



# The Town of Knightdale Staff Report

Date: September 6, 2016

To: Mayor and Town Council  
From: Jason S. Brown, Senior Planner  
Subject: ZMA-2-16, SilverStone PRD

Development Services Director  
Signature – CAH  
  
Town Manager Signature –

**REPORT:** At the August 17, 2016 Town Council meeting, Town Council voted 3-1 to approve ZMA-2-16, SilverStone PRD rezoning (ORD# 16-08-17-002) and adopt the recommended statement of Comprehensive Plan consistency and reasonableness of action. However, per N.C.G.S. 160A-75, an affirmative two-thirds vote by Council to adopt any ordinance is required, which includes zoning map amendments. While there was a majority vote, it did not meet the  $\frac{2}{3}$ 's threshold and has to receive a confirming vote for official approval. If a simple majority vote is received on the confirming vote, the Ordinance will be considered law.

## **REPORT RECOMMENDED ACTION**

Adopt ORD# 16-08-17-002



# TOWN OF KNIGHTDALE

DEVELOPMENT SERVICES  
DEPARTMENT

[www.knightdalenc.gov](http://www.knightdalenc.gov)

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## ORDINANCE #16-08-17-002

### AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF KNIGHTDALE, WHICH INCLUDES THE ZONING DISTRICT MAP

#### ZMA-2-16 SilverStone Planned Residential Development

**WHEREAS**, the Town of Knightdale has received a petition to amend the zoning of property from Neighborhood Mixed Use, General Residential-8, Highway Business, and Residential Mixed Use to General Residential-8 Planned Residential Development and Neighborhood Mixed Use Planned Residential Development.

**WHEREAS**, the Town Council finds that the proposed zoning map amendment is consistent with the Comprehensive Plan's overall design objectives and guidelines of creating a sense of place, preserving open space, and providing significant and varied recreational amenities. The zoning map amendment is further reasonable as it promotes the urban village and neighborhood design district goals of ensuring compatible development and providing pedestrian friendly streets, and

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

**Section 1.** That the Unified Development Ordinance of the Town of Knightdale Code, which includes the Zoning District Map, be amended to include the parcels of land identified by the PINs 1733-91-9712, 1743-31-0841, 1743-32-0076, 1743-32-0167, and 1743-32-0259 from Neighborhood Mixed Use, General Residential-8, Highway Business, and Residential Mixed Use to General Residential-8 Planned Residential Development and Neighborhood Mixed Use Planned Residential Development as indicated.

**Section 2.** That the additional conditions contained within the application identified as ZMA-2-16 and listed below apply as additional zoning conditions to the parcels of land identified as PINs 1733-91-9712, 1743-31-0841, 1743-32-0076, 1743-32-0167, and 1743-32-0259:

1. A Type A Buffer Yard, ten (10) feet in width, shall be provided along the northern boundary of the property located at 137 Towler Road, continuing eastward along the northern property line and ending at Towler Road.
2. The development will consist of residential lots not to exceed 4 units per acre or 596 Lots.

### 3. Single Family Detached Standards:

#### Specific Provisions

- a. Single family 2 story homes built on 60 ft. lots or wider will have a minimum heated square footage of 2,200 square feet.
- b. Single family 1 or 1.5 story homes built on 60 ft. lots or wider will have a minimum heated square footage of 1,800 square feet.
- c. Single family homes built on lots narrower than 60 ft. will have a minimum heated square footage of 1,600 square feet.
- d. All single family homes with crawl spaces will be wrapped in brick or natural or cultured stone on all sides.
- e. All single family homes with stem wall or slab foundations will have a minimum exposure of 18" with brick or stone.
- f. All single family homes built on 60' lots or wider would have a minimum width of 40 ft. at the front elevation (including porches).
- g. All single family homes will have a combination of two or more of the following materials on the front façade (not counting foundation): stone, brick, lap siding, shakes or board and batten unless the home is only stone or brick. When two materials are used, the materials shall be different but complementary colors.
- h. All lap siding, shakes or board and batten on single family homes shall be a fiber-cement.
- i. All single family homes would have a front porch with a minimum depth of 5ft. Front porch posts will be at least 6"x6".
- j. Main roof pitches (excluding porches) fronting the street for 2 story homes will be at least 8:12.
- k. Main roof pitches (excluding porches) fronting the street for 1 and 1.5 story homes will be at least 6:12.
- l. There will be a 12" overhang on every gable end.
- m. All garage doors will have decorative lights.
- n. Garages will not protrude more than 6 feet from the front porch or stoop.
- o. At least 50% of the homes shall have a rear porch or deck at least 10'x10'. The remaining homes shall have a patio at least 10'x10'.
- p. Side Façade articulations: For every 20 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. For example, a 55 foot first floor depth shall have 3 windows on the first floor. If the second floor is 35 feet, there shall be 2 windows on the second floor. Any siding break on the side of the home such as fireplace, side porch, wall offsets could be used as an alternate to windows.

### 4. Townhome Standards

Description: The Townhouse building is at least a 1,250 square foot building, with at least 50% greater than 1,500 square feet, with two (2) or more units (up to a maximum of six (6) units) on individual lots that are located side-by-side and preferably accessed from a rear lane or alley. As a result, the Townhouse typically only has one (1) yard in the rear, although variations may include a small front setback to provide for landscaping, while the bulk, scale and architectural design of

the building(s) reflects that of the surrounding neighborhood or planned development, as may apply.

Specific Requirements:

- a. Alley/Rear Lane Access: A townhouse should be accessed by a rear lane or alley to minimize pedestrian and vehicle conflicts, maximize on-street short-term guest parking and provide more landscaping along the streetscape.
- b. Unit Differentiation: A single townhouse unit shall be differentiated from adjacent units along the common wall from foundation to roof ridge so as to be architecturally distinguishable from each other. Specifically, the following standards must be met:
  - i. Roof line breaks must be provided where each unit's roof appears to stand alone;
  - ii. Gables may not span between two units;
  - iii. Each unit shall have at least two materials (brick, stone, stucco, clapboard, scales, shingles, board and batten, etc.) on the primary faced, with each material being of different, but complimentary color than the material of the adjacent unit; and
  - iv. Rear yards shall provide at least one of the following:
    1. Architectural wall/fencing matching the structure.
    2. Storage room that divides the units creating a courtyard like setting; or
    3. Shrubs extending out delineating each yard.
- c. Unit Design Details: All Townhouse Buildings shall provide detailed design along all unit facades visible from a public right-of-way. Detailed design shall be providing by using at least one (1) of the architectural features from each of the following three (3) feature categories on all facades as appropriate for the proposed architectural style (may vary features on rear/side/front elevations):
  - a. Entrance (primary façade only)
    - i. Porch Pillars (6" min width)
    - ii. Sidelights
    - iii. Decorative door surround (6"min width) with pediment or crown.
  - b. Window Treatment
    - i. Decorative window surround (4" min width) with crown
    - ii. Shutters with fasteners
    - iii. Window box planters
  - c. Roof Line:
    - i. Dormer/Gable
    - ii. Bracketed eaves
    - iii. Decorative cornice or roof line (flat roofs only)
- d. Foundations
  - a. Material: The crawlspace of buildings shall be enclosed with brick, stone, or stucco. Slabs shall be covered with brick or stone. Areas under porches may be enclosed with lattice.

- b. Landscaping: At least 60% of the length of any foundation wall visible from the right-of-way must be landscaped with foundation plantings.
- e. Wall Materials: Townhouse buildings walls shall be wood clapboard, Cementous fiber board, wood shingle, wood drop siding, wood board and batten, brick, stone, or stucco. If not entirely masonry, Townhouse building front facades shall have at least two (2) siding textures with the heavier material (i.e. stone, brick) placed below the lighter material (i.e. siding, shakes) to give the sense of support and grounding, (brick, stone, stucco, clapboard, scales, shingles, board and batten, etc.) must change between units (applicable to each floors).
- f. Roofs:
  - a. Materials: Townhouse building roofs shall be clad in wood shingles, standing seam metal, slate, copper, or asphalt shingles.
  - b. Pitch: Main roofs on residential buildings hall be symmetrical gables or hips with a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roofs shall be less than 3:12.
- g. Administrative Approval of Minor Variances: The Staff may approve minor variances to the specific requirements listed above provided that such minor variance meets the overall intent of these Townhouse Standards and conforms to the Comprehensive Plan and other adopted plans of the Town.

5. Design Exception: Grading

The developer is granted an exception from the UDO Section 6.2.B with the ability to grade the site outside of the proposed right-of-way. A single phase of development shall not encompass more than 50 acres of grading unless approved by the Town's Development Services Department.

**Section 3.** That the Planned Residential Development plan attached as ZMA-2-16 SilverStone PRD be adopted in its entirety to be included in this Ordinance and to have the same effect in law.

**Section 4.** That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

**Section 5.** 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 6.** 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 7.** That this ordinance shall be enforced as provided in NCGS §160A-175 or as provided for in the Knightdale Town Code.

**Section 8.** That this ordinance shall become effective upon its adoption by Town Council.

This the 6<sup>th</sup> day of September, 2016.

BY: \_\_\_\_\_  
James A. Roberson, Mayor

ATTEST: \_\_\_\_\_  
Whitney A. Ledford, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Clyde Holt, III; Town Attorney

# SILVERSTONE PRD

## ZMA-2-16

Plan for GR-8 PRD Rezoning  
Knightdale, North Carolina

First Submission: July 29, 2016  
First Revision: August 4, 2016  
Second Revision: August 11, 2016  
Third Revision: August 30, 2016

### Prepared for:

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### Prepared by:

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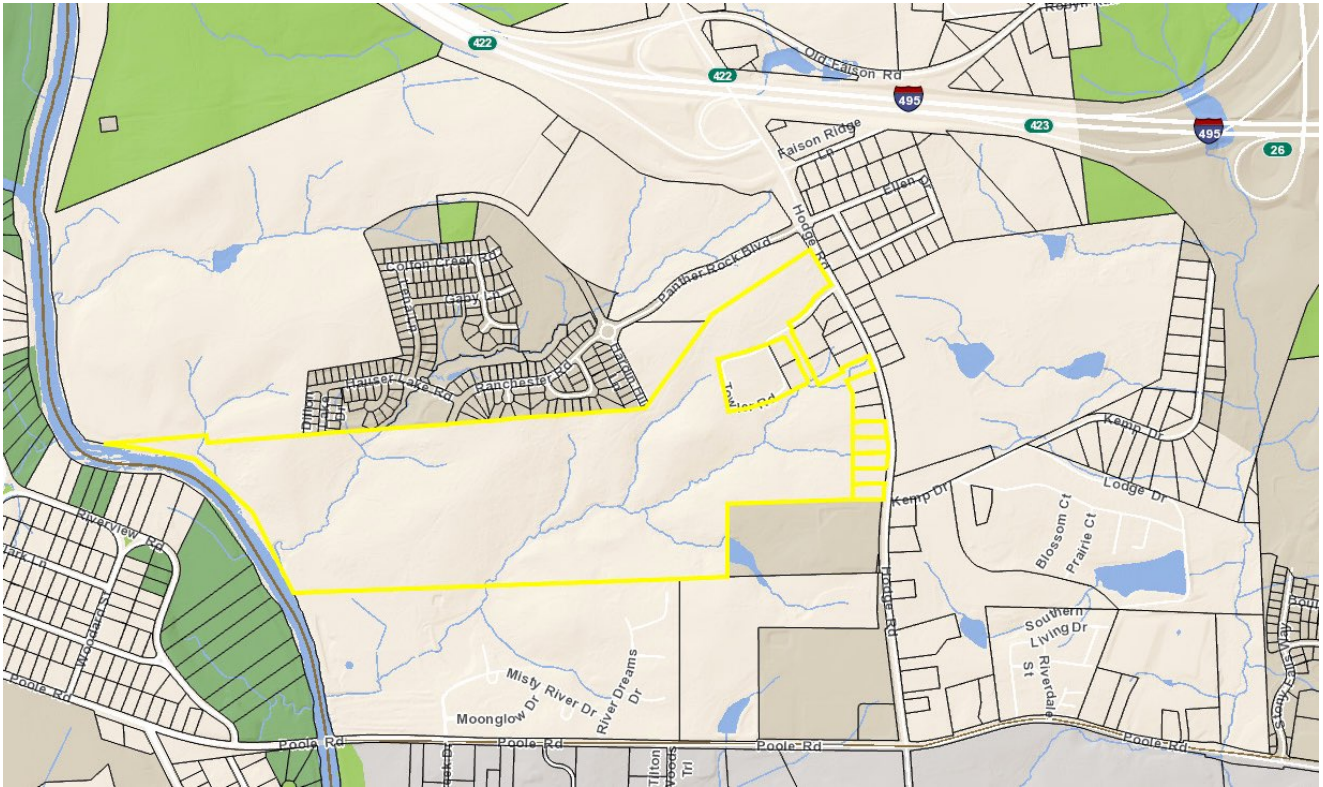
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# Location & Vicinity Map

The proposed rezoning includes five (5) parcels, highlighted in yellow below, located on Hodge Road south of the existing Cheswick Subdivision.



# Project Data

Name of Project:

Silverstone

PRD Description:

The proposed project consists of approximately 149 acres. The development will consist of residential lots not to exceed 4 units per acre or 596 Lots.

Prepared By:

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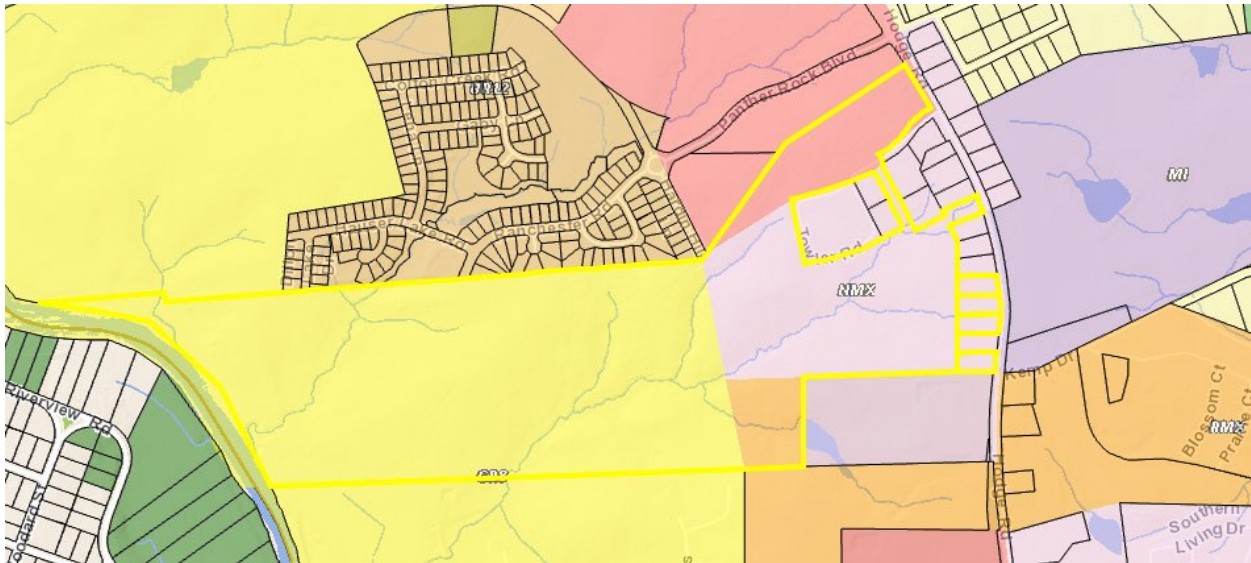
Property Owners:

Parcel 1	Lovick, Ricky Ivo and Julie Anne PIN 1743310841 – 0.67 acres
Parcel 2	Wall, Margaret M. PIN 1743320076 – 0.71 acres
Parcel 3	Peedin, Albert O. Jr. and Kathy M. PIN 1743320167 – 0.71 acres

Parcel 4 Peedin, Albert O. Jr.  
PIN 1743320259 – 0.70 acres

Parcel 5 Silver, Winston Sprague and John Wales  
PIN 1733919712 – 146.52 acres

Current Zoning Designation: GR-8; RMX; NMX; HB



Proposed Zoning Designation: GR-8 PRD

District Design Plan Designation: Neighborhood Design; Urban Village Design

Activity Center Designation: None

# Design Guidelines & Dimensional Standards

## I. Purpose Statement

The Silverstone PRD concept is designed to blend with the architectural and community character of the successful Cheswick subdivision while also establishing its own identity and sense of place as a Knightdale neighborhood.

- *Provide exceptional design, character, and quality:* The site design and master planning include several hallmarks of leading residential development and best practices. Streets are pedestrian oriented with sidewalks on each side and street trees providing shade and aesthetic buffering. On the western side of the development, an easement allowing future connectivity to the Neuse River Greenway is provided. On the eastern side, the plan includes increased density and connectivity to future commercial and retail development. Community centered passive recreations spaces are created for impromptu neighborhood gatherings. Amenities include a resort-style pool with bathhouse, gazebos, playground area, and community supported agriculture.<sup>1</sup>
- *Ensure compatibility with surrounding land uses and neighborhood character:* This proposed development prioritizes compatibility with the existing neighborhood character. The design standards offered in this Application meet or exceed those in the Cheswick subdivision and the recently approved StoneRiver development. Silverstone also utilizes the placement of lower density single family detached housing and higher density townhomes to create appropriate transitions between the Neuse River to the west, residential subdivisions to the north, and future commercial and industrial development along the Hodge Road corridor.
- *Provide high-quality community amenities:* The proposed development includes a centrally located resort-style pool with bathhouse and playground area. Several quasi-roundabouts will feature gazebos to give neighbors a meeting place to relax in the shade or stay dry in the rain. The Applicant is also committed to work with the Town of Knightdale and coordinate with the City of Raleigh to provide a natural walking trail on the

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<sup>1</sup> Several details of the proposed neighborhood farm must still be resolved, but Arcaterra Land LLC believes strongly in the value of such an amenity and its value to the surrounding community.

west side of the development to provide connectivity to the Neuse River greenway in the future. Finally, the Applicant is proposing a neighborhood farm, which will provide greater access to fresh, locally grown produce to its residents as well as surrounding community.

- *Incorporate creative design in layout of buildings:* The project area contains significant topography. Although mass grading is requested, the lot layout of this project works around the lay of the land to create a neighborhood that minimizes steep lots and steep roads as well as minimizes the use of retaining walls. The layout also respects the Neuse River and floodplain that exists on site, leaving a large portion of the project area to the west undisturbed which enhances the overall feel of the community and minimizes environmental impacts.
- *Further goals of the Comprehensive Plan:* The proposed development minimizes conflicts between land uses through transitional density. (Comp Plan p. CP 6 – General Goal 2). In combining both a neighborhood farm concept and connectivity to future commercial growth, the plan respects the existing relationship between rural and urban Knightdale. (Comp Plan p. VI-2 – Overall Goal of Comp Plan 1). This subdivision will create a safe, dynamic, sustainable, and affordable neighborhood with multiple passive and active recreational amenities. (Comp Plan p. VI-2 – Overall Goal of Comp Plan 2). The goals of the Comp Plan are discussed in detail on pages 9-11 below.

## II. Specific Provisions

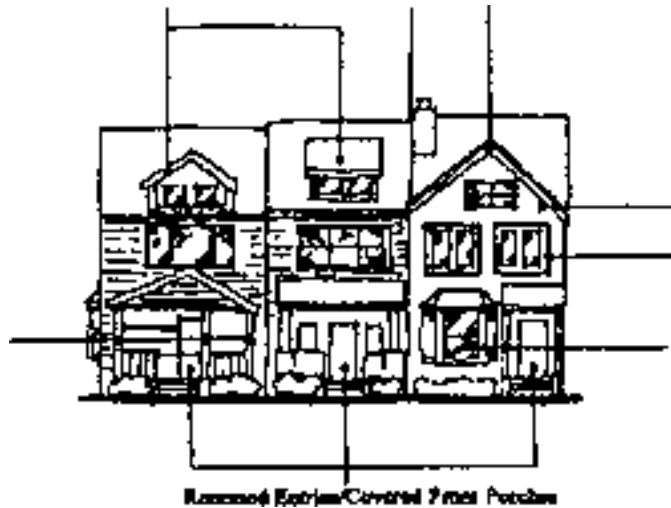
1. Single Family Detached Standards
  - a. Single Family 2 Story homes built on 60ft. lots or wider will have a minimum heated square footage of 2200 sq. ft.
  - b. Single Family 1 or 1.5 story homes built on 60ft. lots or wider will have a minimum heated square footage of 1800 sq. ft.
  - c. Single Family homes built on lots narrower than 60ft will have a minimum heated square footage of 1600 sq. ft.
  - d. All single family homes with crawl spaces will be wrapped in brick or natural or cultured stone on all sides
  - e. All single family homes with stem wall or slab foundations will have a minimum exposure of 18” with brick or stone.

- f. All single family detached homes built on 60' lots or wider would have a minimum width of 40ft at the front elevation (including porches).
- g. All single family homes will have a combination of two or more of the following materials on the front façade (not counting foundation): stone, brick, lap siding, shakes or board and batten unless the home is only stone or brick. When two materials are used, the materials shall be different but complementary colors.
- h. All lap siding, shakes or board and batten on single family homes shall be fiber-cement.
- i. All single family homes would have a front porch with a minimum depth of 5ft. Front porch posts will be at least 6"x6".
- j. Main Roof Pitches (excluding porches) fronting the street for 2 story homes will be at least 8:12.
- k. Main Roof Pitches (excluding porches) fronting the street for 1 and 1.5 story homes will be at least 6:12.
- l. There will be a 12" overhang on every gable end.
- m. All garage doors will have decorative lights.
- n. Garages will not protrude more than 6 feet from the front porch or stoop.
- o. At least 50% of the homes shall have a rear porch or deck at least 10'x10'. The remaining homes shall have a patio at least 10'x10'.
- p. Side Façade articulations: For every 20 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevation. For example, a 55 foot first floor depth shall have 3 windows on the first floor. If the second floor is 35 feet, there shall be 2 windows on the second floor. Any siding break on the side of the home such as a fireplace, side porch, wall offsets could be used as an alternated to windows.

## 2. Townhome Standards

- a. The Townhouse Building is at least a 1250 square foot building, with at least 50% greater than 1500 square feet, with two (2) or more units (up to a maximum of six (6) units) on individual lots that arc located side-by-side and preferably accessed from a rear lane or alley. As a result, the Townhouse typically only has one (1) yard in the rear, although variations may include a small front setback to provide for landscaping, while the bulk, scale and architectural design of the building(s) reflects that of the surrounding neighborhood or planned development, as may apply.

- b. Alley/Rear Lane Access: A townhouse should be accessed by a rear lane or alley to minimize pedestrian and vehicle conflicts, maximize on-street short-term guest parking and provide more landscaping along the streetscape.
- c. Unit Differentiation: A single townhouse unit shall be differentiated from adjacent units along the common wall from foundation to roof ridge so as to be architecturally distinguishable from each other. Specifically, the following standards must be met:
  - 1. Roof line breaks must be provided where each unit's roof appears to stand alone;
  - 2. Gables may not span between two units;
  - 3. Each unit shall have at least two materials (brick, stone, stucco, clapboard, scales, shingles, board and batten, etc.) on the primary facade, with each material being of different but complimentary color than the material on the adjacent unit; and
  - 4. Rear yards shall provide at least one of the following:
    - a. Architectural wall/fencing matching the structure;
    - b. Storage room that divides the units creating a courtyard like setting; or
    - c. Shrubs extending out delineating each rear yard.
- d. Unit Design Details: All Townhouse Buildings shall provide detailed design along all unit facades visible from a public right-of-way. Detailed design shall be provided by using at least one (1) of the architectural features from each of the following three (3) feature categories on all facades as appropriate for the proposed architectural style (may vary features on rear/side/front elevations):
  - 1. Entrances (primary facade only)
    - i. Porch Pillars (6" min width);
    - ii. Sidelights; or
    - iii. Decorative Door Surround (6" min width) with Pediment or Crown.
  - 2. Window Treatments
    - i. Decorative Window Surround (4" min width) with Crown;
    - ii. Shutters with Fasteners; or
    - iii. Window Box Planters.
  - 3. Roof Lines
    - i. Dormer/Gable;
    - ii. Bracketed Eaves; or
    - iii. Decorative cornice or roof line (flat roofs only).



e. Foundations

1. Material: The crawlspace of buildings shall be enclosed with brick, stone, or stucco. Slabs' shall be covered with brick or stone. Areas under porches may be enclosed with lattice.
2. Landscaping: At least 60% of the length of any foundation wall visible from the right-of-way must be landscaped with foundation plantings.

f. Wall Materials: Townhouse Building walls shall be wood clapboard, cementious fiber board, wood shingle, wood drop siding, wood board and batten, brick, stone or stucco. If not entirely masonry, Townhouse Building front facades shall have at least two (2) siding textures with the heavier material (i.e. stone, brick) placed below the lighter material (i.e. siding, shakes) to give the sense of support and grounding, (brick, stone, stucco, clapboard, scales, shingles, board and batten, etc.) must change between units (applicable to each floor).

g. Roofs

1. Materials: Townhouse Building roofs shall be clad in wood shingles, standing seam metal, slate, copper, or asphalt shingles.
2. Pitch: Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 3:12.



- h. Administrative Approval of Minor Variances. Staff may approve minor variances to the Specific Requirements listed above provided that such minor variance meets the overall intent of these Townhouse Standards and conforms to the Comprehensive Plan and other adopted plans of the Town.
3. Grading: Because of the extreme topographical conditions with hills and valleys of over 50ft in elevation change, the development cannot be constructed according to the grading requirements in the UDO Section 6.2.B. The developer is respectfully requesting an exception from the UDO Section 6.2.B with the ability to grade the site outside of the proposed Right of Way. This exception would allow us to build safer roads and more marketable lots. A single phase of development shall not encompass more than 50 acres of grading unless approved by the Town's planning department.

## Landscaping

An attractive streetscape will be created with street trees. This will enhance both the vehicular and pedestrian experience and help to create a sense of place in Silverstone. Existing trees shall be protected where possible, which improves the aesthetic appearance of the development by blending mature vegetation with new plantings. Tree protection and landscaping shall meet the criteria of Chapter 8.

In addition, a Type A Buffer Yard, ten (10) feet in width, shall be provided along the northern boundary of the property located at 137 Towler Road, Knightdale, North Carolina, PIN 1743221638 ("137 Towler Property"), beginning at the northwest corner of the 137 Towler Property, continuing eastward along the northern property line, and ending at Towler Road, as illustrated on **Exhibit A** attached hereto.

## Signs

Any signage provided shall be attractive and express the identity of the community helping to create a sense of place and arrival. Signage will not interfere with sight distance or create a hazard to the community or surrounding area. Any signage shall be monument-style and will meet the provisions of Chapter 12.

## **Public Facilities**

The development has a proposed connection to the north through the Cheswick neighborhood, a connection to Hodge Road, and a stub to the south will create a connection to Poole road when that southern parcel is developed. These connection points create a variety of ways for neighborhood residents to leave the neighborhood, which will alleviate traffic congestion, especially for the existing ingress/egress intersection of Panther Rock Boulevard and Hodge Road.

In addition, the Applicant shall submit a Traffic Impact Analysis (“TIA”) to Knightdale Planning Staff as part of the master plan approval process. That TIA will incorporate future trips generated by proposed and approved development in the area. Based on the results of the TIA, the NC Department of Transportation may require additional improvements to Hodge Road. The Applicant is committed to incorporating any such requirements within its master plan.

## **Recreational Open Space**

Recreational Open Space shall be provided as required in Chapter 7. The requirement is to provide both active and passive recreation opportunities within a development. The open space areas will be centrally located to the various pockets of development within this development which will be easily accessed by residents. A couple of the open space areas shall contain pedestrian walking paths, benches, and gazebos. If feasible, a greenway trail is also planned which will connect to both developments to the north as well as the Neuse River Greenway. Playgrounds and/or other active recreational opportunities will also be incorporated into the development. An amenity area will also be provided with a resort-style pool and bathhouse. A community supported agriculture via a neighborhood farm is also proposed, but feasibility requires further analysis.

## **Phasing**

A phasing plan shall be required and will be consistent with the installation of public infrastructure improvements.

# Comp Plan Consistency

## 1. OVERALL DESIGN GUIDELINES (Comp Plan pp. DS 6-7)

The proposed development on the rezoning property will preserve the natural features of riparian corridors by designating them as open outdoor space to be enjoyed by the community. (OA-1). Design standards are tailored to meet or exceed the standards of adjacent residential subdivisions and share elements and features that link the neighborhoods architecturally. (OA-2; OA-3). The proposed development will preserve significant active and passive open space. It will provide an outdoor amenities area with a swimming pool and playground, passive open spaces around riparian corridors, other open space with outdoor furniture or structures such as gazebos to provide meeting places, and is proposed to include a neighborhood farm area to community sustainability, safety, health, welfare, and social connectedness. (OA-4). Open spaces that include gazebos or other lawn structures for meeting spaces will be centrally located in various places in the community. (OA-5). The proposed development includes a 5' minimum sidewalks along both sides of each street to provide a safe space for walking and biking. (OA-7). The proposed residential neighborhood will provide significant passive and active recreational amenities in the form of active open space such as a pool, playground and community farm as well as passive open space for meeting or walking. Greenway easement?? (OA-9). Quality LED lighting among other features improves safety in pedestrian and public space areas. (OA-10). In addition to sidewalks, natural walking trails will improve pedestrian connectivity and access throughout the development. (OA-11). The proposed inclusion of a neighborhood farm creates a variety of opportunities incorporate sustainable practices (for example: stormwater capture; increased filtration of stormwater, composting) that minimize water use, waste, and pollution. (OA-12).

## 2. NEIGHBORHOOD DESIGN DISTRICT (Comp Plan pp. DS 13-15)

The Comp Plan identifies a portion of the subject property as being within the Neighborhood Design District, which “primarily provides for suburban residential development surrounding the original town center and higher-density urban villages Streets.” (Comp Plan p. DS 13). In addition, “streets in the Neighborhood Design District should be interconnected, unless prevented by environmental constraints.” (Id.). The proposed layout provides street connectivity except where natural features such as topography and riparian buffers dictate otherwise. The Subject property is not located within any primary or secondary activity center.

Sidewalks are provided along with outdoor activity centers and passive meeting spaces. An easement through dedicated open space along the Neuse River has the potential to create an access to the Neuse River greenway. (NH-1). Streets will have landscaping and buffers as required by the UDO. Traffic calming devices may be used to keep traffic in the proposed residential neighborhood at a safe speed. (NH-2). The proposed development will have vehicular and pedestrian connectivity with other

neighborhoods, and future pedestrian connectivity to a greenway is anticipated. (NH-3). Streets in the proposed development are mostly interconnected and connections to other neighborhoods and to a Secondary Activity Center with commercial uses will be provided. (NH-12). Stream buffers along the Neuse River will be preserved as open space. (NH-4). To the extent practical, streets for the proposed development are designed to run roughly parallel to the riparian corridors within the development. (NH-5). The proposed development incorporates both single family and townhouse style homes in an effort to provide homes for a mix of families. The townhouses will be located in a section of the development in an Urban Village Design district that is better suited to higher density. (NH-11). The proposed neighborhood will include an outdoor amenity area with a pool and playground as well as other open space that will include gazebos for meeting places. The proposed development may also include a neighborhood farm for community building. (NH-17).

### 3. URBAN VILLAGE DESIGN DISTRICT (Comp Plan pp. DS 16-18)

The proposed development will be pedestrian friendly with sidewalks on both sides of the street and connectivity with other neighborhoods and a nearby Secondary Activity Center with commercial areas. (UV-1). This concept furthers the development of increased density in the Urban Village Design District and provides a direct connection between residential and future commercial/retail development. (UV-2). The proposed development will provide ample open space, gazebos, and an outdoor amenities area with a pool and playground to enhance community interaction. The proposal also includes the potential to create a neighborhood farm, further enhancing community building among neighbors. (UV-3). The proposed development will provide connectivity to a Secondary Activity Center area which is likely to be developed with commercial uses. (UV-6). Streets will be interconnected with other neighborhoods and commercial areas. (UV-7). The streets of the proposed development will have landscaping and buffers as required by the UDO. (UV-11). Townhomes planned in the urban village district will be rear loaded with alleys which will assist with locating the buildings closer to the pedestrian portion of the street.

### 4. MAPS

The following Comp Plan maps do not incorporate the subject property in future planning:

- *Activity Center Plan;*
- *Gateway Design District Overlay;*

The subject property is referenced on

- *Parks, Recreation, & Open Space Plan*
  - The proposed development will include an offer of dedicated easement to provide connectivity between Silverstone (and by extension Stone River and Cheswick) and the Neuse River Greenway / Mountain to Sea Trail.
- *Arterial & Collector Street Plan;*
  - Silverstone furthers this plan by constructing a portion of the future north/south collector street connecting to Poole Road.
  - The proposed development will alleviate traffic congestion for the Cheswick and StoneRiver neighborhoods by making an additional connection to Hodge Road that is further away from the I-495 interchange. This connection will align with the signalized entrance to the planned industrial park, allowing for better traffic plans and patterns than currently exist. It is anticipated that the Silverstone community, including the townhome section, will opt for this signalized ingress/egress point rather than the signalized Hodge Road connection via Panther Rock Boulevard. As a result, little if any additional traffic will be routed to the north, and traffic conditions for residents of the Cheswick and future StoneRiver subdivisions should only improve given alternate points of ingress and egress through Silverstone.
  - Additionally, a connector road will stub to the south that will create a future connection to Poole Road when the parcel to the immediate south is developed, further improving ingress and egress to residential communities in the area.
- *Bicycle & Pedestrian Plan*
- *Mass Transit Plan (2010)*
- *Functional Class Plan*

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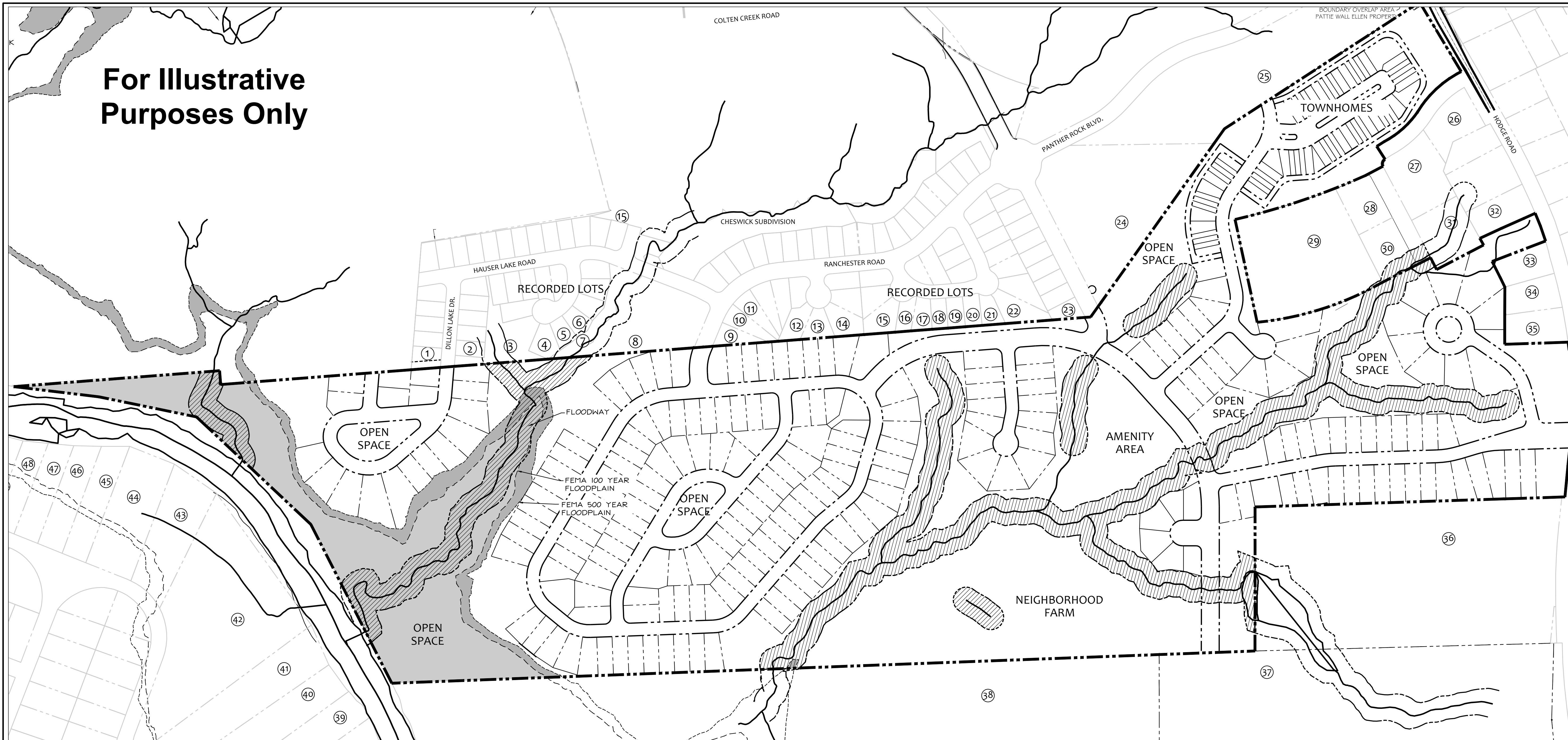
# SILVERSTONE PRD

## ZMA-2-16

# APPENDIX

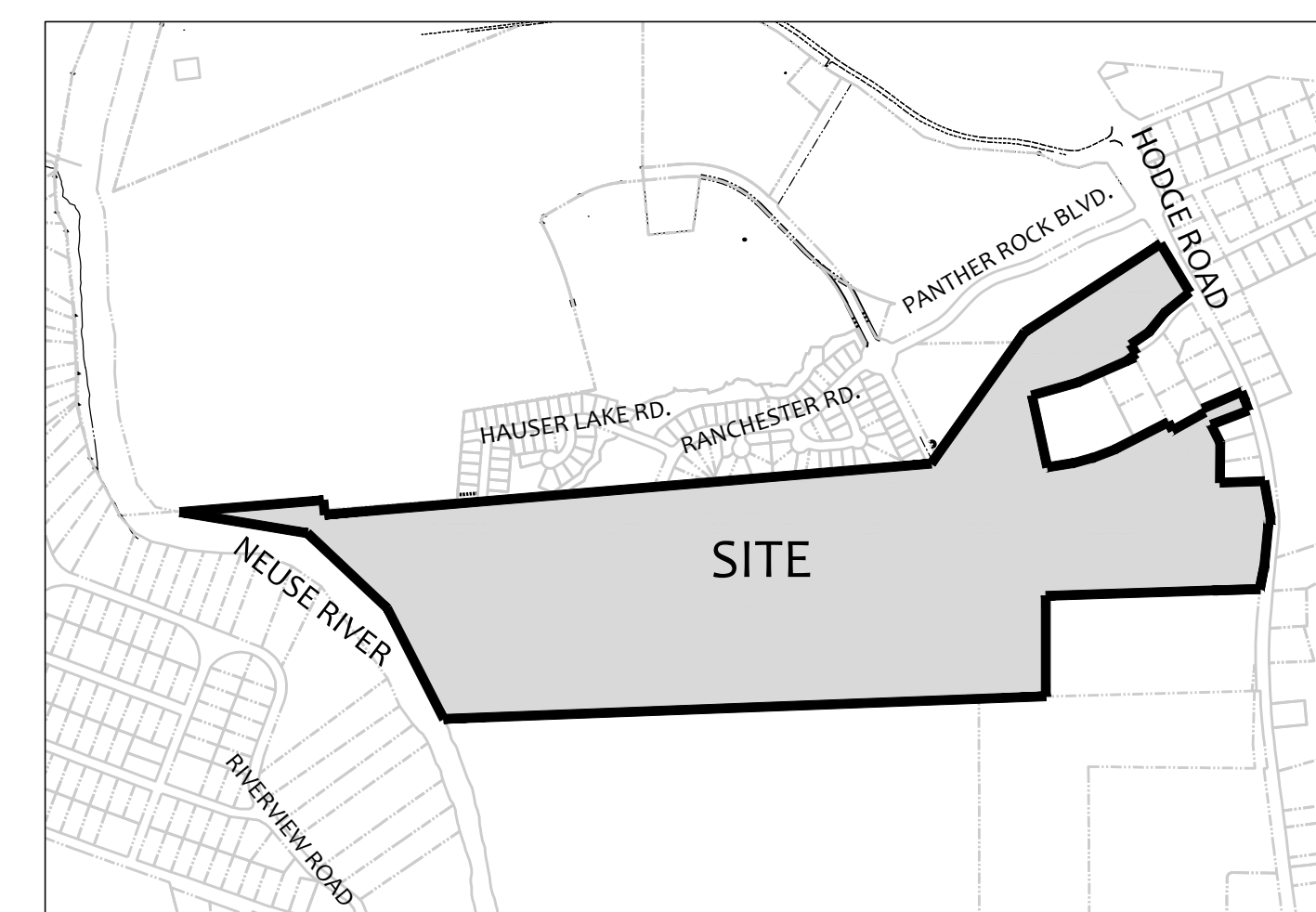
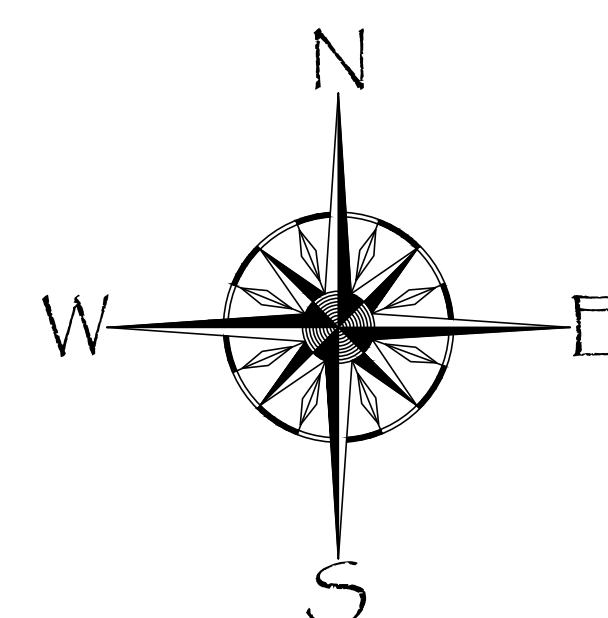
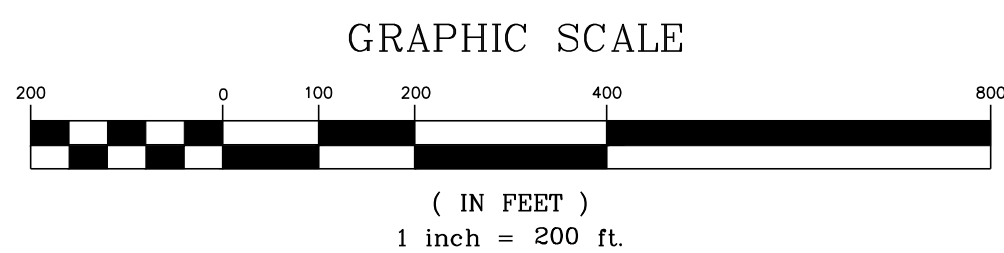
*\*All plans and images included in this Appendix are for illustrative purposes only. Final plans and designs are may be revised or altered, subject to any adopted PRD standards and master plan approval by Knightdale Planning Staff.*

**For Illustrative  
Purposes Only**



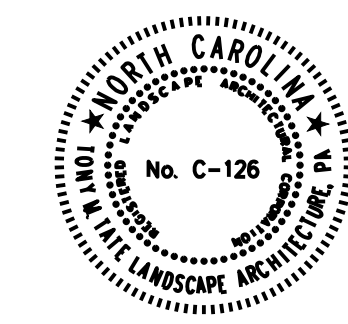
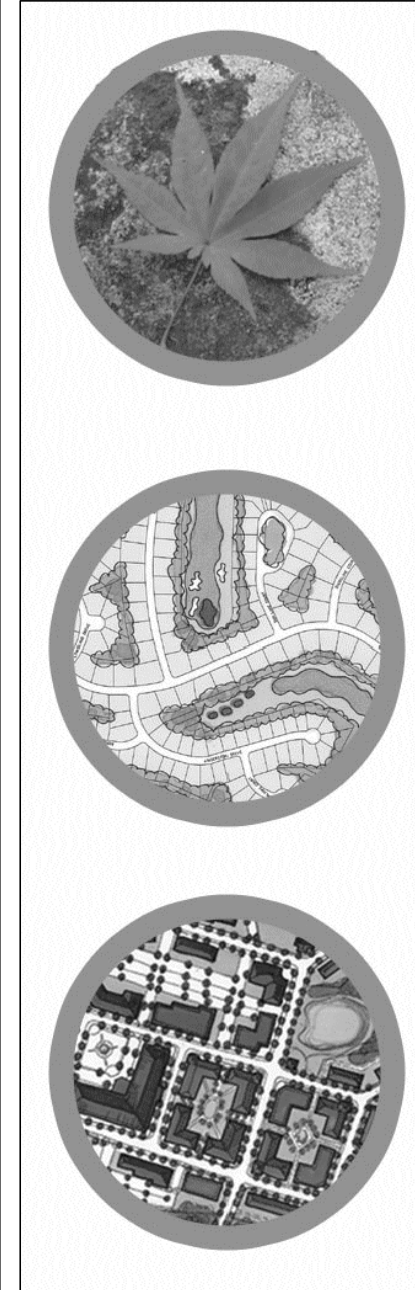
ADJOINING PROPERTY OWNERS				
NUMBER	PIN	OWNER	ZONE	USE
1	1733-82-7209	Juan Luis Rohda Carrasco	UR-12	SNGFAMILY
2	1733-82-8373	Stephen & Erin Bowman	UR-12	SNGFAMILY
3	1733-82-0316	Cheswick Investment LLC	UR-12	VACANT
4	1733-82-1385	Khalid Pickering	UR-12	SNGFAMILY
5	1733-82-2339	Richard & Mary Lynn Dimitch	UR-12	SNGFAMILY
6	1733-82-2493	Zachary & Gina Martin	UR-12	SNGFAMILY
7	1733-82-3497	Cheswick Investment LLC	UR-12	VACANT
8	1733-82-5485	Cheswick Investment LLC	UR-12	VACANT
9	1733-82-8398	Justin & Lindsay Sommer	UR-12	SNGFAMILY
10	1733-82-9443	Guy D Pagliolo	UR-12	SNGFAMILY
11	1733-82-9487	Charles & Angel Sutton	UR-12	SNGFAMILY
12	1743-02-1443	Terr & Joseph Harb	UR-12	SNGFAMILY
13	1743-02-2422	Gerald D Taplin	UR-12	SNGFAMILY
14	1743-02-3423	Canzella & Robert Skinner	UR-12	SNGFAMILY
15	1743-02-4474	Athenasios & Theodora Papadopoulos	UR-12	SNGFAMILY
16	1743-02-5486	Jamar Banks & Santana Saunders	UR-12	SNGFAMILY
17	1743-02-6436	Gwendolyn Clark	UR-12	SNGFAMILY
18	1743-02-6496	Tyler Eversole	UR-12	SNGFAMILY
19	1743-02-7467	Kevin & Ashely Kirby	UR-12	SNGFAMILY
20	1743-02-8427	Erica & Charles Hunter	UR-12	SNGFAMILY
21	1743-02-8497	Bryon & Cinamon Baggaley	UR-12	SNGFAMILY
22	1743-12-0408	Suzanne & Marcia Shields	UR-12	SNGFAMILY
23	1743-12-1497	Kenneth Johnson	UR-12	SNGFAMILY
24	1743-12-3980	Riverside Plantation LLC	HB	VACANT
25	1743-13-9432	Riverside Plantation LLC	HB	VACANT

ADJOINING PROPERTY OWNERS				
NUMBER	PIN	OWNER	ZONE	USE
26	1743-23-7223	Ben & Joyce Johnson	UR-12	SNGFAMILY
27	1743-23-5091	Gregory & Justine Woolbright	NMX	SNGFAMILY
28	1743-22-3879	Salvador Gomez Tinajero	NMX	SNGFAMILY
29	1743-22-1638	Sam Alan Davis	NMX	SNGFAMILY
30	1743-22-4761	Juan Carlos Ramir Salas	NMX	SNGFAMILY
31	1743-22-6798	Ismael Gandanilla	NMX	SNGFAMILY
32	1743-22-9806	Callie Denton	NMX	SNGFAMILY
33	1743-32-0606	Ronald & Nancy Sanders	NMX	SNGFAMILY
34	1743-32-0534	Blair & Richard Hamilton	NMX	SNGFAMILY
35	1743-32-0441	Melbourne Davis	NMX	SNGFAMILY
36	1743-20-3936	Riverview Land Holdings, LP	RMX	VACANT
37	1733-90-2561	Jones Estates LLC	GR8	MULTIUSE
38	1733-80-0666	City of Raleigh	R-1	VACANT
39	1733-70-9786	City of Raleigh	R-1	VACANT
40	1733-70-9829	City of Raleigh	R-1	VACANT
41	1733-71-8286	City of Raleigh	R-1	VACANT
42	1733-71-7611	Lyman Moore	R-1	MOBILE
43	1733-71-5658	Ricky Williams	R-1	SNGFAMILY
44	1733-71-4713	Jerald Downing	R-1	VACANT
45	1733-71-3715	Jerald Downing	R-1	TWOFAM
46	1733-71-2718	Jerald Downing	R-1	VACANT
47	1733-71-1820	City of Raleigh	R-1	VACANT
48	1733-71-0821	City of Raleigh	R-1	VACANT



VICINITY MAP

SCALE 1"=1000'



**TONY M. TATE LANDSCAPE ARCHITECTURE, PA**  
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**TIMMONS GROUP**  
5410 Trinity Road  
Raleigh, NC 27607

REVISIONS:  
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REZONING EXHIBIT  
**SILVER PROPERTY**  
KNIGHTDALE, NC  
ARCA TERRA LAND, LLC, RALEIGH NC

SCALE:  
1"=200'  
DRAWN BY:  
PMP  
PROJECT #  
15105  
DATE:  
3/16/16

SHEET  
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