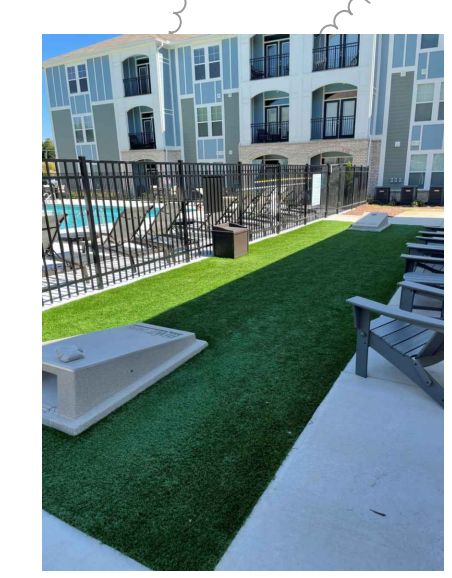
DOG PARK AND PLAYGROUND



FITNESS ROOM



FIRE PITS



CORN HOLE



EV CHARGING STATION



FOOD TRUCK AREA

EXISTING FAMILY DOLLAR
 14,732 SF

SITE AREA: ± 28.16 ACRES
 CURRENT ZONING: RMX
 PROPOSED ZONING: NMX-PUD
 MAX DENSITY: NO MAXIMUM
 BUILDING SETBACKS:
 FRONT: 0'-MIN, 25' MAX
 SIDE: 10'
 REAR: N/A

PROPOSED APARTMENT BUILDINGS
 (5) 4-STORY; (32) 1-BEDROOM UNITS & (24) 2-BEDROOM UNITS PER BUILDING
 (2) 3-STORY; (24) 1-BEDROOM UNITS & (18) 2-BEDROOM UNITS PER BUILDING

(5) 4-STORY BUILDINGS= 280 PROPOSED UNITS
 (2) 3-STORY BUILDINGS= 84 PROPOSED UNITS
 TOTAL UNITS= 364 UNITS (208 1BR & 156 2BR)

(30) TOWNHOME UNITS (3 BEDROOM)

APARTMENT PARKING REQUIREMENTS
 (208) 1-BEDROOM UNITS REQUIRE 1/BED = 208 SPACES
 (156) 2-BEDROOM UNITS REQUIRE 2/UNIT = 312 SPACES
 TOTAL PARKING REQUIRED = 520 SPACES

485 PARKING SPACES PROVIDED (INCLUDES 20 H.C. SPACES)
 23 GARAGE SPACES PROVIDED
 508 TOTAL SPACES PROVIDED

48 ON-STREET PARKING SPACES PROVIDED
 OVERALL TOTAL SPACES PROVIDED - 556 SPACES

BICYCLE PARKING REQUIRED
 1 SPACE / 20 MOTORIST SPACE
 556/20 = 28 SPACES REQD.
 BICYCLE PARKING PROVIDED
 32 SPACES

TREE COVERAGE
 SITE PERIMETER = ± 5,927 LF x 20' DEPTH = 118,540 SF / 2.72 AC. TREE COVERAGE REQUIRED (9.7% OF SITE)
 202,746 SF / 4.65 AC. TREE COVERAGE PROVIDED (16.5% OF SITE)

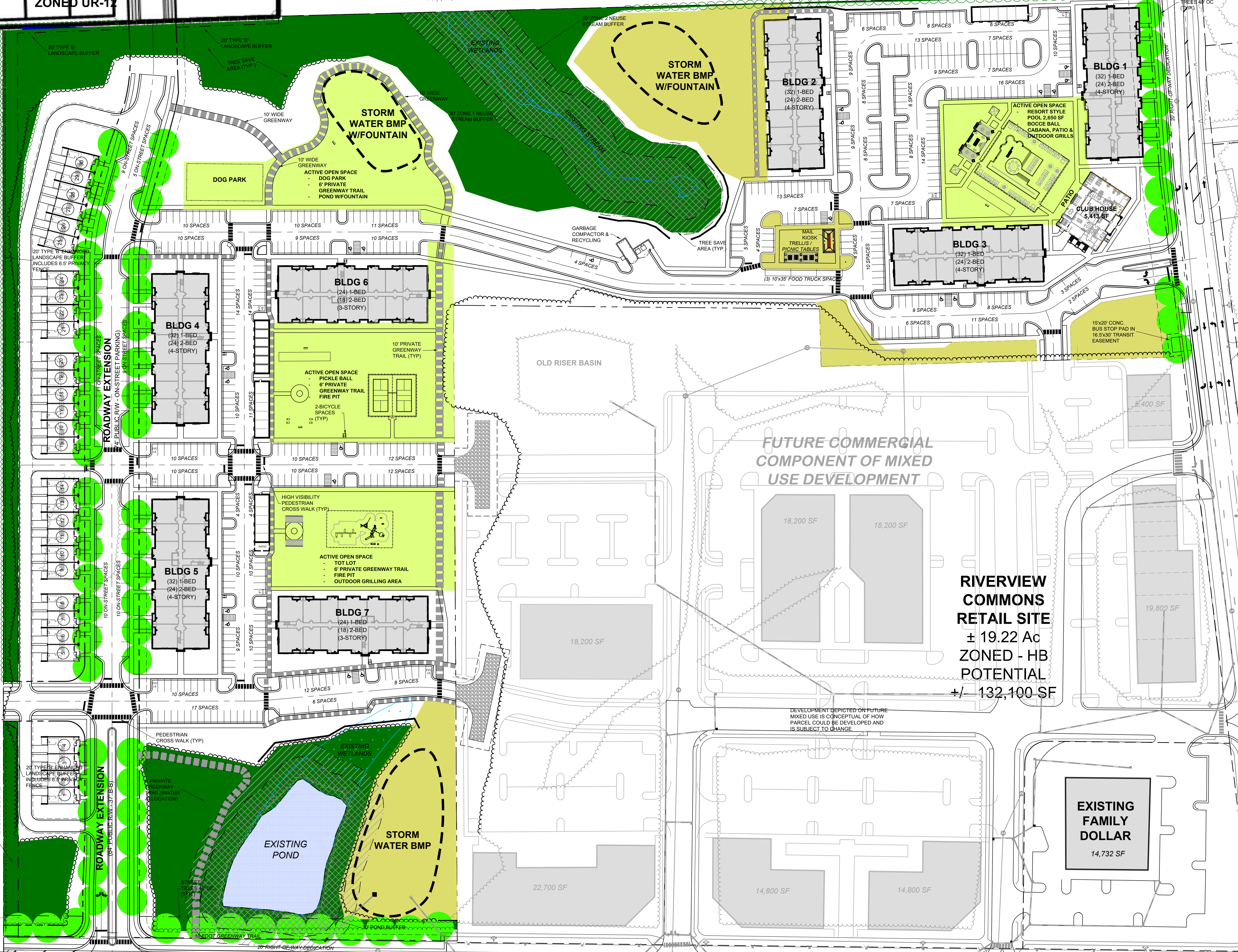
RECREATION OPEN SPACE
 PROPOSED DENSITY = 13.99 DU / AC
 PROXIMITY ZONE = OUTSIDE 1/2 MILE
 PROPOSED OVERALL BEDROOMS = 610
 PROPOSED AMENITY REDUCTION = 25%
 (PROVIDING CLUBHOUSE WITH MIN. 1,500 SF & RESORT STYLE POOL WITH MIN. 2,500 SF SURFACE WATER AREA)
 610 BEDROOMS x 580 SF @ +10 DENSITY > 1/2 MILE PROXIMITY
 = 353,800 - 25% REDUCTION
 = 265,350 SF / 6.09 AC OPEN SPACE REQUIRED
 132,675 SF MIN. ACTIVE OPEN SPACE
 178,574 SF ACTIVE OPEN SPACE PROVIDED
 108,346 SF PASSIVE OPEN SPACE PROVIDED
 287,021 SF / 6.59 AC. TOTAL OPEN SPACE PROVIDED (23.4%)

MOBILE HOME PARK - ZONED RT

ROADWAY STUB (54' PUBLIC ROW - 27' B-B)

ROADWAY EXTENSION (54' PUBLIC ROW - 27' B-B)

WIDENED TO 1/2 100' BOULEVARD ROADWAY SECTION



OLD RISER BASIN

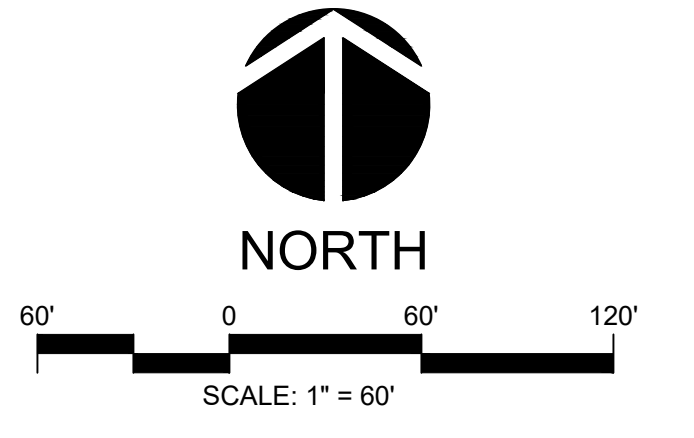
FUTURE COMMERCIAL COMPONENT OF MIXED USE DEVELOPMENT

RIVERVIEW COMMONS RETAIL SITE
 ± 19.22 Ac
 ZONED - HB
 POTENTIAL
 ± 132,100 SF

DEVELOPMENT DEPICTED ON FUTURE MIXED USE IS CONCEPTUAL OF HOW PARCEL COULD BE DEVELOPED AND IS SUBJECT TO CHANGE.

EXISTING FAMILY DOLLAR
 14,732 SF

- TREE SAVE AREA
- PASSIVE OPEN SPACE
- ACTIVE OPEN SPACE
- EXISTING POND
- 30' ZONE 1 NEUSE RIPARIAN BUFFER
- 20' ZONE 2 NEUSE RIPARIAN BUFFER
- STREET TREES @ 40' O.C.
- EVS
HS
LS
- ELECTRIC VEHICLE CHARGING STATION - HIGH SPEED
- ELECTRIC VEHICLE CHARGING STATION - LOW SPEED



CE GROUP
 301 GLENWOOD AVE. SUITE 220
 RALEIGH, NC 27603
 PHONE: 919-367-8790
 www.cegroupinc.com

ELEVATE RIVERVIEW APARTMENTS
AT
RIVERVIEW COMMONS
PLANNED UNIT DEVELOPMENT OVERVIEW



Signature
Property Group



CE GROUP

301 GLENWOOD AVENUE, SUITE 220
RALEIGH, NC 27603

VISION FOR RIVERVIEW COMMONS

Location and History

Riverview Commons occupies the corner of Poole and Hodge Roads on the southeast outskirts of Knightdale. The property consists of three parcels. The corner tract of 1.93 acres is currently occupied by a Family Dollar. The Family Dollar lot is surrounded by a larger tract, approximately 19 acres, which is zoned HB (the “Commercial Site”). The Commercial Site, in turn, is surrounded by an L-shaped tract of approximately 27 acres, currently zoned RMX (the “Residential Site”).

These tracts were first identified for development in the 2000s. The original developer planned a Food Lion-anchored strip center on the Commercial Site, with outparcels on Poole and Hodge, to be surrounded by apartments or other residences on the Residential Site. It seems this plan was torpedoed by the Great Recession in 2008. The only part ever built is the building now holding a Family Dollar, which was originally intended to be a Walgreen’s or other pharmacy to complement the Food Lion.

The Commercial Site and Residential Site were stripped of trees and partially graded, but then left vacant for the past decade or more. The sites are currently mostly covered with young scrub pine trees and brush and are used for illegal trash dumping.

New Growth

The area around Riverview Commons is seeing rapid development. Just to the north, the Silverstone subdivision has begun construction, and when completed will include 276 single family homes and 103 townhomes. Directly east of Silverstone is Stone River, to include another 401 single family homes and 102 townhomes. The Eastgate 540 industrial development is nearing full buildout just up Hodge Road, creating many well-paying jobs in the immediate area. The completion of 540 is on the horizon, which will create a large interchange on Poole Road less than ½ mile from Riverview Commons. Just to the south of Poole Road, we understand that another large single-family subdivision is in the works.

It is time for the Riverview Commons site to be resurrected and put to productive use for the Town of Knightdale.

New Mixed-Use Activity Center in Two Phases

The KnightdaleNext 2035 Comprehensive Plan envisions an Activity Center in this area to serve as a gateway to Knightdale from the future 540 interchange. Riverview Commons is uniquely suited to be that gateway.

Signature Property Group builds and owns luxury apartment communities in all three major North Carolina metropolitan areas. We have identified the Riverview Commons Residential

Site as an ideal location for our next community, tentatively branded “Elevate Riverview.” Elevate Riverview will consist of 364 attractive apartment homes and 30 townhomes, all with luxurious touches and plenty of amenities so that residents can live, work, play, and entertain without driving away from the community. The community will be configured to mimic traditional city blocks, with sophisticated, brick façade street fronting buildings surrounding active open spaces.

The owners of the Commercial Site are actively marketing the property and seeking a qualified developer to complete the buildout of this activity center. The Commercial Site is already zoned HB and is ideal for a mix of retail and commercial uses. The construction of Silverstone, Elevate Riverview, and the other nearby residential developments will make the Commercial Site very attractive to developers and high-quality anchor tenants.

Our design for the Residential Site has been carefully constructed to maximize interaction with the Commercial Site. The two sites will be integrated closely together with sidewalks, greenway access for pedestrians and bicycles, and multiple convenient automobile connections. Elevate Riverview residents will enjoy a walkable community that is open to the surrounding single-family neighborhoods, creating a positive feedback loop to drive property values and business success for the entire area.

When complete, the Residential Site and Commercial Site will constitute a fantastic new mixed use activity center to serve as a new gateway to Knightdale.

Provide Exceptional Design, Character, and Quality

Signature has constructed many new apartment communities around North Carolina, adapting our style to meet changing markets and local aesthetics. The KnightdaleNext 2035 Comprehensive Plan envisions activity centers that create a sense of place and are uniquely Knightdale. We plan to bring our best ideas from recent years to create just such a community.

Elevate Riverview will be a hub of activity for residents and visitors. Our 364 well-appointed apartment homes will be built in urban-style 4 story, elevator served buildings and 3 story walkups. In keeping with the newly adopted Knightdale Uniform Development Ordinance, all buildings will all have internal unit entrances, flat roof architecture, articulated brick facades, and plentiful balconies and porches for our residents to enjoy.

On the western boundary of the Residential Site, we will build 30 townhomes. This will increase the variety of housing available in the area and provide a transition to the Silverstone neighborhood to the north. The townhomes will be 2-story, 3-bedroom units with rear-access garages and gracious front porches opening to the new connector street. These townhomes will be held for rental as part of Elevate Riverview, and residents of the townhomes will have full access to all Elevate Riverview amenities.

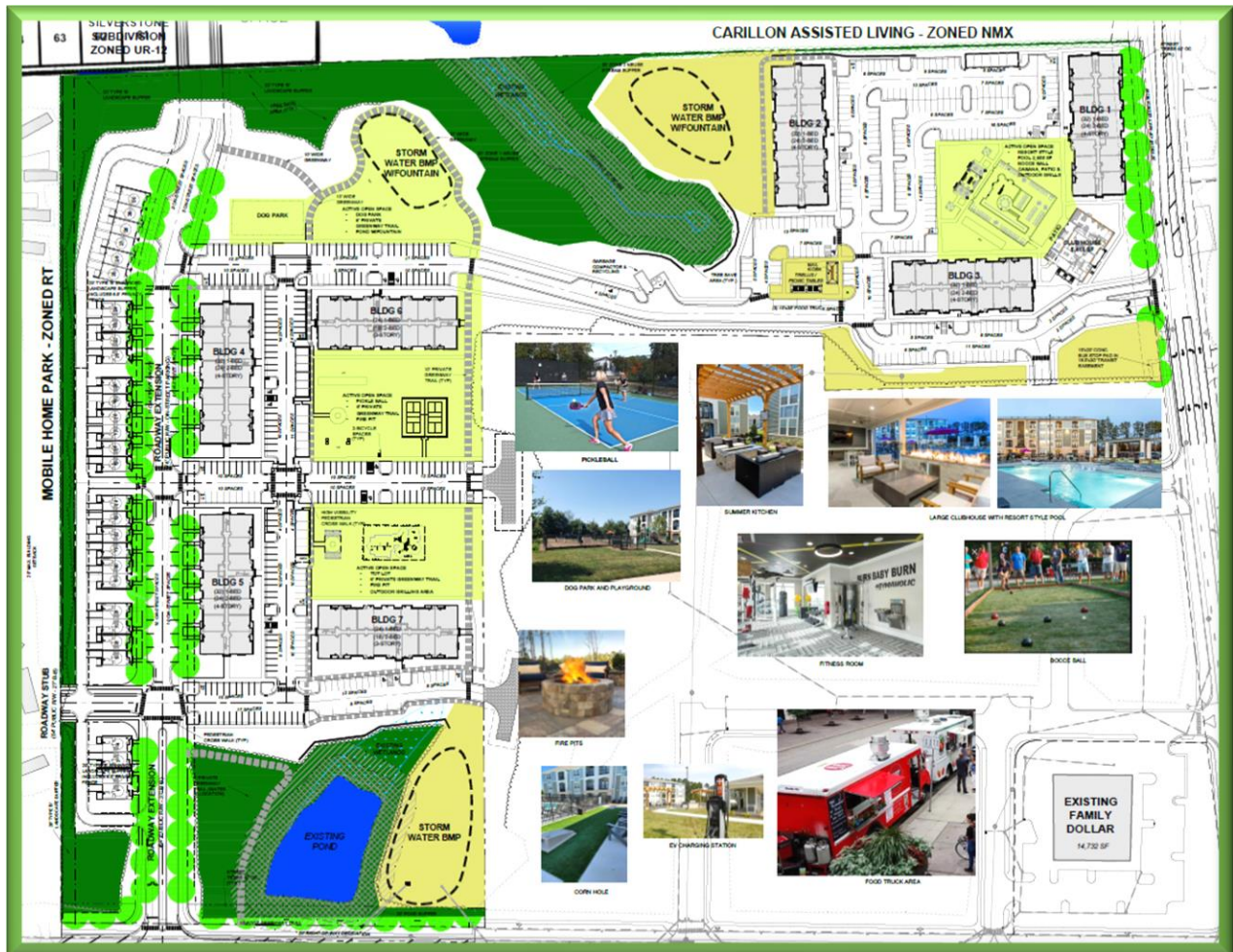
We have created an internal street layout reminiscent of a grid-style downtown. Each of our buildings will front on an internal street or external public road, and many units will have

direct walkouts to on-street parking. The buildings surround attractive open spaces with many amenities for residents and visitors to enjoy.

This street grid, accompanied by sidewalks and greenways, will connect seamlessly to the Commercial Site. The overall Riverview Commons site will be a complete mixed-use development when fully built out.

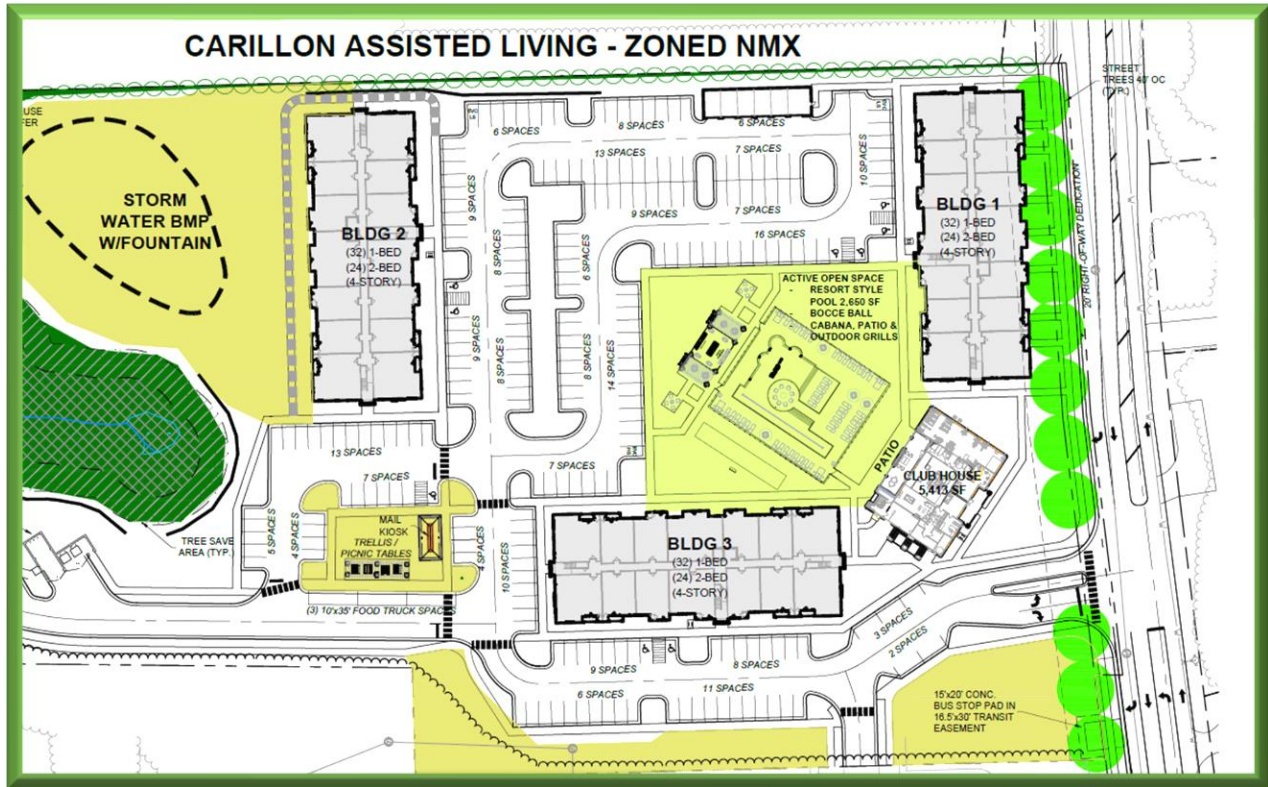
Provide High Quality Community Amenities

All Signature communities are built with open space and amenities designed to delight our residents and their guests and Elevate Riverview will take our amenity package to the next level. On the Hodge Road side of the community, our main entrance will welcome residents to our spacious clubhouse. The clubhouse will include a gourmet coffee bar, pool table and gathering areas for entertaining and a fully equipped 24-hour fitness center. We have recently redesigned our clubhouses to include private workspaces for residents who need to work remotely but want a change of scenery from working in their apartments.



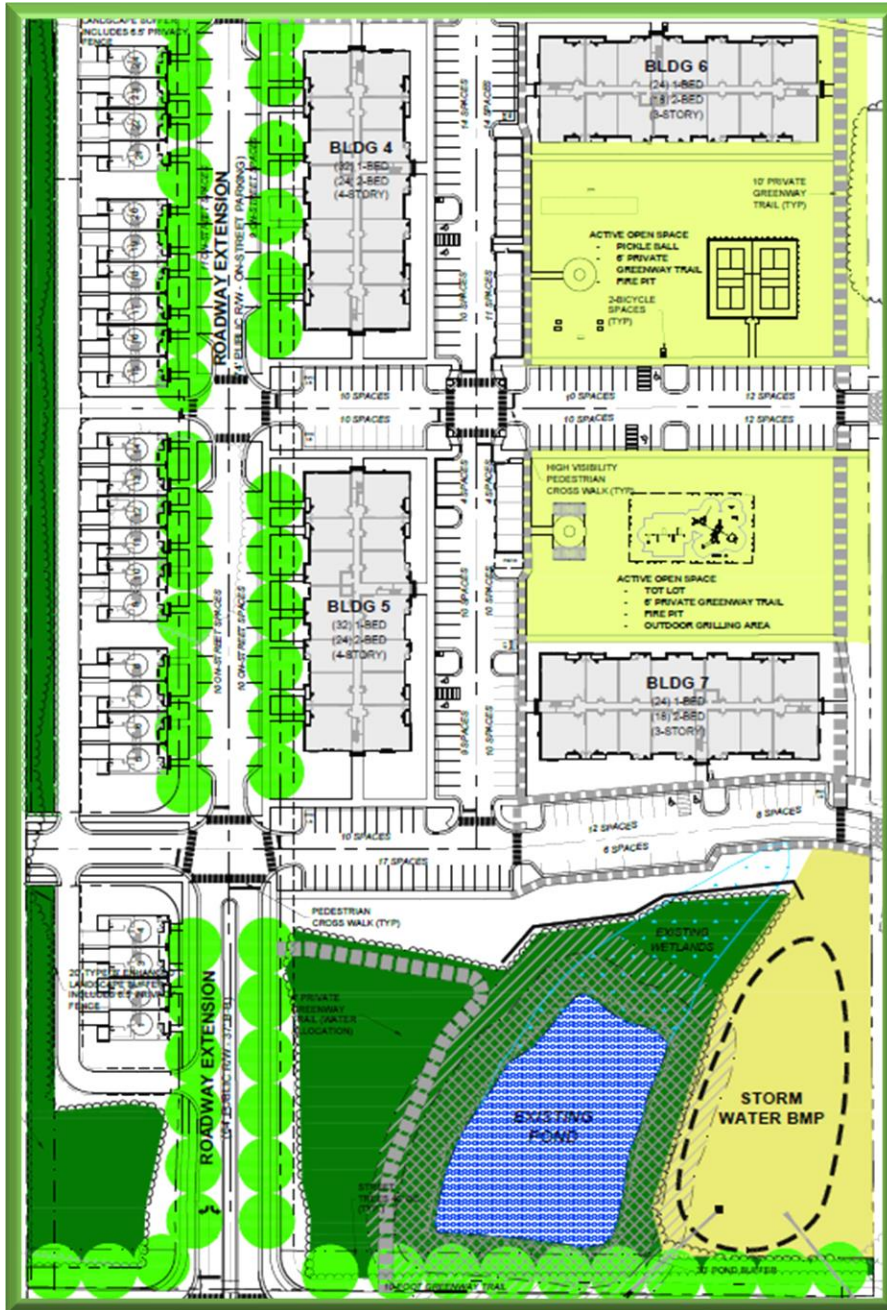
In an open courtyard behind the clubhouse, residents and their guests will enjoy a 2,500 square foot resort style pool with a central lounging island. The pool area will incorporate an outdoor kitchen and entertaining area with active amenities such as a bocce ball court.

The clubhouse and pool area will be tightly integrated with two 4-story apartment buildings, and the entire assemblage will be visible from Hodge Road. This will present a unique,



coordinated façade of sophisticated buildings to drivers arriving to Knightdale from the future 540 interchange.

On the western, Poole Road side of the property, we have designed a central park feel with expansive active open spaces framed by four distinguished buildings. These large commons area will include amenities such as a playground, fire pit, outdoor grilling area, and pickle ball courts.

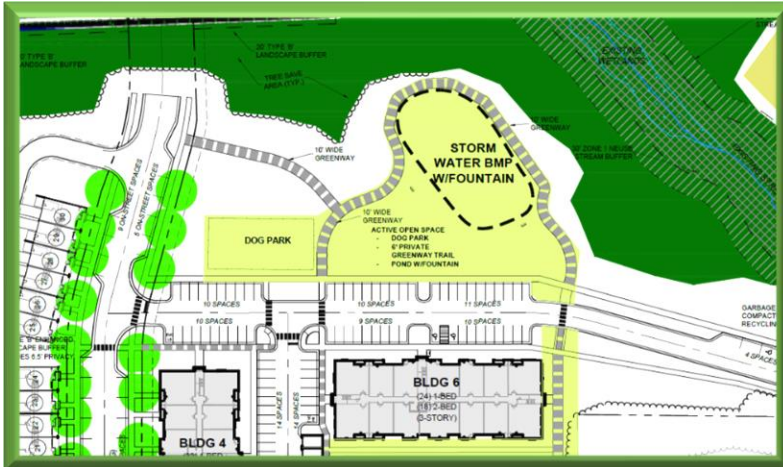


greenway will also incorporate our stormwater ponds, which will be attractively landscaped and provided with fountains.

The new connector street will be fronted by stately buildings on both sides. Each townhome and each ground floor apartment unit will have a front porch with a direct sidewalk connection to on-street parking. This will create an active, engaging urban streetscape.

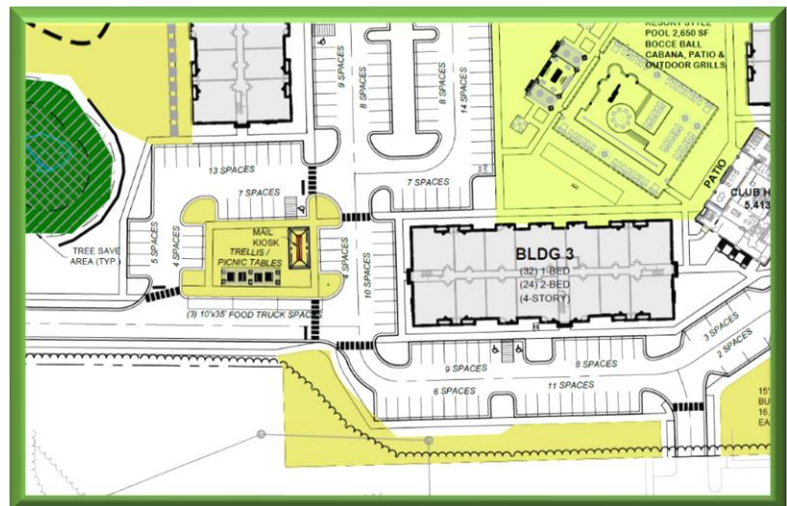
From the connector street, pedestrians, bicyclists, and motorists will be able to access the Commercial Site via drive aisles and sidewalks, without having to travel on Poole Road.

A greenway, more than ½ mile in length, will run throughout the western side of the property. This greenway will enable residents and guests to enjoy views of the existing natural pond and woods. The



A dog park with agility equipment will be located nearby.

To help jumpstart the development of Riverview Commons as an activity center, we have designed a food truck court near the clubhouse and adjacent to the Commercial Site. Elevate Riverview will host local food truck businesses in regular events that are open to the public, which will help draw attention to this area and give it a reputation not only as a great place to live, but for dining and entertainment as well.



Incorporate Creative Design in the Layout of the Buildings

Elevate Riverview’s architectural style will be “uniquely Knightdale”! In designing the look and feel of our buildings, we were inspired by some of the 1920’s-1930’s era urban architecture that survives in Old Town Knightdale, updated for a thriving, dynamic 21st century community. Predominately brick facades call to mind stately downtown streetscapes. By organizing the buildings into a city block style arrangement, with direct access to streets and sidewalks from ground floor porches, we will create a lively streetscape.



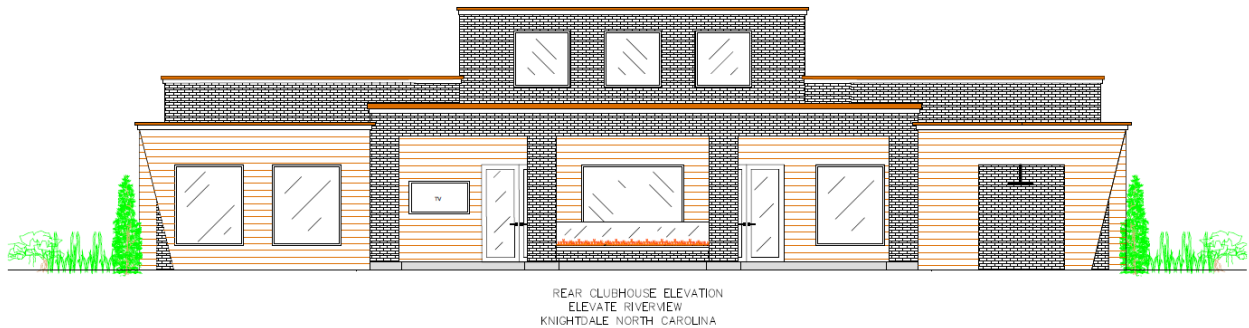
These buildings will surround engaging and attractive common areas. On the Hodge Road side of the development, our clubhouse will serve as a cornerstone and focal point for the entrance to the development. In the courtyard behind the clubhouse will be a large, resort-style pool, outdoor kitchen and dining areas, and other activity areas for residents and their guests.

Apartment buildings will incorporate architectural design details including recessed entry with 6" width door trim, 4" window trim, offset facades, balconies, and a decorative cornice along the flat roof line. These buildings will be slab construction and will provide a 12-inch vertical separation from finished floor to ground level at locations other than building main entrances regarding the Fair Housing Act Compliance issue in providing for ADA accessibility as required. The exterior brick facades will be continuous brick providing a seamless foundation appearance.



1 PARKING LOT ELEVATION— BUILDING TYPE 56
4 STORY BUILDING WITH PARAPET WALLS

Our clubhouse has been newly redesigned to reflect the evolving needs of apartment dwellers. In addition to the traditional lounge and leasing office uses, we have added quiet, private workspaces for residents who need to work remotely. We are also providing a gourmet coffee bar so residents can get their morning coffee before heading to work, and a bar area that residents can use to entertain their guests. The clubhouse also incorporates a pet spa, package room, and maintenance facilities. The clubhouse architecture will complement the adjacent apartment buildings incorporating a flat roof, same building materials, along with clearstory windows.



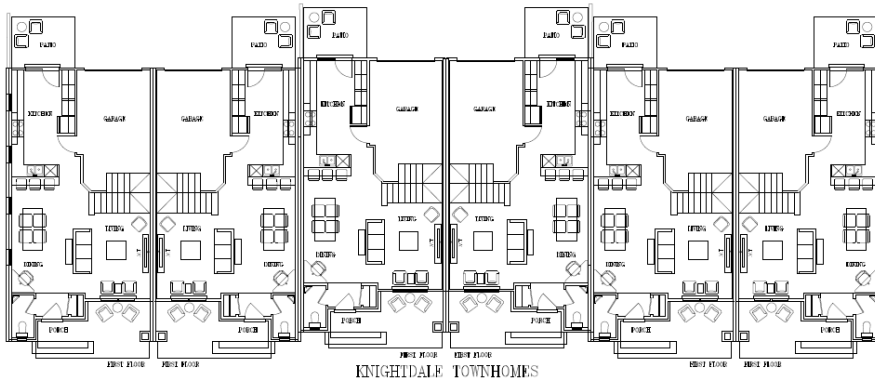
On the Poole Road side

of the development, a large commons area will include playgrounds, pickleball courts, and other active uses. It will also encompass a greenway over ½ mile in length winding from Poole Road. It will connect the entire development to Poole Road, and to a picturesque natural pond and wetland area that will be conserved and enhanced.

The many amenities and programs that Elevate Riverview will provide for its residents will encourage them to work, play, and dine on the property instead of driving elsewhere for their needs. Although not a full-service grocery store, the Family Dollar at the corner of Poole and Hodge puts basic grocery and other shopping needs within easy walking or biking distance for our residents.

Townhomes for rent will be developed along the western property line providing rear alley access with additional on-street parking provided along the frontage. They will incorporate architectural details including a covered front porch, roof line offsets, bay window dormers, and

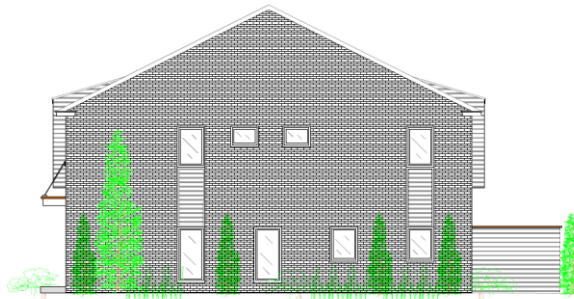
4" window trim. Buildings that have slope along the grade will be provided with roofline



articulation along the frontage, and buildings that are built flat will be provided with horizontal façade articulation between the units. These buildings will also be slab construction that will provide 18-inch front façade reveal; however, some units will be flush to grade regarding the Fair Housing Act Compliance issue in providing for ADA accessibility as required.



FRONT ELEVATION 6 UNIT BUILDING



SIDE ELEVATION

Further the Goals of the Comprehensive Plan including the Growth Framework and Growth and Conservation Map

Elevate Riverview, and Riverview Commons as a whole, will support and advance the guiding principles of the KnightdaleNext 2035 Comprehensive Plan.

- Unique Activity Centers: Elevate Riverview is the foundation of a unique activity center and gateway at the future 540 interchange. Signature’s unique architectural and community plan harkens back to urban architecture of the early

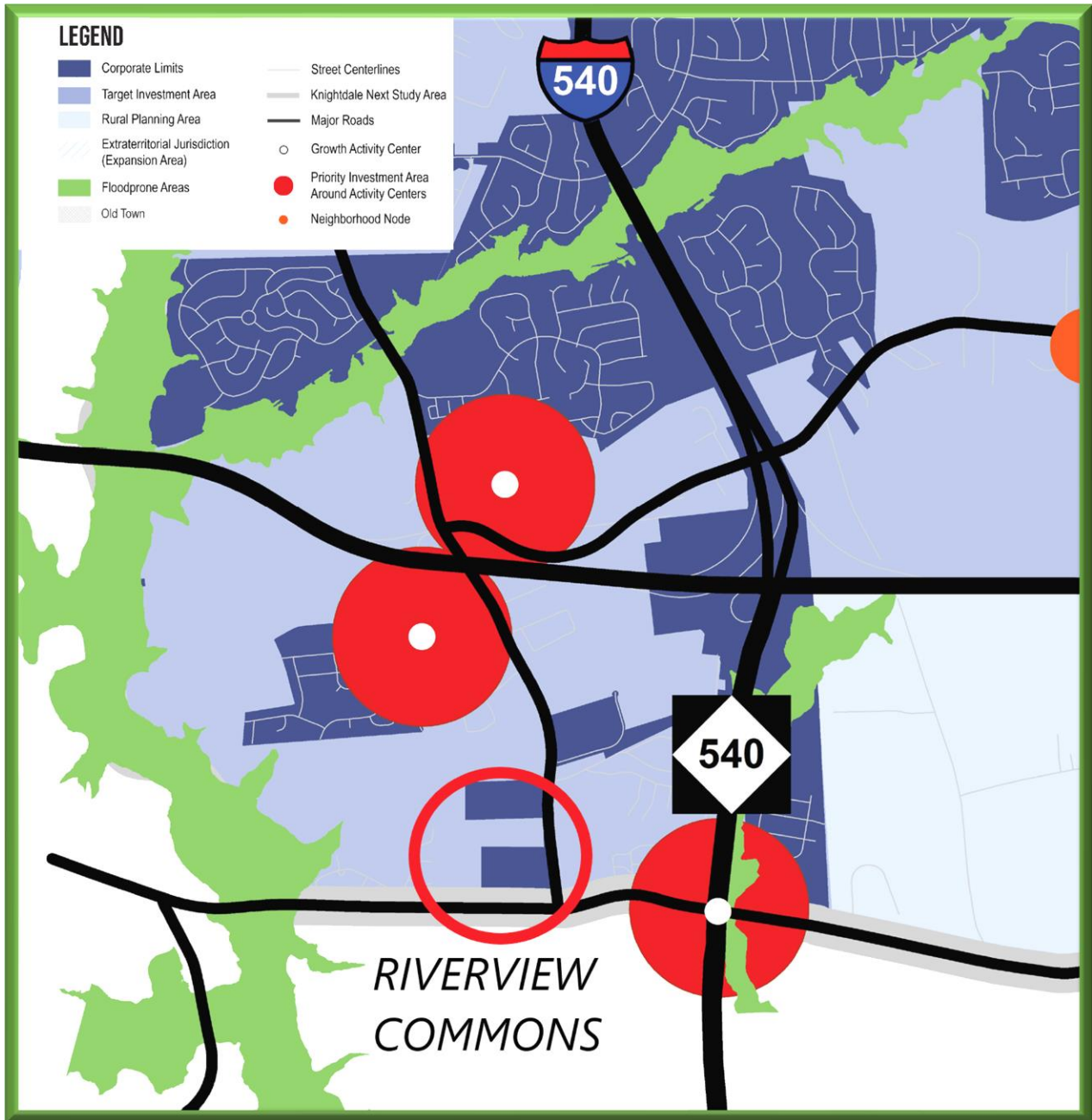
20th century, such as that found in Old Town Knightdale, but updates it for the demands of a growing, dynamic 21st century town. Elevate Riverview will create a place that is “uniquely Knightdale.”

- Natural environment: Our plan for interconnected green spaces and conservation of existing ponds and woods will provide healthy habitat for birds and small animals, while also enabling residents to enjoy the outdoors.
- Redevelopment of vacant and underutilized land: This property was originally planned and rough graded in the 2000s, and since has been allowed to lie vacant, grow scrub pine, and become a site for illegal dumping. Bringing Riverview Commons back to life will greatly improve the corner of Poole and Hodge.
- Compact development: As envisioned by the Comprehensive Plan, Riverview Commons will be the activity center at the future intersection of 540 and Poole Road. Furthermore, our design features higher density 4 story buildings, which will maximize open space and natural amenities for residents and their guests.
- Great neighborhoods and expanded home choices: Elevate Riverview will provide the only apartment rental option in southwest Knightdale. The surrounding area is being rapidly developed with single-family homes. Elevate Riverview will provide options for young professionals moving to Knightdale for the growing employment opportunities in the nearby Eastgate 540 industrial complex.

The location of Elevate Riverview and Riverview Commons aligns with the Growth Framework for Knightdale as the priority investment area and Gateway Entrance for the future 540 interchange area. It also aligns with the Growth and Conservation Map, which identifies this site as a mixed-use center. The surrounding areas are designated “mixed density.” Elevate Riverview will contribute to that desired mix of housing types and densities.

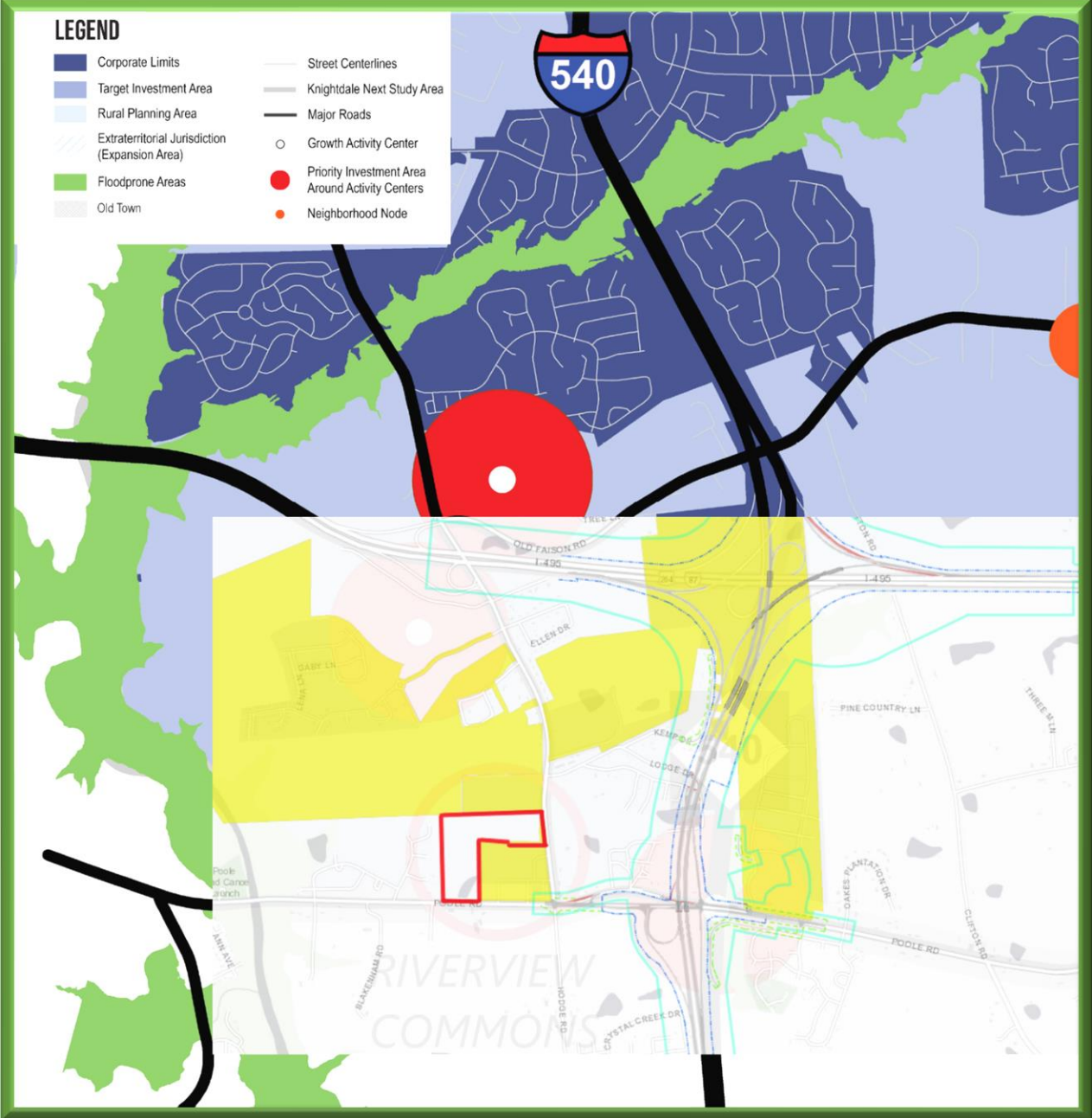
The KnightdaleNext 2035 Comprehensive plan also emphasizes trails, greenways, and connectivity. As noted above, Elevate Riverview will include a lengthy greenway system and thoughtfully planned connections to the Commercial Site enabling pedestrian, bicycle, and automobile connectivity. We will also construct a portion of the collector street planned for this area, opening up a connection from the Silverstone subdivision to Poole Road.

GROWTH FRAMEWORK MAP ALIGNMENT



GROWTH FRAMEWORK MAP

FUTURE 540 OVERLAY



UNIFIED DEVELOPMENT ORDINANCE REZONING

Elevate Riverview will be developed as a Planned Unit Development Overlay District. The base zoning is RMX, which we propose changing to NMX. A Planned Unit Development Overlay District (PUD) encourages creativity and innovation and flexibility from underlying zoning. Elevate Riverview will provide substantial tangible benefits to the Town justifying PUD rezoning, including exceptional amenities, conservation and enhancement of natural resources, and the creation of the first phase of the planned Activity Center for the future 540 interchange area. Elevate Riverview will meet or exceed the Standards of Review and required findings outlined in Section 11.2.F.3.g of the Unified Development Ordinance.

By granting PUD rezoning to Elevate Riverview, Knightdale will be furthering the goals and vision of the KnightdaleNext 2035 Comprehensive Plan, as outlined above. This site will fulfill the vision of developing a unique activity center close to the future 540 interchange.

The nature and character of this activity center should be complementary to its surroundings, now and in the future. Accordingly, in planning Elevate Riverview, we have considered the following:

- The Riverview Commons site is at the southeastern edge of Knightdale. The area to the south is in the Raleigh ETJ and is being developed for single-family detached homes.
- The Carillon parcel to the north is a low-density design with a central, single-use building surrounded by grassy lawns. This development has low pedestrian connectivity to the Riverview Commons site and the current use of the site as an assisted living community limits its potential as a traffic source for Riverview Commons.
- North and west of Riverview Commons, and surrounding the assisted living site, Silverstone will develop 276 detached single-family homes and 103 townhomes.
- Across the road from Silverstone, the Eastgate 540 industrial site is rapidly growing and adding jobs to Knightdale.
- A mobile home community occupies the land directly to the west of Riverview Commons, and the land directly south is occupied by Jackson Auto Salvage and U Pull It of Raleigh.
- Development directly to the east of Riverview Commons, across Poole Road, are
- limited by the impending construction of 540 and the Poole Road interchange, The 540 right of way and interchange will impact most of the available land on that side of Poole Road.



The prevailing and planned development pattern is low density residential and light industrial. Riverview Commons will serve as a higher-density activity center, serving the surrounding lower-density areas, in alignment with the Comprehensive Plan.

In order to align Elevate Riverview with its location on the outer edge of Knightdale, and with the surrounding low-density development, the community will not include retail or commercial uses on the ground floor of the apartment buildings as suggested by Section 5.2 of the UDO. We request a site development allowance in this regard.

In lieu of providing ground floor commercial spaces, Elevate Riverview will create a lively and unique streetscape along the new connector road and internal drives by providing all ground-floor units with front porches and direct access to sidewalks, greenways, and on-street parking where available. The clubhouse is designed to incorporate workspaces for residents who need to work remotely but want a change of scenery from working in their apartments which also provides a more professional atmosphere with the availability of a conference area for meetings. Additionally, a food truck area is provided to encourage commerce and attract visitors to this area. The design of Elevate Riverview, as outlined under the Site Details section, strongly supports the modification standards of the UDO regarding place making, integrated design, common open space, landscape conservation, and other factors.

Site Development Data:

SITE DATA

SITE AREA: ± 28.16 ACRES
CURRENT ZONING: RMX
PROPOSED ZONING: NMX-PUD
MAX DENSITY: NO MAXIMUM
BUILDING SETBACKS:
FRONT: 0'-MIN, 25' MAX
SIDE: 10'
REAR: N/A

PROPOSED APARTMENT BUILDINGS

(5) 4-STORY: (32) 1-BEDROOM UNITS & (24) 2-BEDROOM UNITS PER BUILDING
(2) 3-STORY: (24) 1-BEDROOM UNITS & (18) 2-BEDROOM UNITS PER BUILDING

(5) 4-STORY BUILDINGS= 280 PROPOSED UNITS
(2) 3-STORY BUILDINGS= 84 PROPOSED UNITS
TOTAL UNITS= 364 UNITS (208 1BR & 156 2BR)

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PROPOSED AMENITY REDUCTION = 25%
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132,675 SF MIN. ACTIVE OPEN SPACE
178,574 SF ACTIVE OPEN SPACE PROVIDED
108,346 SF PASSIVE OPEN SPACE PROVIDED
287,021 SF / 6.59 Ac. TOTAL OPEN SPACE PROVIDED (23.4%)

Proposed UDO Exceptions

UDO Section 3.3.U. requires this site to contain a mixture of uses. While the use will be predominately multifamily, the building placement and architectural style provide an urban mixed-use appearance. The pedestrian and vehicular connectivity and open space orientation between the planned multi-family buildings and the adjacent HB zoned retail parcel will provide the desired mixed-use area when the remainder of the HB property is developed. The proposed clubhouse will provide private workstations for residents to enable remote work or small business entrepreneurship. Other amenities, including the food truck area and active open space will create commercial and recreational activities onsite.

UDO Section 7.5A. requires active and passive open spaces throughout the development. The proposed plan provides for a multitude of varying activity areas integrated with passive open spaces. Over a mile of greenway trail and sidewalks are also planned to promote interaction with the surrounding forementioned activity areas. In addition, almost 40% (11.24 acres) of the overall developed is planned as active, passive, and natural open space. These items combined should be considered to meet the intent and spirit of the UDO.

UDO Section 8.6.A. requires a 50-foot-wide Type C buffer due to the Rural Transition zoned adjacent property. Its current use appears to be rental mobile homes for residential use. A planned 20-foot Type B Enhanced Buffer is being proposed. The enhancement will consist of a 6 ½ foot height wooden privacy fence along with the typical Type B Buffer requirements. The adjacent Rural Transition buffer appears to be intended for areas that could be rural in nature but could transition to more intense use due to its proximity to existing infrastructure. The adjacent clustered mobile home rental units along a major thoroughfare are not rural in nature, but a more intense use, there for the proposed enhanced buffer should be considered to meet the intent and spirit of the UDO.

UDO Section 4.03. states that residential driveways shall be 12 to 18 feet wide. The proposed 10-foot-wide driveways should be considered in the spirit of the UDO for a dense product such as townhomes especially considering a drive-in parking space 9-foot in width are accepted as adequate. This also provides a reduction in impervious surface and provides for additional green space.

UDO Section 9.5.C.2. generally, requires new streets to be connected to the property line and to streets on adjacent properties. The proposed public street stub is intended to connect to the Silverstone Subdivision stub extension. Due to extreme existing topographic conditions, this extension should not be completed to the property line until the street on the Silverstone property is ready to receive the connection and associated drainage. We propose to complete the stub to a point at which drainage and slope conditions can be managed on our site, and to either (a) complete the connection when Silverstone's Street and stormwater management is ready or (b) provide a fee in lieu of completion to enable Knightdale to complete the connection. Per UDO Section 9.5.C.1. vehicular connections from adjacent property must be utilized unless

the Administrator deems the connection impractical due to topographic conditions. The proposed stub should be considered to meet the spirit and intent of the UDO as an interim measure until the connection can be completed.

Water Allocation

Elevate Riverview qualifies for water allocation under the Knightdale Water Allocation ordinance. The calculation of water allocation points is attached as Appendix 2.

Transportation Improvements

Davenport has prepared and submitted to the Town a Transportation Impact Analysis for Elevate Riverview, dated October 15, 2021. A copy of this TIA is included with this submission. As recommended by the TIA, we will construct the following improvements to Poole and Hodge Roads:

- Hodge Road access: new southbound right turn lane with 100 feet of storage, new northbound left turn lane with 100 feet of storage. This will complete Hodge Road to its designed width and eliminate the strange narrowing that currently appears just in front of the Elevate Riverview site.
- Poole Road access: new eastbound left turn lane with 100 feet of storage, new westbound right turn lane with 100 feet of storage.

There is a planned connector street between the Silverstone proposed stub street in order to complete the north/south connection to Poole Road, through the western side of Elevate Riverview. In addition, a proposed sidewalk connection to the existing adjacent future retail development along Hodge Road, completing the pedestrian connectivity to the existing Family Dollar.

CONCLUSION

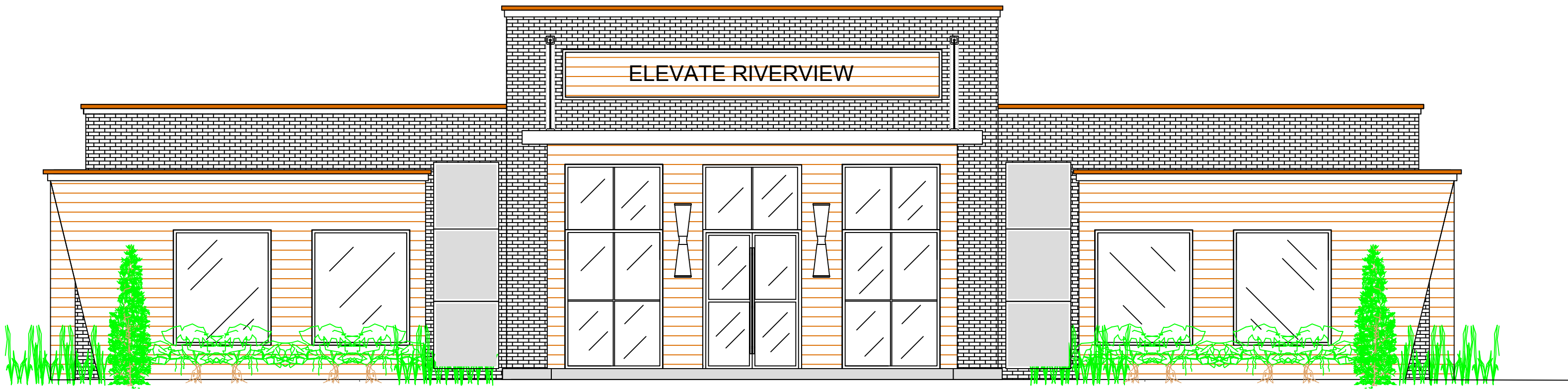
Elevate Riverview is the first phase of the overall Riverview Commons mixed-use development. The retail and commercial site is being actively marketed for development. The ongoing development of housing in the area, including the 394 total housing units to be added by Elevate Riverview, will encourage retail and commercial developers to develop the remaining land. When fully developed, Riverview Commons will be a live-work-play-shop mixed-use activity center.

The Elevate Riverview phase will create a lively, urbanized area where residents can live, play, work, and entertain. The community will attract new residents and new investment to Southwest Knightdale. Approval of PUD rezoning for Elevate Riverview will further the objectives of the UDO and enable the development of the overall Riverview Commons site in support of the KnightdaleNext 2035 Comprehensive Plan.

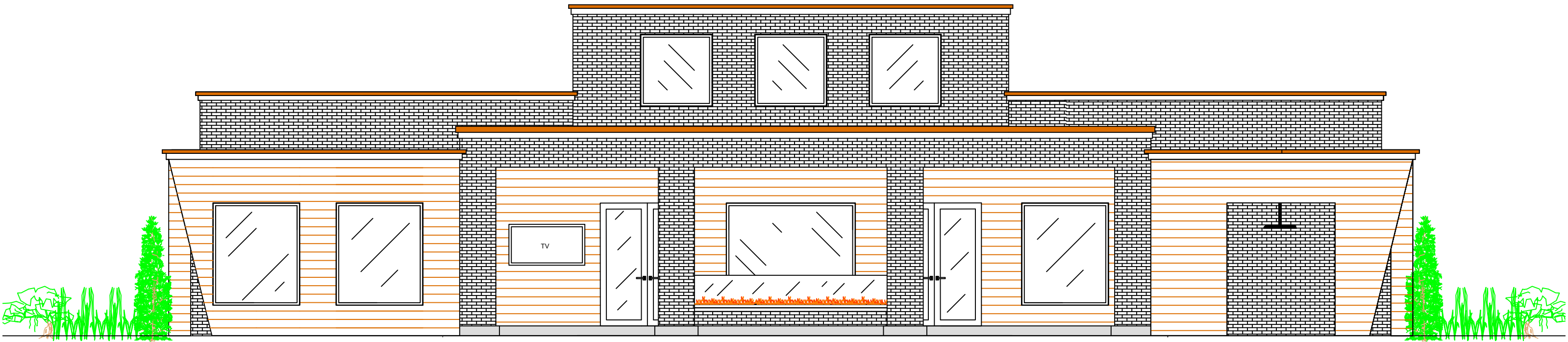
APPENDIX 1

CONCEPTUAL FLOOR PLANS AND ELEVATIONS

1. *Clubhouse Front Elevation*
2. *Clubhouse Rear Elevation*
3. *Clubhouse Side Elevation*
4. *Clubhouse Side Elevation*
5. *Clubhouse Floorplan*
6. *Four-story Apartment Building Street Elevation*
7. *Four-story Apartment Building Parking Elevation*
8. *Four-story Apartment Building Side Elevation*
9. *Four-story Apartment Building Floorplan (1st Story)*
10. *Townhome Front Elevation*
11. *Townhome Rear Elevation*
12. *Townhome Side Elevation*
13. *Townhome Side Elevation*
14. *Townhome Floorplan 1*
15. *Townhome Floorplan 2*
16. *Garage Elevations*
17. *Townhome Finishes Color Board*
18. *Apartment Finishes Color Board*
19. *Clubhouse Finishes Color Board*



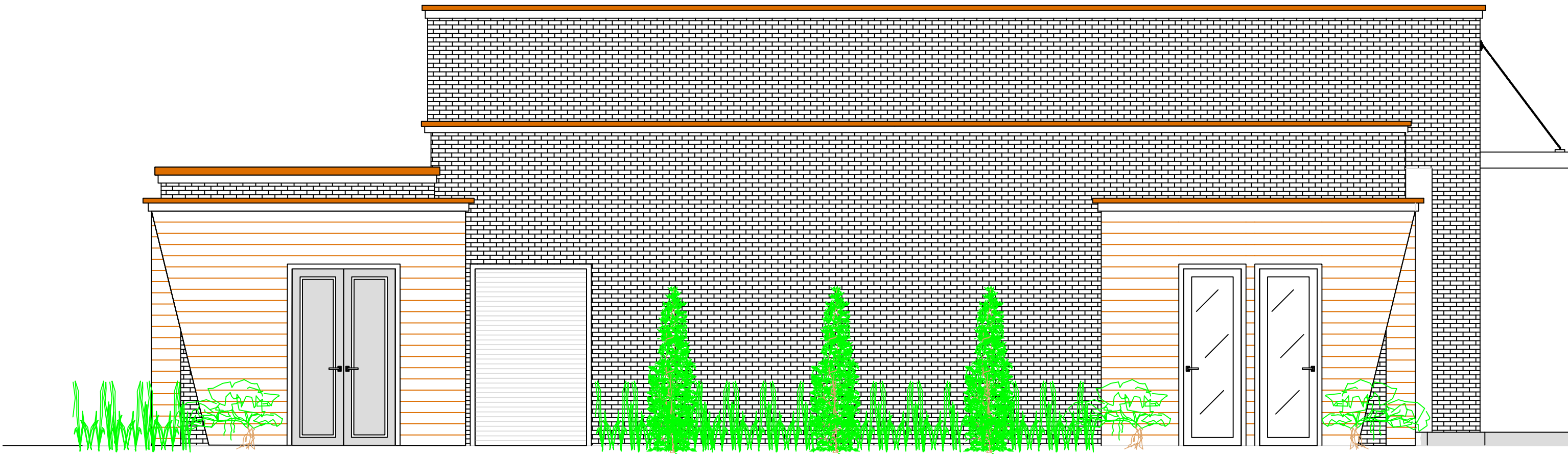
CLUBHOUSE FRONT ELEVATION
ELEVATE RIVERVIEW
KNIGHTDALE NORTH CAROLINA



REAR CLUBHOUSE ELEVATION
ELEVATE RIVERVIEW
KNIGHTDALE NORTH CAROLINA



SIDE ELEVATION "B"
ELEVATE RIVERVIEW
KNIGHTDALE NORTH CAROLINA



SIDE ELEVATION "D"
ELEVATE RIVERVIEW
KNIGHTDALE NORTH CAROLINA

NOT USED

FINISH SCHEDULE				
SPACE NAME	CEILING HEIGHT	FLOOR FINISH	CEILING & WALL FINISH	BASE TRIM
FITNESS CENTER	10'-0"	RUBBER MAT	PAINTED GWB	PAINTED WOOD
CLUBROOM & LEASING AREA	VARIABLES	STAINED CONCRETE	PAINTED GWB	PAINTED WOOD
ALL OTHER ROOMS & SPACES	10'-0"	STAINED CONCRETE	PAINTED GWB	PAINTED WOOD

FINISH SCHEDULE NOTES:

- FINISHED PROVIDED FOR PRICING PURPOSES ONLY. ALL FINISHED ARE SUBJECT TO OWNER APPROVAL.
- G.C. TO COORDINATE WITH OWNER FOR COLOR SELECTION.
- GYPSUM WALL BOARD INSTALLED IN BATHROOMS SHALL BE MOISTURE RESISTANT TYPE.
- ALL CLOSETS SHALL RECEIVE THE SAME FLOOR/WALL/CEILING FINISH AS ADJACENT SPACE.
- PAINT FINISHES:
 - ALL WALLS TO BE EGGSHELL FINISH
 - ALL TRIM & PAINTED DOORS TO BE SEMI-GLOSS FINISH
 - ALL CEILINGS TO BE FLAT FINISH
- ABBREVIATIONS:
 - GWB = GYPSUM WALL BOARD
- IN BATHROOMS, WALL & PARTITIONS WITHIN 2 FT OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 4 FT ABOVE THE FLOOR.

NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH 2018 NORTH CAROLINA BUILDING CODE.
- G.C. TO COORDINATE WITH OWNER FOR TYPE, QUANTITY, AND FINAL LAYOUT FOR ALL EXERCISE EQUIPMENT AND FURNITURE.
- REFERENCE SHEET B2.1 FOR ENLARGED KITCHENETTE, BREAK ROOM, AND BATHROOM PLANS.
- REFERENCE SHEET B2.1 FOR ACCESSIBILITY REQUIREMENTS AND DETAILS.
- REFERENCE STRUCTURAL SHEETS FOR FOUNDATION AND FRAMING REQUIREMENTS.
- FRAME WALL CONTINUOUS TO CLEARSTORY CEILING ABOVE.
- G.C. TO COORDINATE CUSTOM FIELD-BUILT FLOOR-TO-CEILING CUBBY SHELF.
- G.C. TO COORDINATE CUSTOM FIELD-BUILT FLOOR-TO-CEILING BOOKSHELF.

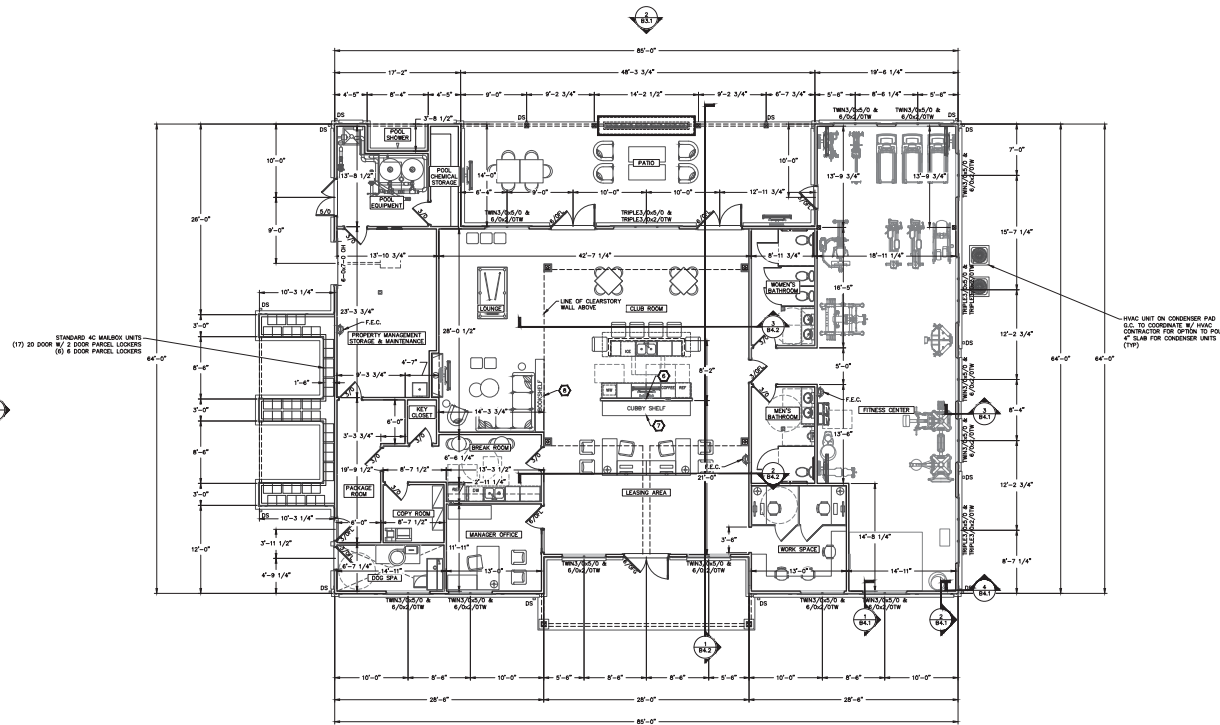
DOOR NOTES:

- NOMINAL DOOR WIDTHS INDICATED ON THESE PLANS. G.C. TO VERIFY ROUGH OPENING SIZES WITH DOOR MANUFACTURER PRIOR TO CONSTRUCTION.
- EXTERIOR DOORS TO BE 8/0 TALL WOOD-EDGED STEEL ENTRY DOOR. FULL LITE 1/2" LOW-E TEMPERED GLASS, 3/0 SIDE HINGED PANELS, FLUSH BOLT 1 PANEL FOR DOUBLE DOORS. U-FACTOR=0.31, SHGC=0.25, DOUBLE BORE, DEADBOLT, SELF-CLOSING HARDWARE, WOOD FRAME JAMB WITH WEATHERSTRIPPING & ADA THERMAL BREAK SILL.
- POOL EQUIPMENT ROOM ENTRY DOOR TO BE 6/8 TALL WOOD-EDGED HIGH DEFINITION STEEL ENTRY DOOR. 2 PANEL SMOOTH 2/8 SIDE HINGED PANELS, FLUSH BOLT 1 PANEL. U-FACTOR=0.14, DOUBLE BORE, SELF-CLOSING HARDWARE. FRAME JAMB WITH WEATHERSTRIPPING & ADA DOUBLE SADDLE SILL.
- INTERIOR DOORS TO BE 6/8 TALL HOLLOW CORE WOOD 2 PANEL SMOOTH, SINGLE BORE, WOOD FRAME JAMB.
- INTERIOR FULL LITE (FL) DOORS TO BE 6/8 TALL WOOD PANELS W/ FULL LITE TEMPERED GLASS, SINGLE BORE, WOOD FRAME JAMB.
- G.C. TO COORDINATE INSTALLATION OF DOOR ACCESS CONTROL SYSTEM AS REQUIRED.

WINDOW NOTES:

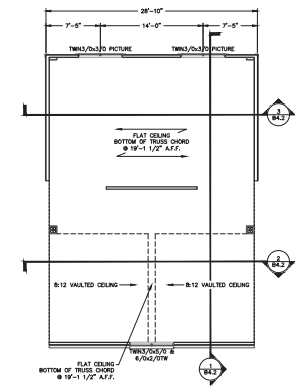
- NOMINAL WINDOW SIZED INDICATED ON THESE PLANS. G.C. TO VERIFY ROUGH OPENING SIZE WITH WINDOW MANUFACTURER PRIOR TO CONSTRUCTION.
- WINDOWS SHALL BE PICTURE WINDOWS, VINYL FRAME, DOUBLE PANE LOW-E AIR FILLED TEMPERED GLASS, U-FACTOR=0.30, SHGC=0.25, DP=20 (MIN), MULLED TRANSOM WINDOWS ABOVE.

NOT USED



1 FLOOR PLAN - FIRST LEVEL
1/8" = 1'

2 FLOOR PLAN - CLEARSTORY
1/8" = 1'



NOT USED



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PRELIMINARY

Version: 1.0
 Date: 10/21/2020
 Project: 2021-10-20 Zoning Review Set - Not For Construction

ELEVATE RIVERVIEW CLUBHOUSE
 POOLE ROAD & HODGE ROAD
 KNIGHTDALE, NORTH CAROLINA 27545
 WAKE COUNTY

PROJECT NUMBER: 21-27
 DRAWN BY: JAD

SHEET: **Clubhouse B1.1**

FLOOR PLANS



2 STREET ELEVATION- BUILDING TYPE 56
ELEVATION CHANGE OPTIONS



1 PARKING LOT ELEVATION— BUILDING TYPE 56
4 STORY BUILDING WITH PARAPET WALLS
REVISED 8-9-2021









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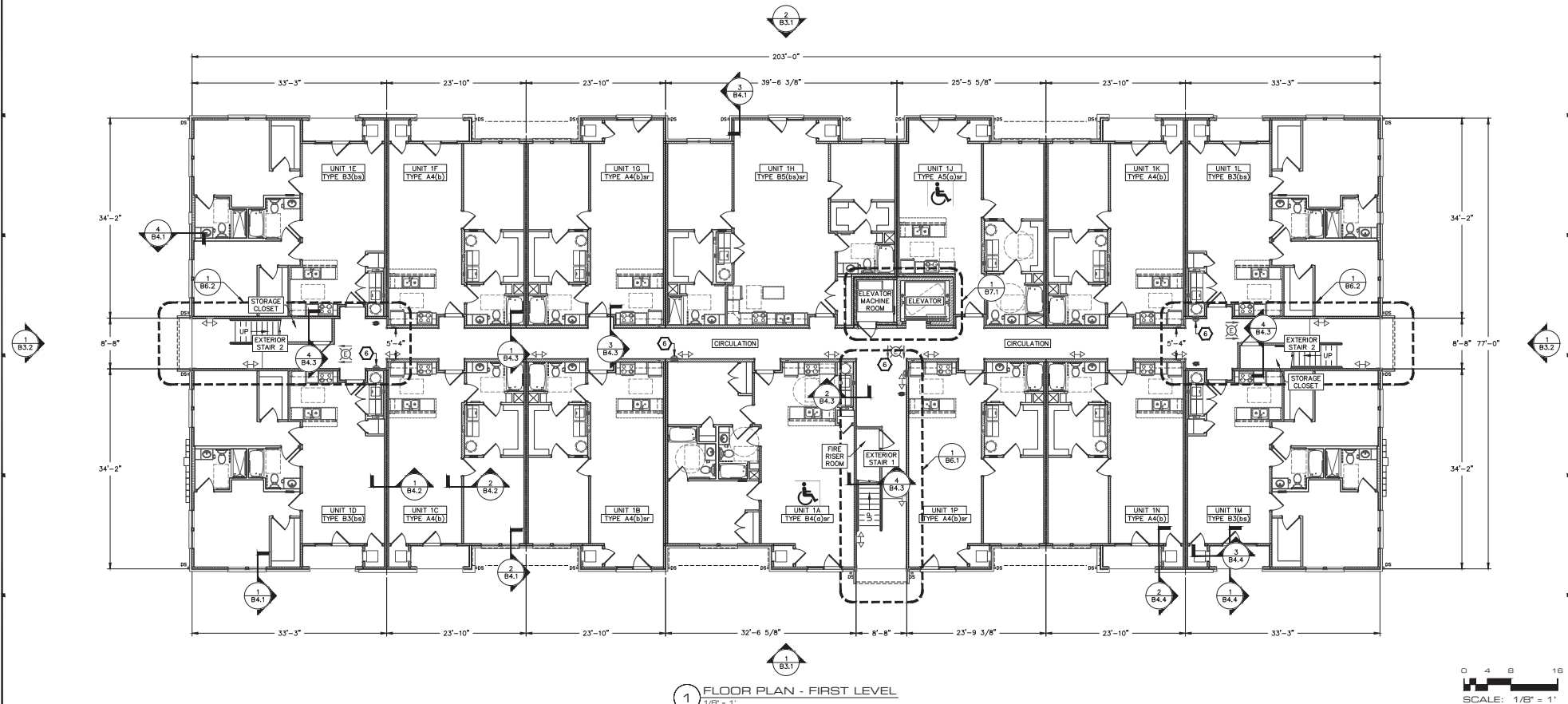
SIDE ELEVATION – BUILDING TYPE 56

1/8" = 1'

BOTH SIDES SIMILAR

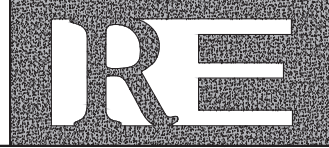
NOT USED

- WALL LEGEND:**
-  1 HOUR RATED INTERIOR BEARING FIRE PARTITION - U305
 -  1 HOUR RATED UNIT SEPARATION FIRE PARTITION - U341
 -  1 HOUR RATED EXTERIOR BEARING FIRE PARTITION - U356
 -  2 HOUR RATED INTERIOR FIRE BARRIER - U301
 -  2 HOUR RATED CMU SHAFT - U906
- NOTES:**
1. ALL WORK TO BE IN ACCORDANCE WITH 2018 NORTH CAROLINA BUILDING CODE.
 2. MAINTAIN 1 1/4" CLEAR SPACE BETWEEN TENANT SEPARATION WALL STUDS.
 3. ALL UNITS SHALL BE TYPE (c) OR TYPE (b), AS REQUIRED BY NORTH CAROLINA BUILDING CODE CHAPTER 11. SEE PROJECT SITE PLAN FOR EXACT LOCATIONS OF TYPE (c) UNITS THROUGHOUT THE PROJECT.
 4. REFERENCE ENLARGED UNIT FLOOR PLANS SHEETS B2.1-B2.5 FOR UNIT INTERIOR DIMENSIONS.
 5. REFERENCE STRUCTURAL SHEETS FOR FOUNDATION AND FRAMING REQUIREMENTS.
-  FIRE EXTINGUISHER CABINETS SHALL BE RECESSED MOUNTED INTO WALLS. FRAME ROUGH OPENING FOR CABINET 1 1/4" LARGER IN BOTH VERTICAL & HORIZONTAL DIMENSIONS. WRAP ROUGH OPENING FRAMING WITH 5/8" GYPSUM BOARD PRIOR TO INSTALLATION OF THE CABINET.



1 FLOOR PLAN - FIRST LEVEL
1/8" = 1'

0 4 8 16
SCALE: 1/8" = 1'



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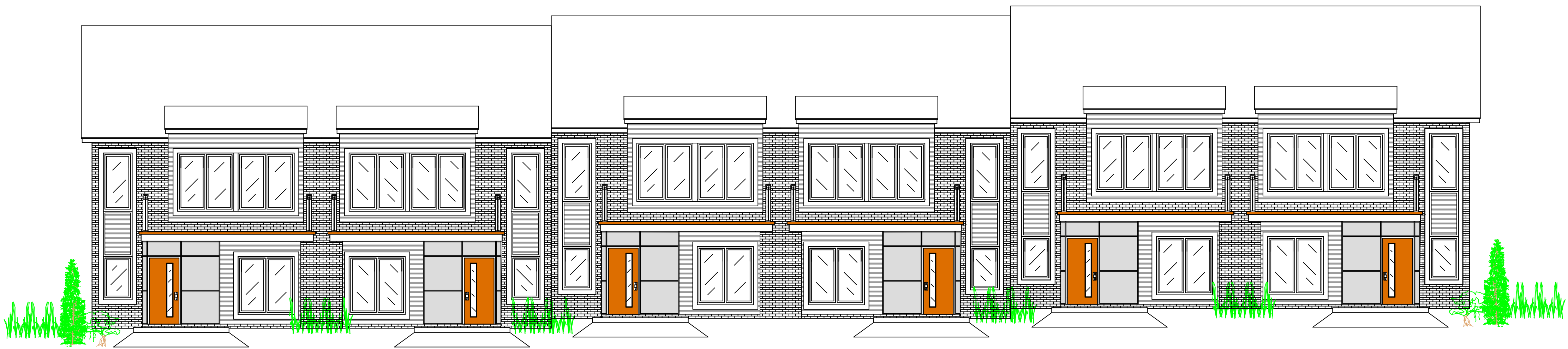
PRELIMINARY

Version:	Date:	Version Name:
P01	2021-10-20	Zoning Review Set - Not For Construction

**ELEVATE RIVERVIEW
BUILDING TYPE 56**
POOLE ROAD & HODGE ROAD
KNIGHTDALE, NORTH CAROLINA 27545
WAKE COUNTY

FLOOR PLAN - FIRST LEVEL

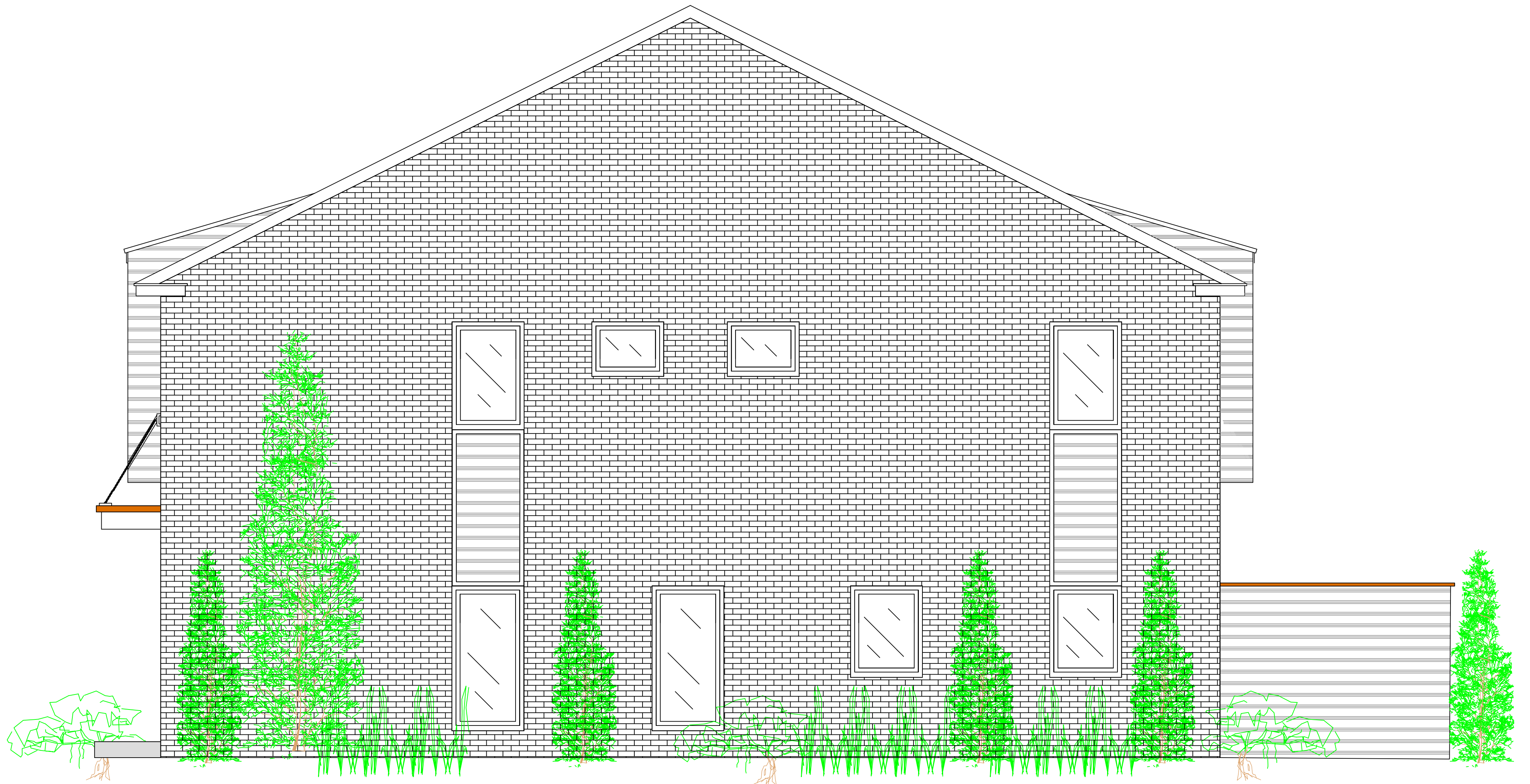
PROJECT NUMBER:
27-27
DRAWN BY:
JAD
SHEET:
**BLDG56
B1.1**



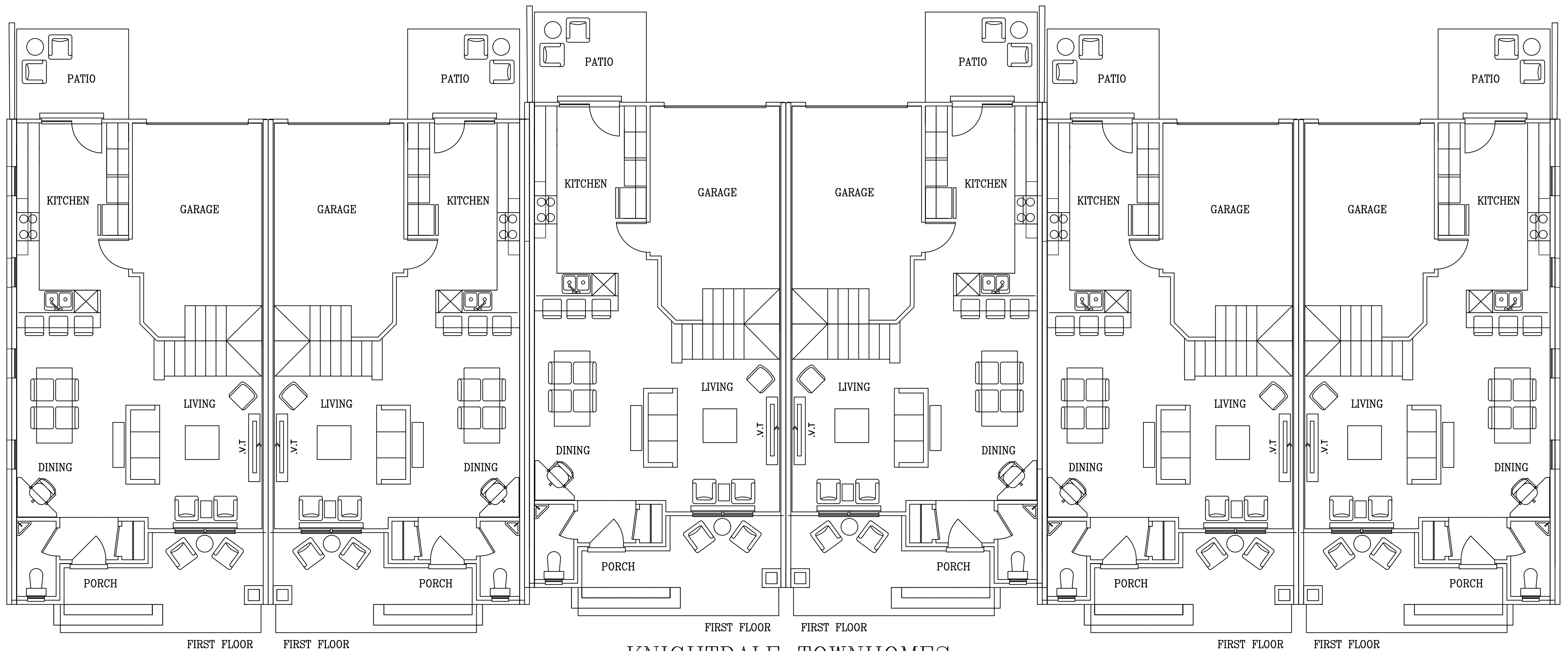
FRONT ELEVATION 6 UNIT BUILDING
1-28-2022



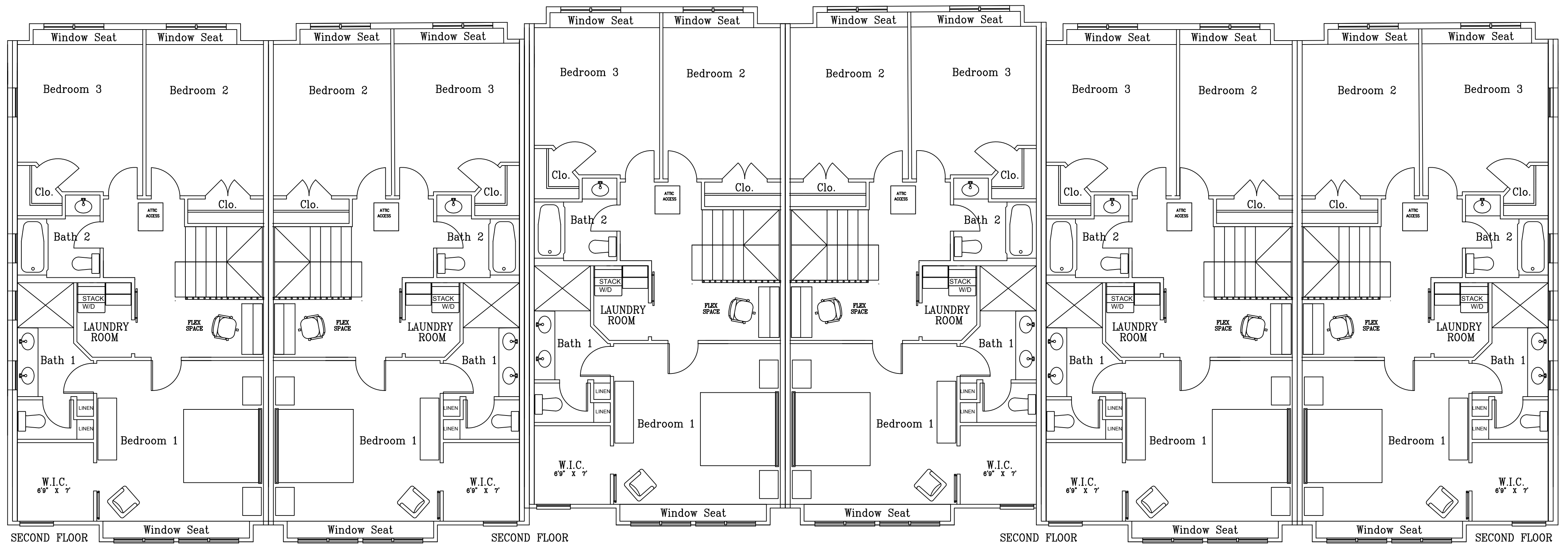
REAR ELEVATION 6 UNIT BUILDING
1-28-2022



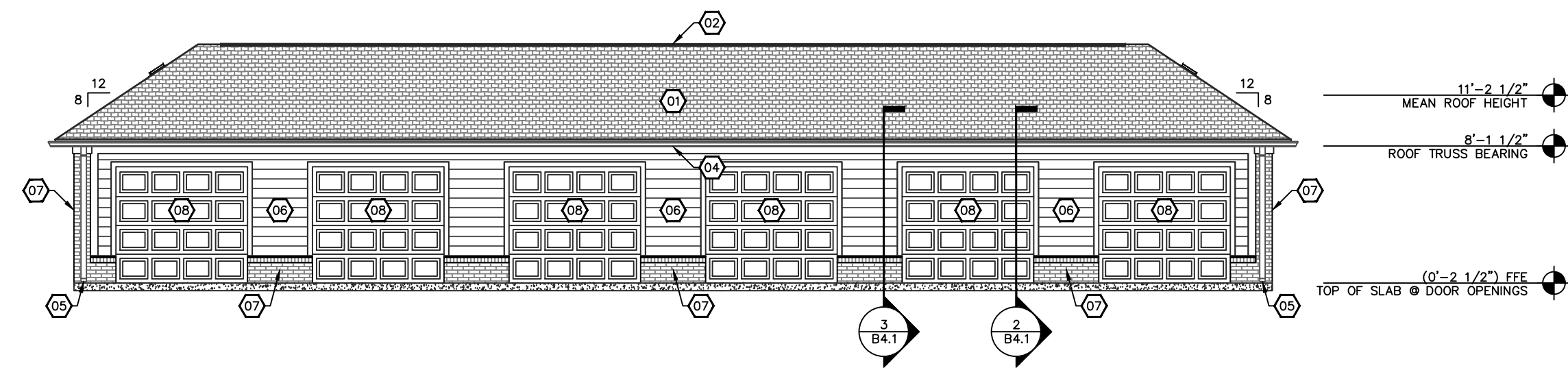
SIDE ELEVATION
1-24-2022



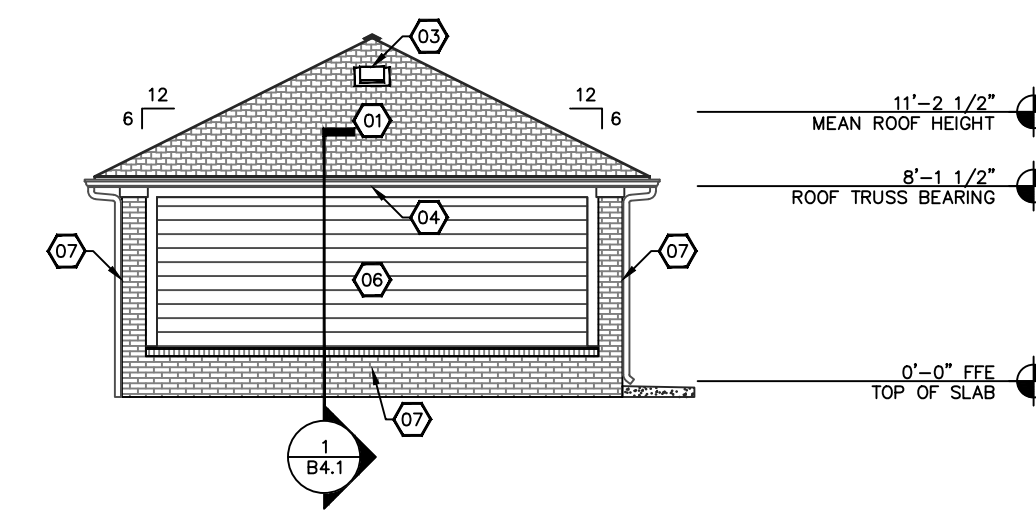
KNIGHTDALE TOWNHOMES



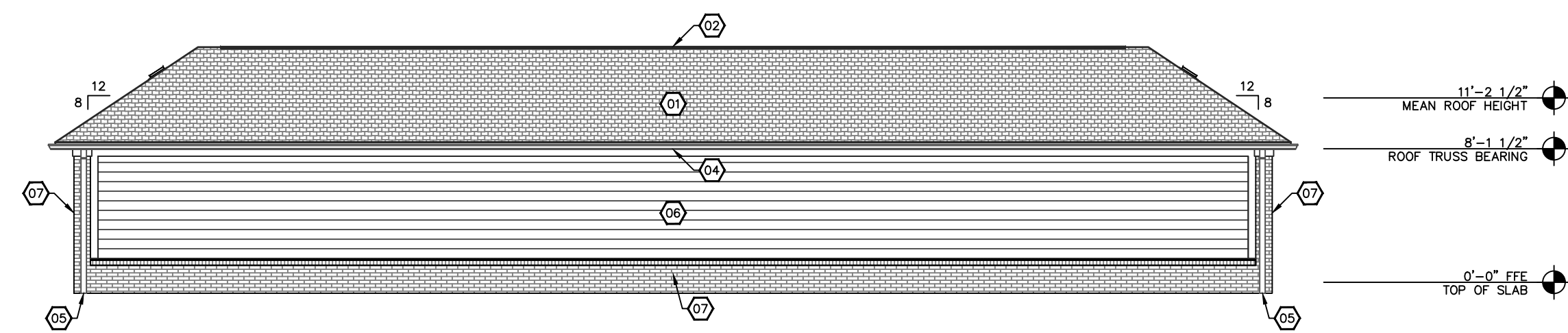
KNIGHTDALE TOWNHOMES



1 FRONT ELEVATION - GARAGE TYPE A
1/8" = 1'

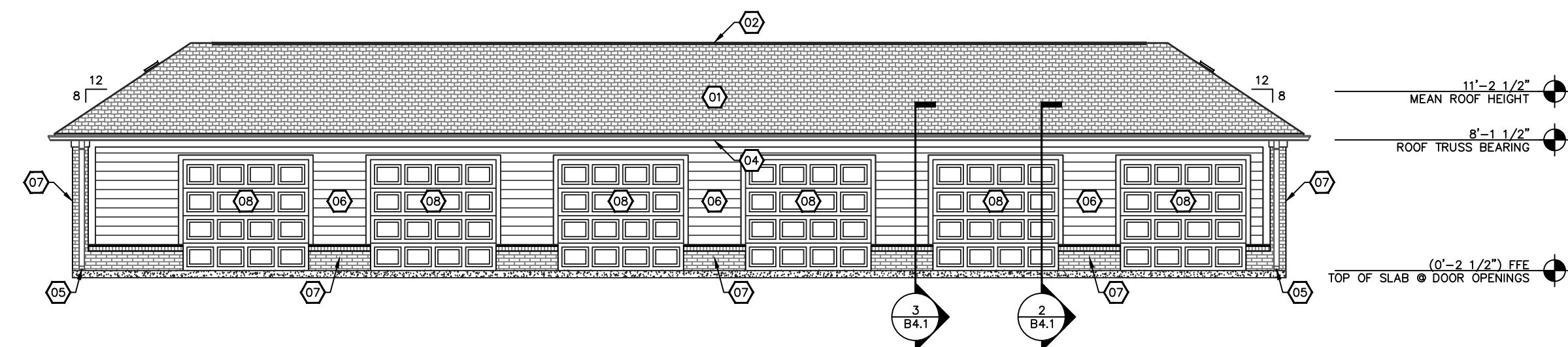


3 LEFT ELEVATION - GARAGE TYPE A
1/8" = 1'
RIGHT SIDE SIMILAR

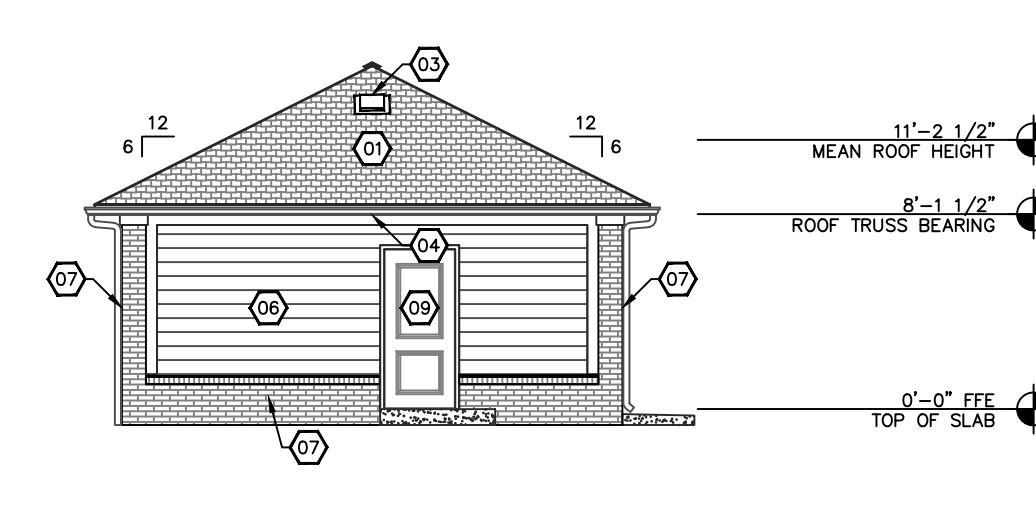


2 REAR ELEVATION - GARAGE TYPE A
1/8" = 1'

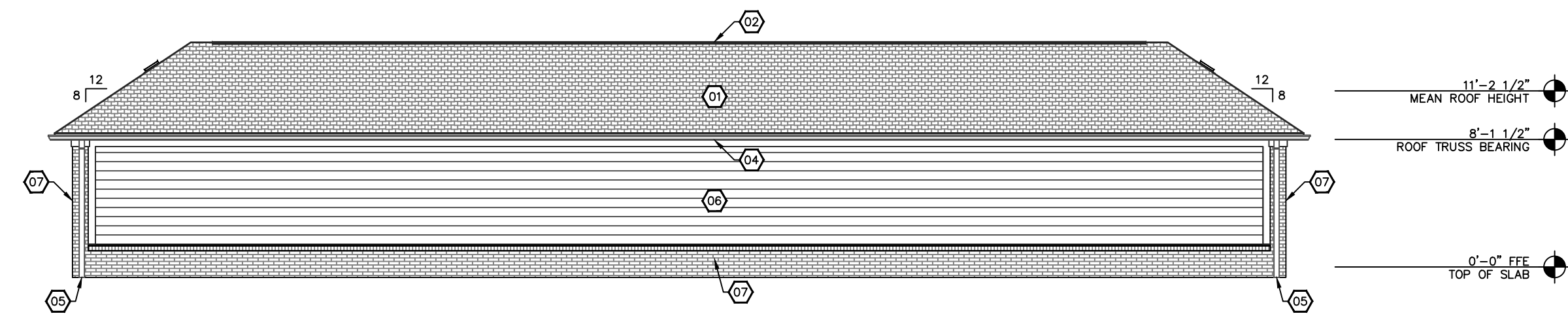
4 NOT USED
1/8" = 1'



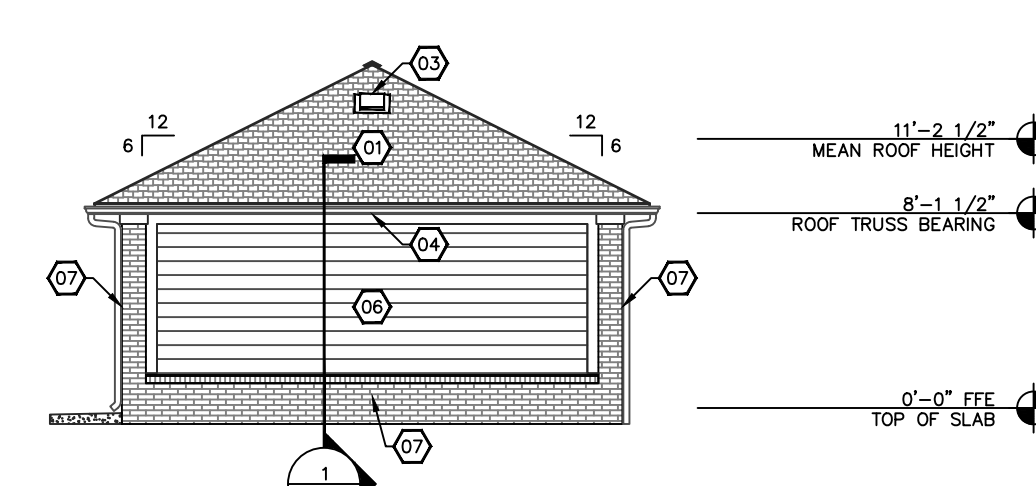
5 FRONT ELEVATION - GARAGE TYPE B
1/8" = 1'



7 LEFT ELEVATION - GARAGE TYPE B
1/8" = 1'



6 REAR ELEVATION - GARAGE TYPE B
1/8" = 1'



8 RIGHT ELEVATION - GARAGE TYPE B
1/8" = 1'

- ELEVATION MATERIAL KEY:
- 01 25 YEAR ARCHITECTURAL SHINGLES OVER #15 ROOFING FELT
 - 02 CONTINUOUS ROOF RIDGE ATTIC VENT - SEE BUILDING ROOF PLANS
 - 03 SQUARE TOP ATTIC VENT - SEE BUILDING ROOF PLAN
 - 04 PRE-FINISHED 5K ALUMINUM SEAMLESS GUTTER OVER 4/4 3.5" FIBER CEMENT FACIA BOARD
 - 05 PRE-FINISHED 4"x3" ALUMINUM DOWNSPOUT
 - 06 8.25" FIBER CEMENT LAP SIDING (7" EXPOSURE)
 - 5/4 5.5" FIBER CEMENT BOARD: FRIEZE BOARD & WALL CLADDING TRANSITION TRIM
 - 07 BRICK VENEER
 - SLOPED ROWLOCK SILL: CLADDING TRANSITIONS
 - 5/4 5.5" FIBER CEMENT BOARD: FRIEZE BOARD
 - 12"x12" VENEER COLUMN: WALL CORNERS
 - 08 8-0 x 7-0 NON-INSULATED STEEL GARAGE DOOR
 - 5/4 3.5" FIBER CEMENT BOARD JAMBS & HEAD
 - 09 3-0 x 6-8 WOOD FRAME 2 PANEL STEEL DOOR
 - 2" BRICK MOLD JAMBS & HEAD
 - 10 FIBER CEMENT WRAPPED ROOF BEAM - SEE DETAILS
 - 11 FIBER CEMENT WRAPPED COLUMN - SEE DETAILS

NOTES:
1. G.C. TO COORDINATE WITH OWNER FOR COLOR AND FINISH FOR ALL EXTERIOR CLADDING & FEATURES.

RE

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PRELIMINARY NOT FOR CONSTRUCTION

Version Name:	Construction Documents
Date:	2021-07-16
Version:	01

NOT USED

ELEVATE RIVERVIEW GARAGES
 KNIGHTDALE, NORTH CAROLINA
 WAKE COUNTY
 ELEVATIONS - FRONT, REAR, & SIDES

PROJECT NUMBER:
21-15
 DRAWN BY:
JAD
 SHEET:
Garage
B3.1

ELEVATE RIVERVIEW APTS.

KNIGHTDALE, N.C. REVISED 1-25-2022
TOWNHOME FINISHES



ELITE GLASS-SEAL - WEATHERED WOOD
ROOF SHINGLES

SW 7012
Creamy
Interior / Exterior
Location Number: 261-C3

*WINDOW CASING

*DOOR CASING

*TRIM BOARDS SURROUNDING
HORIZONTAL SIDING

TRIANGLE BRICK
PATTERN: WILMINGTON



SW 6200
Link Gray
Interior / Exterior
Location Number: 216-C5

*HORIZONTAL
SIDING COLOR



FRONT ELEVATION 6 UNIT BUILDING
1-24-2022

SW 7710
Brandywine
Interior / Exterior
Location Number: 287-C7

*DOOR COLOR
*PORCH CANOPY TOP MOLDING COLOR

WINDOW COLOR:
OPTION #1, WHITE
OPTION #2, BLACK

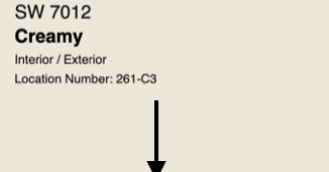
SW 6198
Sensible Hue
Interior / Exterior
Location Number: 216-C2

METAL PANEL
SIDING COLOR

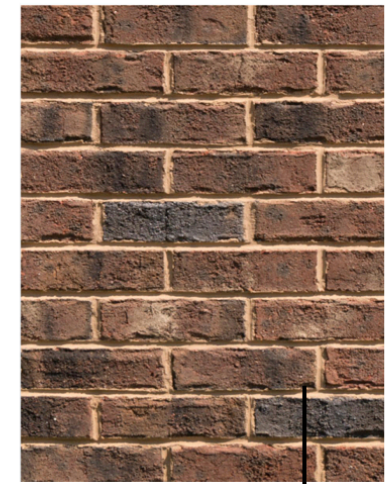
**ELEVATE RIVERVIEW APTS.
KNIGHTDALE, N.C.
APARTMENT BUILDING FINISHES
STREET SIDE ELEVATION**

TOP ROW BUILDING CAP

SW 7012
Creamy
Interior / Exterior
Location Number: 261-C3



TRIANGLE BRICK
PATTERN: WILMINGTON



LIGHT FIXTURE



HUBBARDTON FORGE
306425-LED-70-ZM0333
6"W X 38"H AS IN PHOTO

**NOTE: THIS FIXTURE IS
CUSTOMIZABLE.
DRAW INTO THE RENDERING
AT 8"W X 54"H**

SW 7710
Brandywine
Interior / Exterior
Location Number: 287-C7



METAL PANEL
SIDING COLOR

SW 6199
Rare Gray
Interior / Exterior
Location Number: 216-C3



*WINDOW CASING

*DOOR CASING

*TRIM BOARDS SURROUNDING
HORIZONTAL SIDING

*BALCONY WALL COLOR

*SECOND ROW BUILDING CAP COLOR
(NEXT TO BRICK)



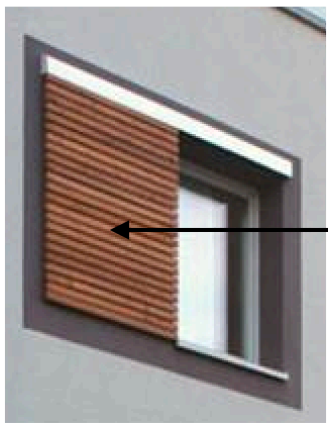
SW 7710
Brandywine
Interior / Exterior
Location Number: 287-C7



HORIZONTAL
SIDING COLOR
RANGE

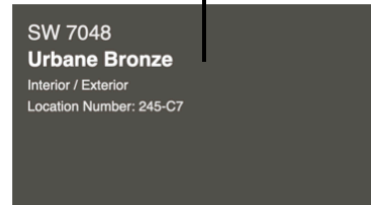


BRAZILIAN
TEAK



APPEARANCE AND COLOR
OF HORIZONTAL SIDING

SW 7048
Urbane Bronze
Interior / Exterior
Location Number: 245-C7



DOOR COLOR

DONALD DRAGGOO INTERIORS
336-399-5885
donald@draggoointeriors.com

ELEVATE RIVERVIEW APTS. KNIGHTDALE, N.C. CLUBHOUSE FINISHES FRONT & SIDE ELEVATIONS

LIGHT FIXTURE



HUBBARDTON FORGE
306425-LED-70-ZM0333
6"W X 38"H AS IN PHOTO

**NOTE: THIS FIXTURE IS
CUSTOMIZABLE.
DRAW INTO THE RENDERING
AT 8"W X 54"H**

TOP ROW BUILDING CAP



*METAL PANEL
SIDING COLOR
*METAL PORCH
CANOPY COLOR



SW 7012
Creamy
Interior / Exterior
Location Number: 261-C3

*WINDOW CASING

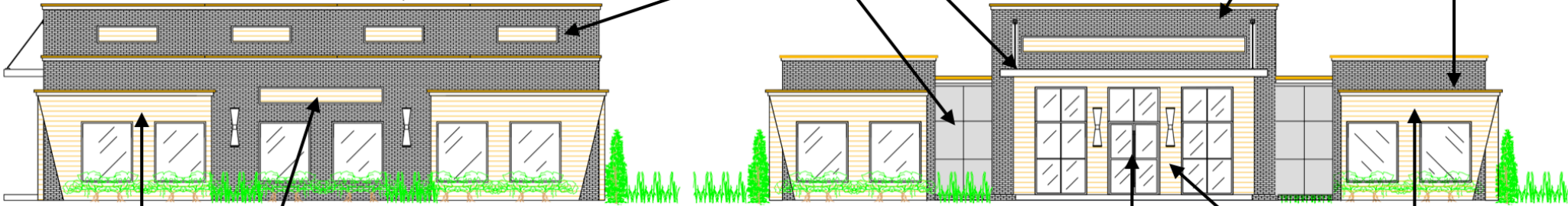
*DOOR CASING

*TRIM BOARDS SURROUNDING
HORIZONTAL SIDING

*BALCONY WALL COLOR

*SECOND ROW BUILDING CAP COLOR
(NEXT TO BRICK)

TRIANGLE BRICK
PATTERN: WILMINGTON



CLUBHOUSE SIDE ELEVATION

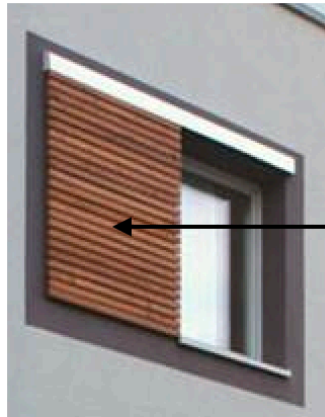
CLUBHOUSE FRONT ELEVATION

SW 7710
Brandywine
Interior / Exterior
Location Number: 287-C7

HORIZONTAL
SIDING COLOR
RANGE



BRAZILIAN
TEAK



APPEARANCE AND COLOR
OF HORIZONTAL SIDING

SW 7048
Urbane Bronze
Interior / Exterior
Location Number: 245-C7

SW 7710
Brandywine
Interior / Exterior
Location Number: 287-C7

DOOR COLOR

DONALD DRAGGO INTERIORS
336-399-5885
donald@draggointeriors.com

APPENDIX 2

WATER ALLOCATION CALCULATION

Please note that the townhomes will not be subdivided lots and will be held for rent as part of the apartment development. Accordingly, this calculation includes both the apartments and townhomes.

Base Points

Multifamily Residential & Condo Units 20

Bonus Points

Section 2A – Conservation of Natural Habitat 4.88 total; 2.27 required by UDO – excess >2	2
Section 2B – 2 Stormwater fountains	8
Section 2B – On-street public parking >4 stalls	4
Section 2C –Residential architectural standards	15
Section 4A – Private Greenway >2000 linear feet	2
Section 4B – Resort Style Pool	2
Section 4C – Outdoor Deck/Patio >2000 square feet	2
Section 4E – Clubhouse, >3500 square feet, no kitchen	8
Section 4F – Tennis courts (Pickleball)	5
Section 4F – IPEMA Certified Playground Equipment	4
Total Points:	69



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #22-02-16-004
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE
WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-10-21 Elevate Riverview Planned Unit Development

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of the property from Residential Mixed Use (RMX) to Neighborhood Mixed Use Planned Unit Development (NMX-PUD); and

WHEREAS, the Town Council finds the proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as protecting the natural environment, creating a dense and compact development, investing in the expansion of transportation infrastructure, and expanding home choices for current and future residents. Further, it is consistent with the General Growth Framework Map as a Target Investment Area. The proposal is partially consistent with the Growth & Conservation Map's designation as a "Mixed Use Center" Place Type and falls within the "Districts" transect by providing a multi-family development designed to integrate with future commercial development adjacent to the site. The proposal provides a greenway alignment consistent with the Trails & Greenway Map and roadway connection consistent with the Street Network Map. Finally, the proposal is consistent with Mixed Density Residential, and River District Focus Areas; and

WHEREAS, the request is reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people not only desire to visit, but to also live, work, and play;

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

SECTION 1: That the Unified Development Ordinance of the Town of Knightdale Code, which includes the Zoning District Map, be amended to rezone approximately 28.16 ± acres located in the Town of Knightdale's Extra Territorial Jurisdiction, near the intersection of Hodge Road and Poole Road and identified as Wake County PIN 1743-20-3936 from Residential Mixed Use (RMX) to Neighborhood Mixed Use Planned Unit Development (NMX-PUD) as indicated.

SECTION 2. That the additional conditions contained within the application identified as ZMA-10-21 and PUD document, and listed below apply as additional zoning conditions to the parcels of land identified as PIN 1743-20-3936:

1. All multi-family buildings shall not contain additional, non-residential uses.
2. The applicant shall provide a total of 6.59 acres of recreational open space, including a 2,650 square foot restore style pool, a bocce ball court, a cabana with outdoor grills, an outdoor deck/patio of at least 2,000 square feet, a clubhouse of at least 3,500 square feet, food truck parking with a trellis and gathering area, dog park, private paved greenway of at least 2,000 linear feet, pickle ball courts,

IPEMA Certified Playground Equipment, fire pits, and grilling stations as identified on the Master Plan.

3. A 20-foot-wide Type B Buffer shall be provided along the western and northern project boundaries, adjacent to parcels currently zoned Rural Transition and Urban Residential-12.
4. Townhomes shall feature driveways which measure 22-feet in length and 10-feet in width, along with single-car garages.
5. The applicant shall complete the connection of the new roadway to Silverstone at such time that the receiving infrastructure is installed or shall provide a fee-in-lieu of construction per UDO Sec 17.2.B.
6. To assist in achieving the creation of a new River District, the applicant shall provide hardscaping such as stacked stone and incorporate “Knightdale’s River District” into signage for the development along Poole Road, Hodge Road and internal to the site.
7. The applicant shall coordinate with Town of Knightdale and GoRaleigh staff to determine the best location of the transit easement, and provide additional amenities including, but not limited to, a shelter, bench, and trash can.
8. The submitted site plan (Exhibit A) and Planned Unit Development document (Exhibit B) will serve as the site-specific development plan. However, the applicant must submit Construction Drawings to the Town for approval that are in conformance with the approved conditions of the NMX-PUD zoning district, all master plan comments, Unified Development Ordinance, and comments from the November 18, 2021 DRC meeting.

SECTION 3. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 4. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 5. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

SECTION 6. That this ordinance shall be enforced as provided in G.S. 160A-175 or as provided for in the Knightdale Town Code

SECTION 7. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 16th day of February, 2022

Jessica Day, Mayor

ATTEST and SEAL:

Heather M. Smith, Town Clerk

APPROVED AS TO FORM:

Roger Knight, Town Attorney