



**TIMMONS GROUP**

YOUR VISION ACHIEVED THROUGH OURS.

ENGINEERING FIRM:

**TIMMONS GROUP**

5401 TRINITY RD, SUITE 102

RALEIGH | NC 27607



**PUD SUBMITTAL**  
PREPARED FOR:  
TOWN OF KNIGHTDALE  
JANUARY, 2022

MAILMAN POST

**DRAFT**

## DRAFT COMMUNITY VISION

Mailman Post will be a neighborhood that brings people together while providing connections to the broader Knightdale community. As part of an outstanding master-planned community, residents will be just minutes from great shopping, dining, and schools, with easy access to I-87 and NC540. The proposed development will include 150 residential units comprised of 50 front loaded single family detached homes and 100 rear loaded single family detached dwellings.

Affordability is a goal, but it will not be at the expense of aesthetics, interior features, or energy efficiency. Architecture will acknowledge Knightdale's growth and desire for more density while paying homage to the town's rural roots. The majority of garages will be located in the rear of homes, making the people and the land, not the automobile, the focus of the neighborhood. Single family detached homes surrounding active open spaces will promote a sense of community.

The layout is based on a principals of infill development with an emphasis on common gathering spaces rather than private individual yards. Amenities will be extensive. Being part of the Mailman Post master-planned community provides access to a resort-style pool and clubhouse. Amenities are planned to bring people together and stimulate communication and personal interaction including playground equipment, walking trail, pickleball courts, play lawn, and a public plaza.

The project is inconsistent with some components of the 2035 Comprehensive Plan, however with recent development in the area and the subject property's location within a Targeted Investment Area, a Mixed-Density Neighborhood or Single Family neighborhood Placetype is more appropriate for the growing area. The KnightdaleNext Playbook Approach provides guidance and a mechanism for when a parcel may be considered for revisions to the Growth and Conservation Map. The approach describes new realities that may support an amendment : "Any changes considered to the Map should be evaluated against the community vision, guiding principals, and the Growth Framework Map to determine if they are in the best long-term interests of the Town and its residents, businesses, and property owners."

### Vision

The vision for Knightdale includes neighborhoods that will feel a sense of connection by traditions, family, roads, greenways, bicycle routes and walkways, and the shared history of Knightdale's uniqueness. Mailman Post will offer three (3) different home series, ensuring an aesthetic continuity along Mailman Road. The collector road running through Mailman Post will align across from Sawdust Lane, completing the first segment of road construction as called for by Knightdale's Transportation Plan. In addition, road stubs to the north will enable future connectivity as development of the surrounding parcels continues.

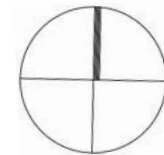
### Guiding Principles

- **Infill Development and Redevelopment** – The grid layout and predominant use of alleys represents classic infill design language, which is particularly appropriate for a small parcel.
- **Parks and Recreation** – The layout contains multiple parks for its residents to enjoy. The proposed design includes 20% open space.
- **Transportation** – The plan for Mailman Post emphasizes several modes of transportation including an east-west collector from Mailman Road to the eastern property boundary. Multi-use paths along Mailman Road will link to sidewalks with the community to provide pedestrian connectivity. Narrow front streets encourage walking and biking throughout the community.
- **Compact Development Patterns** – The proposed development continues the usage of the three (3) different lot sizes in Mailman Road and utilizes more of the smaller, alley-loaded lots to make the 33-acre site more efficient.
- **Community Design** – Mailman Post will deliver the same uniquely Knightdale look and feel that as other communities that has proven to be a hit with buyers, Town officials, and Knightdale constituents. The applicant, EF One LLC has already contracted with Tricor Homes to continue their award-winning designs.
- **Great Neighborhoods and Expanded Home Choices** – With three (3) different series of plans, homes ranging from almost 1,500 square feet to almost 3,000 square feet across a broad array of prices, and a diverse set of amenities will be able to meet the needs of young professionals, downsizers, single parents, and other home buyer segments.
- **Growth & Conservation Map** - The property has a Placetype of Rural Living, which is the same Placetype as other similar communities that have been reclassified as Single Family Neighborhood and rezoned GR-8.

**SITE DATA TABLE**

PROJECT:	MAILMAN POST
ENGINEER:	TIMMONS GROUP BETH BLACKMON, PE 5410 TRINITY ROAD, STE. 102 RALEIGH, NC 27607 PHONE: (919) 866-4509 FAX: (919) 859-5663 EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	EF ONE, LLC CRAIG DUERR 6801 WINDING RIDGE ROAD ZEBULON, NC 27597 PHONE: (919) 601-6932 EMAIL: LANDALTERNATIVESNC@GMAIL.COM
LAND OWNER:	GIOVANNI MORTARINO TRUSTEE 2830 CHARLEMAGNE DRIVE VIRGINIA BEACH, VA 23451
TAX ID:	1763-08-8851, 1763-08-3716, 1763-09-5280, 1763-09-5560
DEED REFERENCE:	DB. 14674 PG. 1408
TOWNSHIP:	ST. MATTHEW'S
EXISTING ZONING:	GR8
CURRENT USE:	SINGLE-FAMILY RESIDENTIAL & VACANT
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING:	GR-8 PUD GENERAL RESIDENTIAL-8 (GR-8), PUD (PLANNED UNIT DEVELOPMENT)
TOTAL PROJECT AREA:	33.60 ACRES
PROPOSED DENSITY:	4.52 DU/A
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	NONE
FIRM PANEL #:	3720175300J & 3720176300J EFFECTIVE 05/02/2006

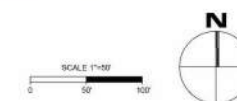
FRONT LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 7,200 SF LOT WIDTH: 60' FRONT SETBACK: 10' DRIVEWAY LENGTH: 20' SIDE SETBACK: 5' CORNER SIDE SETBACK: 10' REAR SETBACK: 20'
REAR LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 3,000 SF LOT WIDTH: 30' FRONT SETBACK: 10' SIDE SETBACK: 3' CORNER SIDE SETBACK: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'



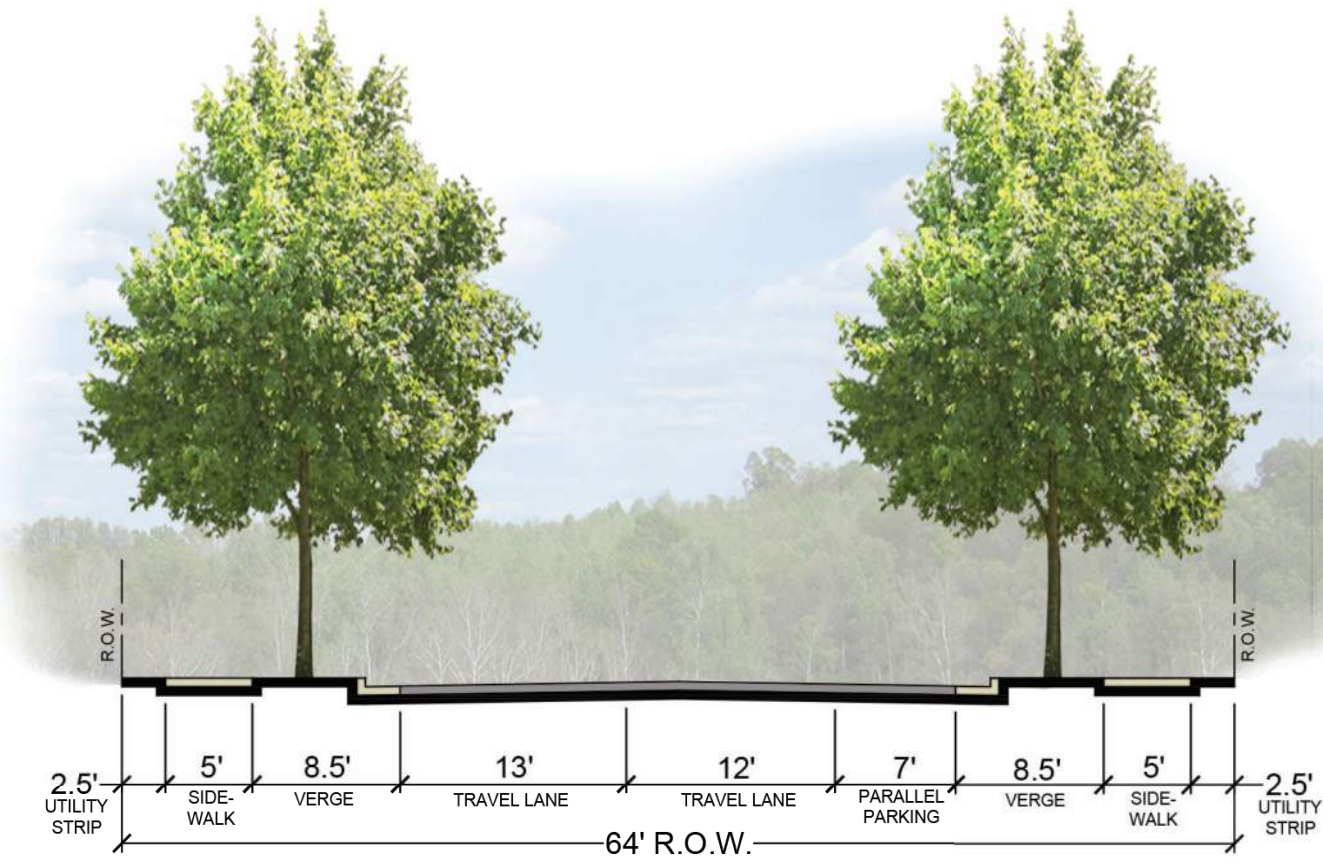


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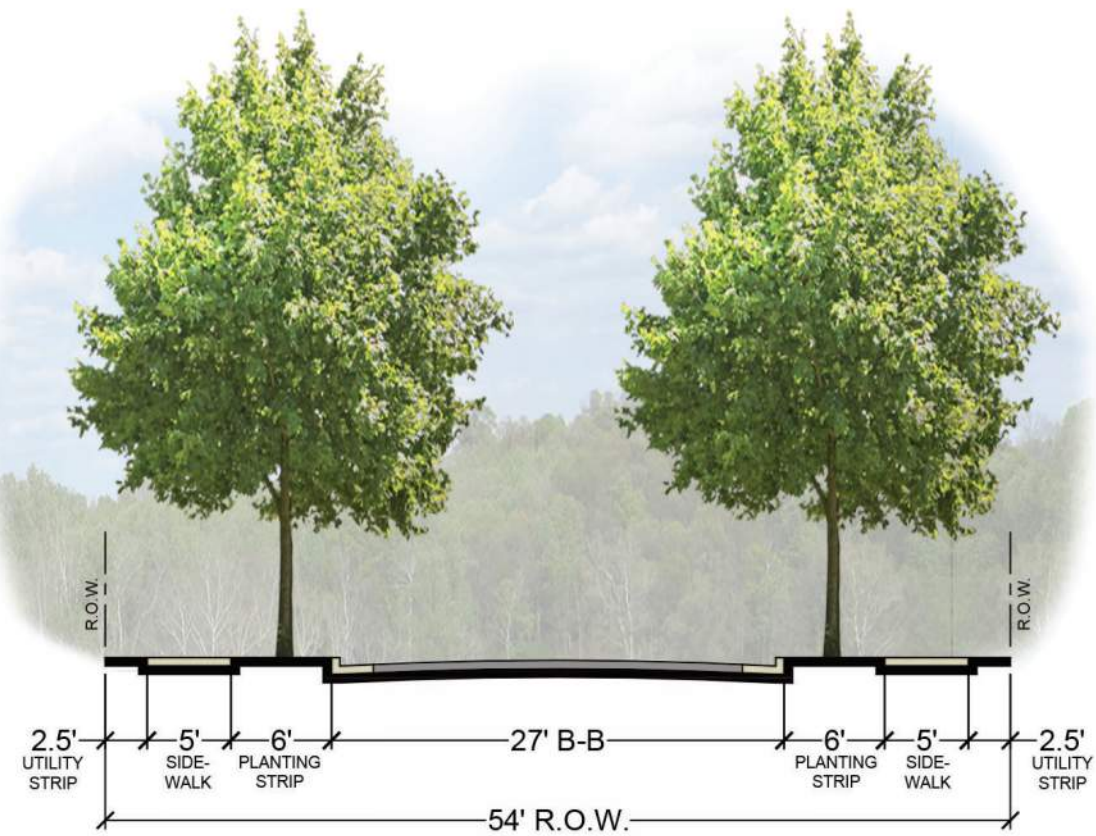
TOTAL AREA	33.6 +/- AC
R.O.W. RESERVATION	0.2 +/- AC
NET AREA	33.4 +/- AC
30' X 100' REAR-LOAD SF LOTS	43
35' X 100' REAR-LOAD SF LOTS	63
60' X 110' FRONT-LOAD SF LOTS	43
TOTAL UNITS	149
OPEN SPACE REQUIRED	4.0 +/- AC
OPEN SPACE PROVIDED	6.1 +/- AC
ACTIVE OPEN SPACE REQUIRED	2.0 +/- AC
ACTIVE OPEN SPACE PROVIDED	2.5 +/- AC



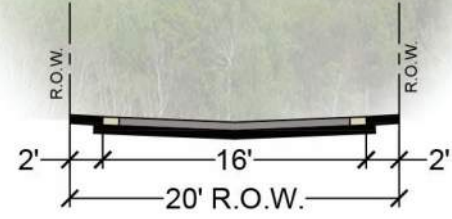
# SECTION A



# SECTION B



TYP. RESIDENTIAL ALLEY



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**STREET SECTIONS**

SINGLE FAMILY HOMES - 30' X 100' LOTS



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SINGLE FAMILY HOMES - 35' X 100' LOTS



RESIDENTIAL PRODUCT

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SINGLE FAMILY HOMES - 60' X 110' LOTS



RESIDENTIAL PRODUCT

DRAFT



## DRAFT ARCHITECTURAL STANDARDS

- Single family detached homes on lots less than 60-feet wide shall be rear loaded 2-story with a minimum heated area of 1,400 square feet.
- Single family detached homes on lots at least 60 feet wide shall be front loaded 2-story with a minimum heated area of 1,900 square feet.
- Single family detached homes shall be raised a minimum of 16" above finished grade in the front and shall contain a minimum of 2 stair risers up to the front porch or stoop. Stem walls or raised slab foundations shall be covered with brick stone on the front façade.
- Unless all brick or stone, single family detached homes shall have a combination of 2 or more of the following materials on the front façade (not including foundations): stone, brick, lap siding, fiber cement siding, shakes or board and batten. Materials shall be different but complementary colors. Vinyl may be used only for soffits, fascia and corner boards.
- Main roof pitches (excluding porches) fronting the street shall be at least 7:12 and every gable end shall have a minimum 12-inch overhang.
- For every 30-feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be a window or door added to the side elevations. Any siding break on the side of the home such as a fireplace, side porch, wall offsets may be used as an alternate to windows.
- Single family detached homes shall have a front porch with a minimum depth of 5-feet and a minimum 10-feet x 10-feet rear patio or deck.
- Garages on front loaded single family detached homes shall not protrude more than 6-feet from the front porch or stoop.
- Garage doors on front loaded single family detached homes shall have glass window inserts or carriage style hardware and may not exceed 60% of the total front façade width.

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ARCHITECTURAL STANDARDS



CONSTRUCTED WETLAND

ENHANCED ROADSIDE LANDSCAPING

CLUBHOUSE, MULTI-USE COURT, & POOL

PICKLEBALL COURTS AND PUBLIC PLAZA WITH FOUR (4) PARALLEL PARKING SPACES

IPEMA CERTIFIED PLAYGROUND

PRIVATE GREENWAY WITH SEATING

PARK WITH BENCHES AND/OR SEAT WALLS

NATURAL AREA/DOG PARK

MAILMAN ROAD

ROAD

AIL DRIVE

100% Required Open Space

Must be distributed into the following uses

50% Active Uses 50% Passive Uses

Both uses must consist of the elements below. Fill the circles to indicate which elements to include.

(Fill 1 circle below) **Community** A

- Neighborhood Amenities\*
- Resort Style Pool
- Clubhouse
- Golf Course

(Fill 1 circle below) **Recreation** R

- IPEMA Certified Playground
- Tennis/Pickleball Courts
- Baseball/Softball Field
- Football/Soccer Field
- Multi-Use Hard Court
- Bocce Courts

(Fill 1 circle below) **Public** P

- Public Park Facility
- Public Greenway
- Public Plaza

(Fill 2 circles below) **Community** (Fill 2 circles below)

- Pavilions
- Gazebos
- Community Garden
- Permanent Yard Games
- Fire Pit
- Hardscaped & Landscaped Squares
- Benches and/or seat walls
- Historic Resources\*
- Private Greenway

**Environmental** (Fill 1 circle below)

- Parkways\*
- Preservation of Natural Resources
- Rain Garden
- Constructed Wetland
- Stream Restoration

**Creative** (Fill 1 circle below)

- Outdoor Display of Public Art
- Gateway Landscaping or Structure
- Enhanced Roadside Landscaping

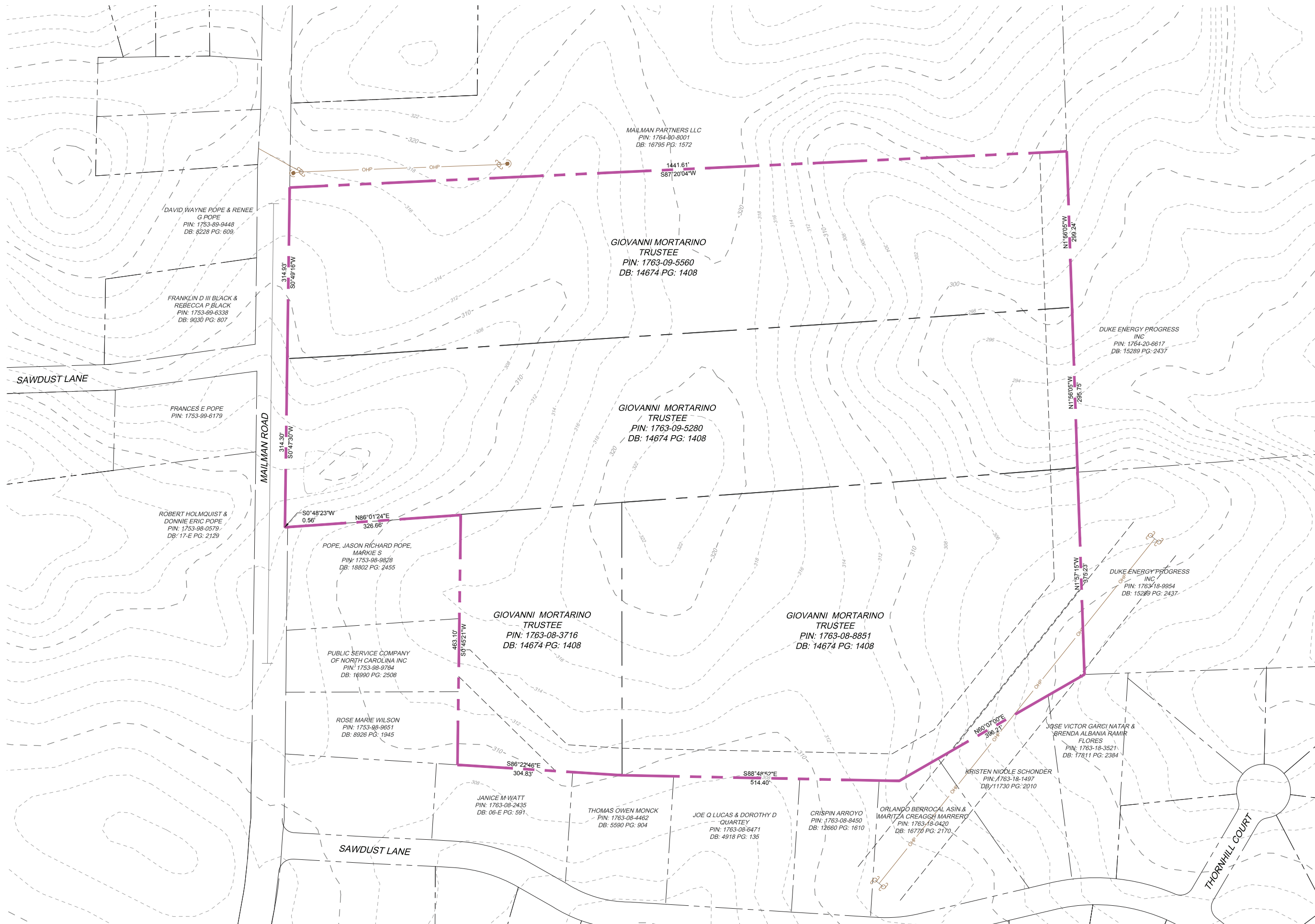
**Mailman Post Allocation Points:**

<u>ITEM</u>	<u>POINTS</u>
Major Subdivision:	15
Residential Architectural Standards	15
Pickleball Court	5
Clubhouse without kitchen 1500-2499 sf	5
Resort Style Pool	2
IPEMA Certified Playground Equipment	4
Private greenway - more than 1000 linear feet	1
Enhanced Roadside Landscaping	2
Stormwater - wetland	5
On-street public parking	4
Deck/Patio #1 - More than 2,000 sf	2
Deck/Patio #2 - More than 1,000 sf	1
<b>Total</b>	<b>61</b>



**COMMUNITY AMENITIES**

**DRAFT**



DAVID WAYNE POPE & RENEE G POPE  
 PIN: 1753-99-9448  
 DB: 9228 PG: 609

FRANKLIN D III BLACK & REBECCA P BLACK  
 PIN: 1753-99-6338  
 DB: 9030 PG: 607

FRANCES E POPE  
 PIN: 1753-99-6179

ROBERT HOLMQUIST & DONNIE ERIC POPE  
 PIN: 1753-98-0579  
 DB: 17-E PG: 2129

POPE, JASON RICHARD POPE, MARKIE S  
 PIN: 1753-98-9829  
 DB: 18802 PG: 2455

PUBLIC SERVICE COMPANY OF NORTH CAROLINA INC  
 PIN: 1753-98-9764  
 DB: 16990 PG: 2508

ROSE MARIE WILSON  
 PIN: 1753-98-9651  
 DB: 8926 PG: 1945

GIOVANNI MORTARINO TRUSTEE  
 PIN: 1763-08-3716  
 DB: 14674 PG: 1408

JANICE M WATT  
 PIN: 1763-08-2435  
 DB: 06-E PG: 591

THOMAS OWEN MONCK  
 PIN: 1763-08-4462  
 DB: 5590 PG: 904

JOE Q LUCAS & DOROTHY D QUARTEY  
 PIN: 1763-08-6471  
 DB: 4918 PG: 135

CRISPIN ARROYO  
 PIN: 1763-08-8450  
 DB: 12660 PG: 1610

ORLANDO BERROCAL ASIN & MARITZA CREAUGH MARRERO  
 PIN: 1763-18-0420  
 DB: 16770 PG: 2170

KRISTEN NICOLE SCHONDER  
 PIN: 1763-18-1497  
 DB: 11730 PG: 2010

JQSE VICTOR GARCIA NATAR & BRENDA ALBANIA RAMIR FLORES  
 PIN: 1763-18-3521  
 DB: 17811 PG: 2384

MAILMAN PARTNERS LLC  
 PIN: 1764-00-8001  
 DB: 16795 PG: 1572

GIOVANNI MORTARINO TRUSTEE  
 PIN: 1763-09-5560  
 DB: 14674 PG: 1408

GIOVANNI MORTARINO TRUSTEE  
 PIN: 1763-09-5280  
 DB: 14674 PG: 1408

GIOVANNI MORTARINO TRUSTEE  
 PIN: 1763-08-8851  
 DB: 14674 PG: 1408

DUKE ENERGY PROGRESS INC  
 PIN: 1764-20-6617  
 DB: 15289 PG: 2437

DUKE ENERGY PROGRESS INC  
 PIN: 1763-18-9954  
 DB: 15289 PG: 2437

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EXISTING CONDITIONS