



Town of Knightdale

Staff Report Cover Sheet

Title: ZMA-7-20 – Haywood Glen Phase 3

Staff: Kevin Lewis, Senior Planner

Date: March 17, 2021

PURPOSE

- The purpose of this staff report is to provide an overview of a Zoning Map Amendment for the proposed Haywood Glen Phase 3 Planned Unit Development. Timmons Engineering, on behalf of Old East Properties, has submitted an application requesting a Zoning Map Amendment to rezone approximately 23.06 acres located at 1501 Old Knight Rd, identified by Wake County PIN 1755-73-7189, from Rural Transition (RT) to General Residential 3 Planned Unit Development (GR3-PUD) to allow for the construction of a 78-lot single-family subdivision and expansion of the Haywood Glen subdivision.

STRATEGIC PLAN PRIORITY AREA(S)

- Connected & Inclusive

GENERAL STATUTE REFERENCE(S), if applicable

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

TYPE OF PUBLIC HEARING, if applicable

- Legislative

FUNDING SOURCE(S), if applicable

- N/A

ATTACHMENT(S)

- Staff Report
- PUD Document with Elevations
- Master Plan
- Neighborhood Meeting Information
- Developer Video Link

STAFF RECOMMENDATION

- Motion to approve ZMA-7-20 and adopt the recommended advisory statement describing plan consistency and reasonableness of action
- Adopt ORD #21-03-17-002

Knightsdale Strategic Priorities



Safe



Connected & Inclusive



Sustainable



Active & Healthy



Organizational Excellence



Town of Knightdale

Staff Report

Title: Haywood Glen Phase 3

Director Signature: CH

Staff : Kevin Lewis, Senior Planner

Asst. Town Manger Signature:

Date: March 17, 2021

Town Manager Signature:

I. REQUEST:

Timmons Engineering, on behalf of Old East Properties, has submitted an application requesting a Zoning Map Amendment to rezone approximately 23.06 acres located at 1501 Old Knight Rd, identified by Wake County PIN 1755-73-7189, from Rural Transition (RT) to General Residential 3 Planned Unit Development (GR3-PUD) to allow for the construction of a 78-lot single-family subdivision and expansion of the Haywood Glen subdivision.

II. PROJECT PROFILE:

PROPERTY LOCATION:	1501 Old Knight Road
WAKE COUNTY PIN:	1755-73-7189
CURRENT ZONING DISTRICT	Rural Transition (RT)
PROPOSED ZONING DISTRICT:	General Residential 3 Planned Unit Development (GR3-PUD)
NAME OF PROJECT:	Haywood Glen Phase 3
APPLICANT:	Beth Blackmon, Timmons Engineering
PROPERTY OWNER:	Wayne & Eugene Harper
DEVELOPER:	Old East Properties
PROPERTY SIZE:	23.06 acres
CURRENT LAND USE:	Vacant/Undeveloped
PROPOSED LAND USE:	17 front-loaded and 61 rear-loaded single-family units
PROPOSED OPEN SPACE:	3.89 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.

There are several provisions which are required to be addressed by the applicant, including, but not limited to design guidelines and 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.



Town of Knightdale

Staff Report

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

The proposed rezoning features a single parcel, located at 1501 Old Knight Road, west of the existing Haywood Glen subdivision. The parcel is located within the Town’s Extra Territorial Jurisdiction and requires annexation into Corporate Limits, if approved.

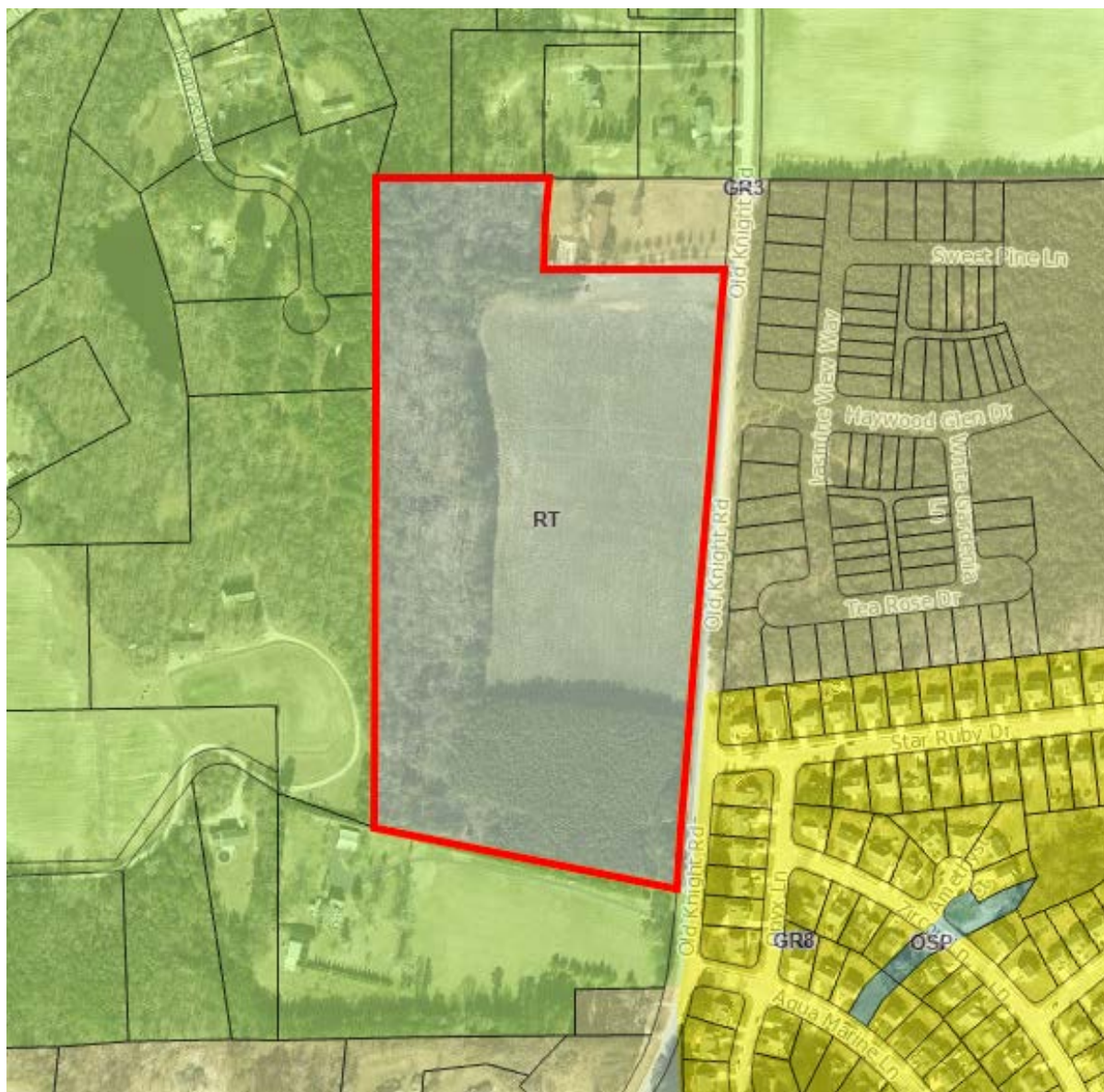
DIRECTION	LAND USE	ZONING
North	Residential	RR1
South	Residential	RR1
East	Haywood Glen, Emerald Pointe	GR3 & GR8
West	Residential	RR1





Town of Knightdale

Staff Report



V. PROPOSED MASTER PLAN:

The applicant has submitted a full Master Plan in accordance Section 16.6 of the UDO. The applicant is proposing a residential subdivision of 78 lots, featuring 17 front-loaded and 61 rear-loaded single-family homes. This proposal will be a third phase of the existing Haywood Glen subdivision; these homes will be members of the existing Homeowners Association, and this phase will feature consistent branding and character. The developer and Staff met multiple times early in the process as the plan evolved. Initially, the proposal was a separate subdivision, however it became evident that adding it into Haywood Glen was a logical move. Terramor was receptive to the idea and further modifications were made to the proposal to make it more consistent. Further analysis of the site plan is detailed below.



Town of Knightdale

Staff Report





Town of Knightdale

Staff Report

STAFF SITE PLAN ANALYSIS:

Staff has reviewed the plan for consistency with the UDO and found the site plan to generally be in compliance with the required provisions. The following items are being highlighted for Council review and further consideration.

Transportation Infrastructure

Pedestrian connectivity will be provided across Old Knight Rd. in the form of High Visibility Crosswalk at Haywood Glen Drive. This will help encourage pedestrian movements between the phases, specifically to access the pool and clubhouse located in Phase 1. As required by Section 9.6 and 17.3, all public roads will feature sidewalks on both sides and crosswalks to allow for safe pedestrian activities within the site.

Haywood Glen Drive will be extended west through this site and be built to the collector standard, featuring curb, gutter, sidewalk, street trees, and a planted median. The first leg of Haywood Glen Drive will feature bike lanes on either side, which will transition to on-street guest parking further west.

Old Knight Road will be improved on the west side along the frontage of this subdivision to meet the requirements of the Functional Classification Plan. That plan calls for Old Knight Road to be a boulevard cross section, featuring four lanes and a median. Old Knight will be striped to only allow for a single north- and south-bound lane until such time that the entire road is widening. A median will be installed in Old Knight where this full cross section is ultimately built.

An analysis of the Traffic Impact Analysis can be seen **Section VIII** below.

Relationship to Phases 1 & 2

As previously mentioned, Phase 3 will be adding 78 lots to the overall subdivision, 17 front-loaded and 61 rear-loaded. Phases 1 & 2 consist of 88 front-loaded and 42 rear-loaded units, for a total of 130 lots. Overall, the breakdown comes to 50.5% front-loaded and 49.5% rear-loaded lots. That ratio was previously 68% front-loaded to 32% rear-loaded.

Landscaping

Due to the existing zoning of adjacent parcels and proposed zoning of this development, landscaped buffers are not required. However, the applicant is proposing a 10-foot Type A Buffer along the southern boundary of the project where existing homes will be close to new lots. Elsewhere, open space or stormwater devices provide buffering for existing residential lots to the north and west.

A 10-foot Type A Buffer is also proposed along Old Knight Road where the rear of some houses will front the public right-of-way. This will be somewhat consistent with what is provided across Old Knight Road for Phase 1, however no berm is proposed.



Town of Knightdale

Staff Report

Elevations

Terramor will remain the builder in Phase 3. The proposed elevations are identical to what was previously approved in Phases 1 & 2. Lot dimensions will be consistent as well to carry the same character from Phases 1 & 2 across Old Knight Road.



HAYWOOD



SPENCER



BECKETT



BECKETT



CARSON



ANNIE



SOPHIE



LUCAS



OLIVIA



MILLIE

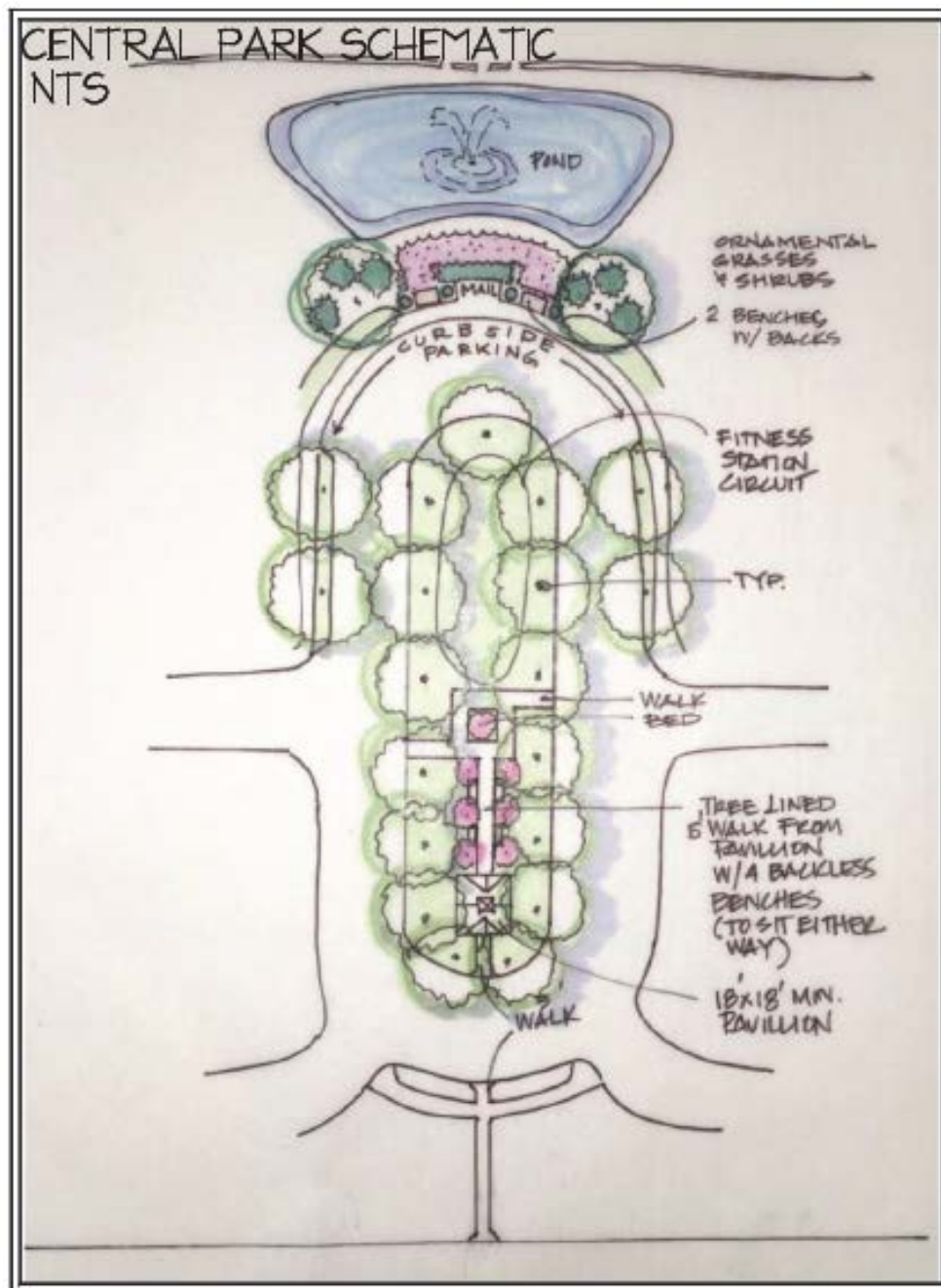


Town of Knightdale

Staff Report

Open Spaces

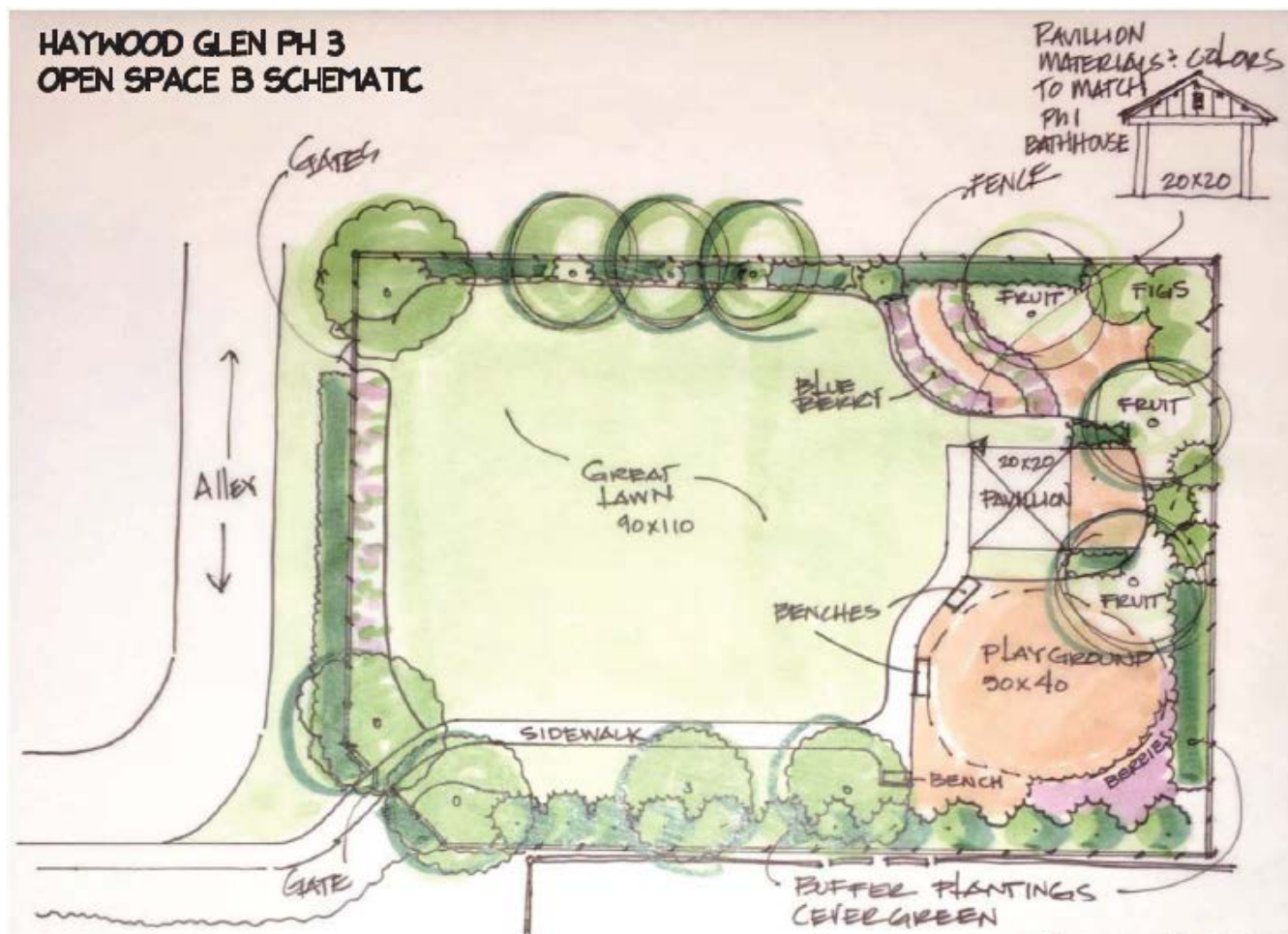
Residents of Phase 3 will have access to the pool and clubhouse and will be members of the existing Haywood Glen HOA. Within Phase 3, the applicant includes a playground, open play lawn, and pavilion in the northern portion of the property. A central open space will feature a fitness station and pavilion easily accessed by-foot for future residents and designed to encourage residents to gather around these open spaces.





Town of Knightdale

Staff Report



VII. LEGISLATIVE CASE PROCEDURES:

Staff met with the development team in May 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: May 10, 2020
- Neighborhood Meeting Notices Mailed: December 8, 2020
- Neighborhood Meeting: December 17, 2020

The virtual neighborhood meeting was held via Zoom on December 17, 2020. Three neighbors attended the meeting to receive information about the proposal and share their thoughts. Comments included concerns over environmental impacts, landscaped buffers, separation between the proposal and existing homeowners, and the condition of alleys in Phase 1. A copy of the mailed notice, list of recipients, and summary of the meeting are attached as part of the application packet.



Town of Knightdale

Staff Report

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

- First Class Letters Mailed: February 5, 2021
- Sign Posted on Property: February 5, 2021
- Legal Ad Published in N&O: February 12 & 19, 2021

Following the formal submittal and review of the proposed master plan, the applicant met with the Development Review Committee (DRC) on January 14, 2021 to discuss the technical comments and details associated with the proposed subdivision plan. Staff discussed with the applicant concerns involving on-street guest parking, landscaping, open spaces, and roadway cross sections.

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

VI. 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 General Residential-3 zoning district and other applicable UDO sections. The applicant’s requested alternative standards are listed in the section below.

- A. **Public Utilities/Water Allocation Policy:** As the extension of an existing development currently served by public water & sewer, this proposal will be granted connection to public utilities. However, the applicant will be providing the following improvements consistent with items found in the WAP.

Bonus Point Item	Point Total
Four On-Street Parking Spaces	4
IPEMA Certified Playground	4
Fountain in SCM	4

Below is a breakdown of improvements provided in Phases 1 & 2, which qualified the development at time of approval. Please note that a Major Subdivision starts with 15 base points and needs to achieve 50 to qualify for water & sewer.

Bonus Point Item	Point Total
Three Acres of Conservation of Natural Habitat	3
Four On-Street Parking Spaces	4
Exclusive Use of Xeriscaping Techniques	3
More than 2,000 linear feet of private walking paths	2
Resort Style Pool	2



Town of Knightdale

Staff Report

Deck/Patio Greater than 3,000 Square Feet	3
Water Playground with Apparatus	2
Clubhouse with Bathrooms Only	3
IPEMA Certified Playground	4
Dog Park	4
Improved Play Field	5
Total Bonus Points	35

B. **Architectural Standards:** The proposed architectural standards are listed below. These are consistent with what was approved with Phases 1 & 2. Attached you will find the applicants PUD Document, containing building elevations.

1. Single-family 2 story homes built on lots at least 60-feet wide will have a minimum heated area of 2,000 square feet.
2. Single-family 1 or 1.5 story homes built on lots at least 60-feet wide will have a minimum heated area of 1,600 square feet.
3. Single-family homes built on lots less than 60-feet wide will have a minimum heated area of 1,600 square feet.
4. Ninety percent (90%) of the single-family homes built on lots at least 60-feet wide will have a minimum house width of 40-feet. Ten percent (10%) of the single-family homes built on lots at least 60-feet wide will have a minimum house width of 35-feet.
5. All single-family homes with crawl spaces will be wrapped in brick or stone on all sides.
6. All single-family homes with stem wall or slab foundations will be a minimum of 2 stair risers (14 inches) above finished grade and will be wrapped in either brick or stone on all sides.
7. 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, fiber cement siding, shakes or board and batten unless the home is only stone or brick. The exterior siding material on the side and rear facades will be fiber cement. When two materials are used, the materials shall be different but complementary colors. Vinyl may be used only for soffits, fascia, and corner boards.
8. All single-family homes will have a front porch with a minimum depth of five feet. Front porch posts will be at least 6"x6".
9. Main roof pitches (excluding porches) fronting the street for 2-story homes will be at least 8:12.
10. Main roof pitches (excluding porches) fronting the street for 1-story and 1.5-story homes will be at least 6:12 unless an alternate is approved by staff.
11. Garages will not protrude more than 6 feet from the front porch or stoop, and all garage doors shall contain window inserts.
12. For every 30 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. Any siding break on the side of the home such as a fireplace, side porch, wall offsets could be used as an alternate to windows.
13. There shall be a minimum 12" overhang on every gable end for every single-family home.



Town of Knightdale

Staff Report

PROPOSED UDO EXCEPTIONS:

In accordance with UDO Section 15.C.5, Planned Unit Development rezonings allow the applicant to request exceptions to certain standards identified in the General District (General Residential). 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. Density Maximum (Section 2.7.B):

- **Required:** In accordance with UDO section 2.7.B.1, the maximum density allowed in the GR-3 district is 3 units per acre.
- **Requested:** This phase of the subdivision would create a density of 3.41 units per acre. Overall, Haywood Glen’s density would increase to 3.04 units per acre across the three phases.

B. Dimensional Requirements (Section 2.7.B):

- **Required:** In accordance with UDO Section 2.7.B.3, the following dimensional requirements apply to single-family front-loaded units:

Minimum Lot Width	80-feet
Side Setbacks	20% of the lot width, a minimum of 5-feet
Driveway Length	35-feet from the edge of the right-of-way

- **Requested:** The following standards are proposed and will be consistent with those applied in Phases 1 & 2.

Minimum Lot Width	60-feet
Side Setbacks	5-foot minimum
Driveway Length	20-feet from the edge of the right-of-way

C. Mass Grading (Section 6.2):

- **Required:** In accordance with UDO Section 6.2, front-loaded single-family lots within a residential subdivision are prohibited from being mass graded to protect the natural environment during construction.
- **Requested:** The applicant requests the opportunity to mass grade the 17 front-loaded lots.

VII. PUD DOCUMENT ANALYSIS

The applicant submitted a PUD document to support their Master Plan. The attached document gives the applicant an opportunity to describe the proposed development in more detail. The applicant included a description of their proposed architectural standards, detailed open space programming, and fit within the existing Haywood Glen neighborhood. It is staff’s opinion that the document is well written, descriptive, and achieves the goal of promoting the overall vision of their proposed development.



Town of Knightdale

Staff Report

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, including how reduced trips due to COVID-19 should be counted. The development team collected traffic counts and compared them to counts from NCDOT prior to spring 2020. The current counts were not far off, however a growth factor was applied to ensure an accurate analysis was made.

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:

- Old Knight Road at Haywood Glen Drive (main site drive)
- Old Knight Road at Site Drive #2
- Old Knight Road at Horton Road
- Buffalo Road at Horton Road
- Old Knight Road at Star Ruby Drive
- Old Knight Road at Forestville Road
- Old Knight Road at Knightdale Blvd

The TIA recommends construction of 50-foot southbound right-turn lanes and 50-foot northbound left-turn lanes at both side drives. The northbound left-turn lane will be incorporated into the existing median.













The analysis found that the Level of Service at the Old Knight Road and Knightdale Blvd intersection will drop to “E” during the PM peak hour. The TIA recommends optimizing the signal timing as a solution. NCDOT reviewed the TIA and recommends extending the eastbound left-turn lane on Knightdale Blvd to 425-feet. Staff, NCDOT, and the applicant continue discussions on this recommendation.

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 more suitable for new development due to existing, nearby public infrastructure.

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 |





Town of Knightdale

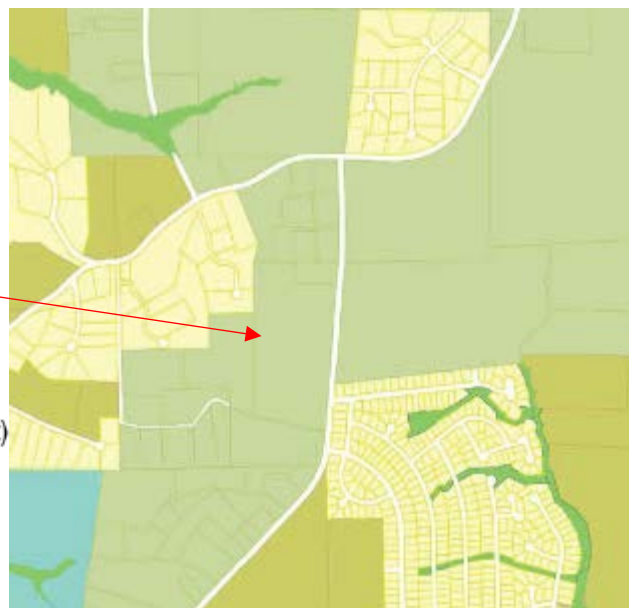
Staff Report

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 “Rural Living” 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 “Rural Living” place type is defined as:

Rural living areas are characterized by large lots, abundant open space, and a high degree of separation between buildings. Homes are scattered throughout the countryside and often integrated into the rural landscape. The lot size and distance between dwelling units decreases with greater development densities. Buildings are generally oriented toward the road and have direct access from private driveways. One or more out-buildings on a property may support farm activities.

Based on the definition above, the proposed use of this property is not consistent with the KnightdaleNext 2035 Comprehensive Plan. The Growth & Conservation Map can be amended should Council determine the request is reasonable.

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 Rural Living place type generally falls into the Open Space category, while proposals such as Haywood Glen Phase 3 would generally be seen in the Neighborhood category.



Town of Knightdale

Staff Report



OPEN SPACE

NEIGHBORHOODS

DISTRICTS

CENTERS

C. Gateway Entrances Map

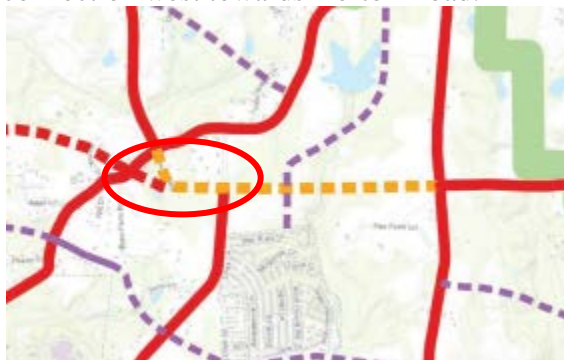
Gateways help those traveling into Knightdale easily identify their entrance into Town. There are a number of different Gateway types, however none apply to this area or proposal.

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 proposal is not required to provide a public greenway, however the applicant is providing pedestrian connectivity throughout the development and to the adjacent phases across Old Knight Road.

E. Street Network Map

Development activities should assist with the construction of a comprehensive transportation network. For Phase 3, the Street Network Map shows an east/west connector. This is achieved on site with the proposed median divided collector in the northern portion of the development. This will connect Haywood Glen Drive from Phases 1 & 2 to a future connection west towards Horton Road.





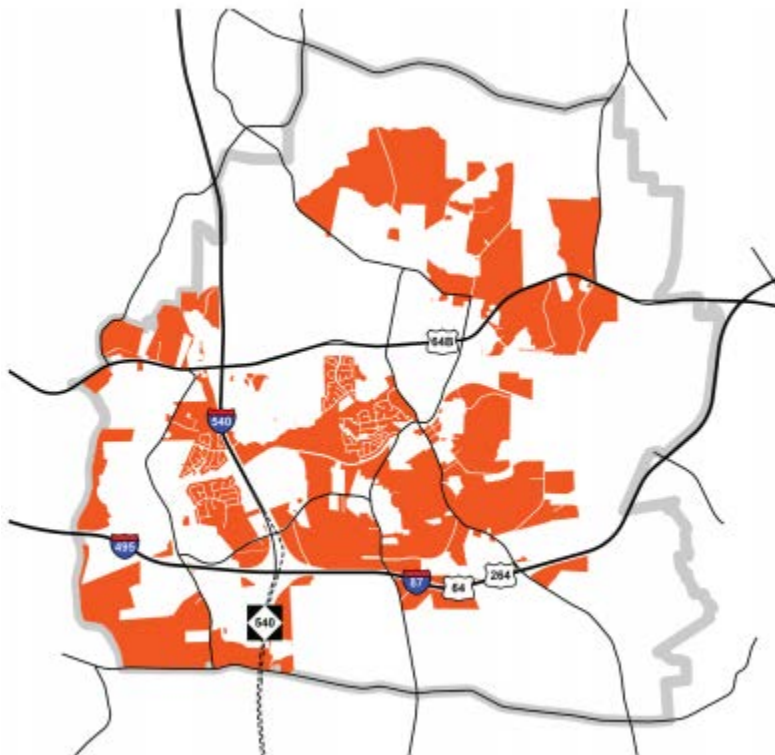
Town of Knightdale

Staff Report

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 (example provided on the next page). Haywood Glen Phase 3 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

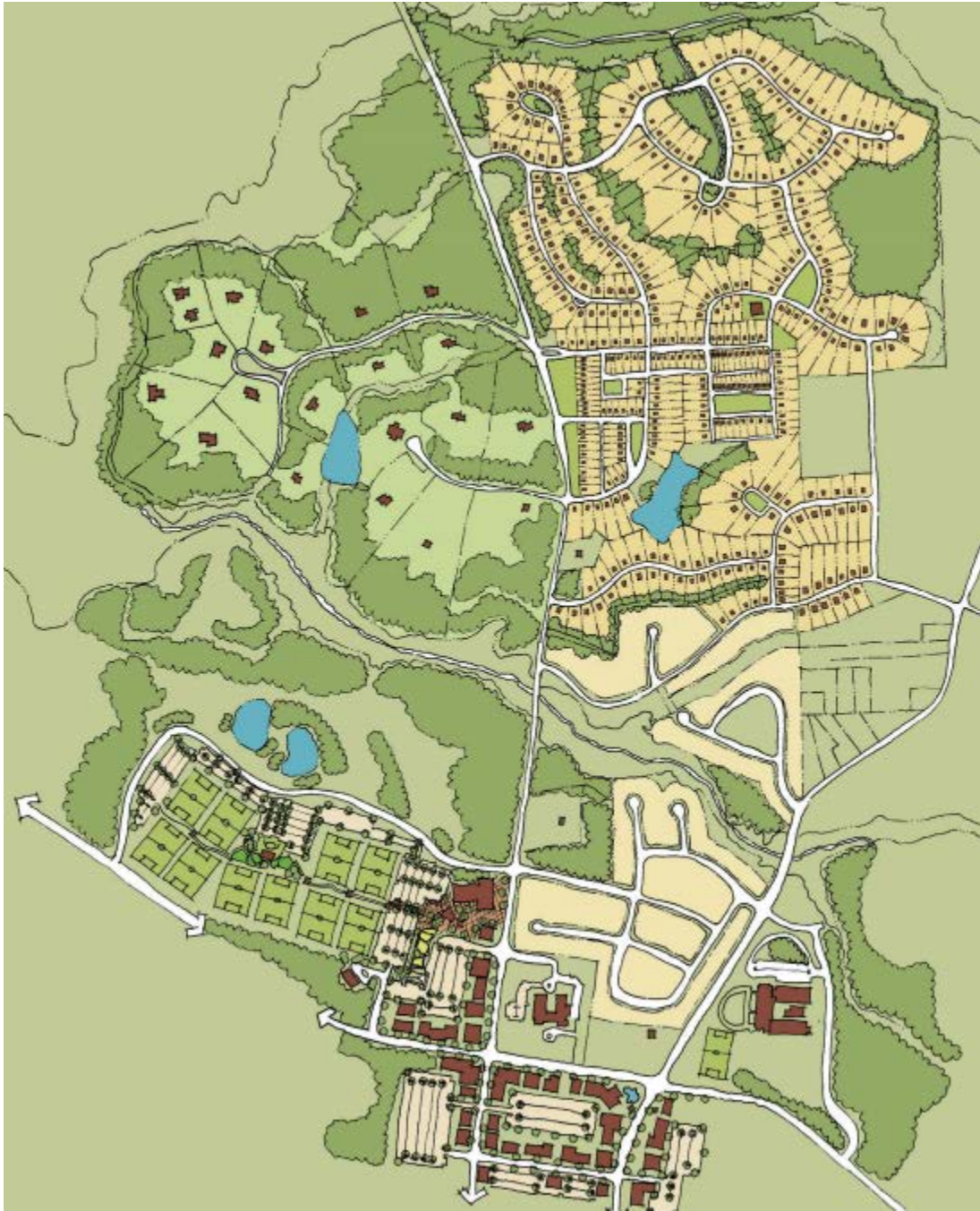


Mixed Density Residential Focus Areas



Town of Knightdale

Staff Report



Mixed Density Residential Illustration



Town of Knightdale

Staff Report

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

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

It should be noted that the Comprehensive Plan takes a “playbook approach” to guide future development as conditions change. Elements such as the Growth & Conservation Map can evolve and be amended when development proposals are deemed by Town Council as reasonable. Development proposals along the Old Knight Road corridor continue to drive investment north, and Staff review ensures compliance with the UDO and other elements of the Comprehensive Plan.

THE PLAYBOOK

Because the Town should be able to take advantage of opportunities when they present themselves, KnightdaleNext uses a ‘playbook approach’ to guiding future growth and development in the community.

Some parts of the document—things like the community vision, guiding principles, and *Growth Framework Map*—should remain constant and keep Knightdale on a focused path for success.

Other parts of the document—things like the general recommendations, focus area study recommendations, the *Growth and Conservation Map*, and other supporting infrastructure maps—may need to evolve over time as conditions change that were not contemplated at the time this document was adopted.

Any changes considered under the playbook mindset for the document should be evaluated against the community vision, guiding principles, and *Growth Framework Map* to determine if they are in the best long-term interests of the Town and its residents, businesses, and property owners.

Patience may be needed for some aspects of the plan to evolve, as it sets a long-term vision to guide growth over an extended period of time. Town officials should avoid ‘short-sighted’ decisions to modify the Plan as a playbook unless reasons to change it are supported by staff.



Town of Knightdale

Staff Report

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.

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.

Compact Development Patterns – The proposal provides a compact and consistently dense development with what is existing to the east.

COMMUNITY DESIGN



Celebrate a distinct brand and sense of place that is uniquely Knightdale, while still tapping into the talent and creativity of the people that shape its residents, business owners, property owners, developers, planning and design professionals, etc. to keep things relevant and authentic. Prioritize Town investments in the spaces around, between, and within buildings (the "public realm") that create a certain vibe, identity, and reputation for Knightdale as a place for pedestrians and active public spaces. Use investments in the public realm—street improvements, public spaces, lighting, landscaping, artwork, etc.—to leverage greater private investment in terms of building use, scale, placement, materials and interactions with the public realm.

Community Design – The character of Haywood Glen will be incorporated in this phase, including the style of houses and creative open spaces.



Town of Knightdale

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.

Great Neighborhoods and Expanded Home Choices – As mentioned, this will be a true extension of Haywood Glen and provide additional housing options to the northern portion of Knightdale’s jurisdiction.

PROPOSED WRITTEN ADVISORY STATEMENT REGARDING PLAN CONSISTENCY:

“The proposed Zoning Map Amendment is not consistent with the KnightdaleNext 2035 Comprehensive Plan’s Growth & Conservation Map Rural Living Place Type. However, it is reasonable as it addresses several of the guiding principles such as creating compact developments adjacent to existing neighborhoods, continuing the community of the existing neighborhood, and expanding home choices in Knightdale. Additionally, it is consistent with the General Growth Framework Map’s Target Investment Area, the Growth & Conservation Place Type Transect, the Street Network Map, and the Mixed Density Residential Focus Area. Finally, it is reasonable when applying the playbook approach and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people desire to live, work and visit.”

X. JOINT PUBLIC HEARING SUMMARY:

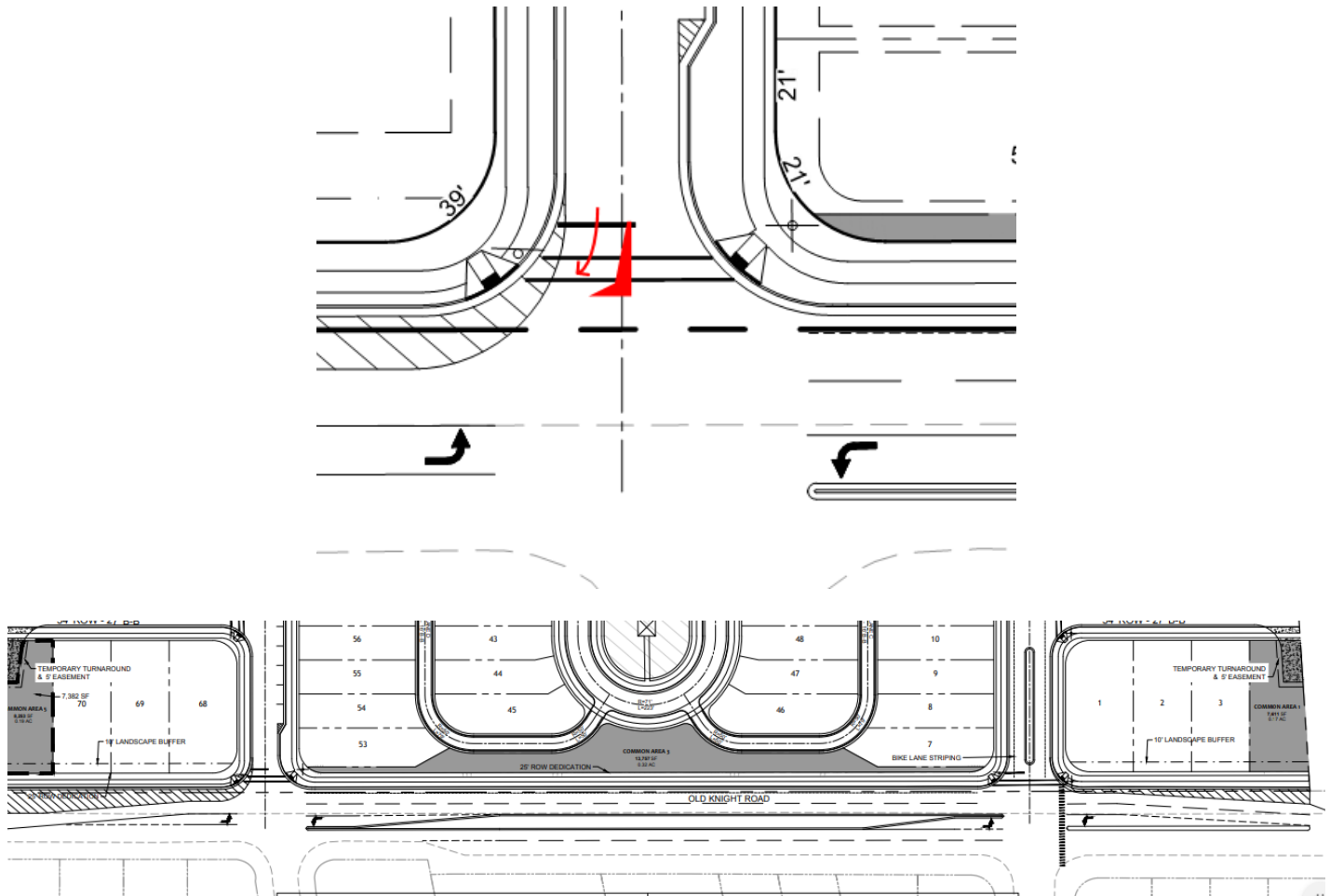
A joint public hearing with the Land Use Review Board and Town Council was held at the March 1, 2021 Town Council meeting. The developer, Mark Eisenbeis with Old East Properties spoke briefly and in support of the development. Beth Blackmon and Jeff Hochanadel with Timmons provided information regarding the TIA and traffic impacts. The Town received two comments prior to the public hearing from nearby property owners opposing the project, specifically the impacts to existing buffers and traffic. Council, the applicant, and Staff discussed traffic impacts and buffers. Staff will continue to work with the applicant on these items moving forward.

Following the Joint Public Hearing, Staff met with NCDOT to discuss safety concerns of the site driveways on Old Knight Road and brainstorm some possible solutions. Ultimately, it was agreed to by NCDOT and staff that limiting the left-turn movement out of the southern driveway would be the best option. The developer was briefed on this and agreed to provide infrastructure which will prohibit turning left onto Old Knight Road and direct motorists south. The main site driveway at Haywood Glen Drive will remain a full movement intersection.



Town of Knightdale

Staff Report



XI. LAND USE REVIEW BOARD SUMMARY:

The LURB originally considered this item at their March 8, 2021 meeting. Following the presentation, LURB discussed the alignment of site driveways on Old Knight Road and their safety. Following the discussion, the LURB voted 5-1, to recommend approval of ZMA-7-20 and forwarded the following advisory statement.

“The proposed Zoning Map Amendment is not consistent with the KnightdaleNext 2035 Comprehensive Plan’s Growth & Conservation Map Rural Living Place Type. However, it is reasonable as it addresses several of the guiding principles such as creating compact developments adjacent to existing neighborhoods, continuing the community of the existing neighborhood, and expanding home choices in Knightdale. Additionally, it is consistent with the General Growth Framework Map’s Target Investment Area, the Growth & Conservation Place Type Transect, the Street Network Map, and the Mixed Density Residential Focus Area. Finally, it is reasonable when applying the playbook approach and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people desire to live, work and visit.”



Town of Knightdale

Staff Report

XII. STAFF RECOMMENDATION:

It is staff's recommendation that Town Council approves the request to rezone the 23.06 acre parcel identified by Wake County PIN 1755-73-7189 from Rural Transition (RT) to General Residential 3 with a Planned Unit Development (GR3-PUD), adopts the forwarded advisory statement from LURB and staff regarding Comprehensive Plan consistency, adopts the staff recommended condition below, and adopts Ordinance #21-03-17-002.

Staff Recommended Condition #1: Further address intersection safety concerns by limiting left turn movements out of the southern driveway onto Old Knight Road.

Staff Recommended Condition #2: Subject to NCDOT approval, extend the left turn lane on Knightdale Blvd at Old Knight Road as recommended by NCDOT review.

“The proposed Zoning Map Amendment is not consistent with the KnightdaleNext 2035 Comprehensive Plan, however it is reasonable as it addresses several of the guiding principles such as creating compact developments adjacent to existing neighborhoods, continuing the community of the existing neighborhood, and expanding home choices in Knightdale. It is inconsistent with the Growth & Conservation Map’s Rural Living Place Type, however consistent with the General Growth Framework Map’s Target Investment Area, the Street Network Map, and the Mixed Density Residential Focus Area. Additionally, it is reasonable when applying the playbook approach and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people desire to live, work and visit.”



ENGINEERING FIRM:
TIMMONS GROUP
5401 TRINITY RD, SUITE 102
RALEIGH | NC 27607

PUD SUBMITTAL
PREPARED FOR:
TOWN OF KNIGHTDALE
JANUARY, 2021



HAYWOOD GLEN - PHASE 3

Haywood Glen – phase 3, a residential development, will be a neighborhood that brings people together while providing connections to the broader community and Knightdale’s history. As part of an outstanding master-planned community, residents will be just minutes from great shopping, dining, and schools, with easy access to I-540 and I-440. The total of 78 residential units is comprised of 17 single family detached homes, and 61 alley fed 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. Most 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 an active open space 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 Haywood Glen master-planned community provides access to a resort-style pool, water playground and clubhouse. Amenities are planned as part of phase 3 to bring people together and stimulate communication and personal interaction including playground equipment, picnic area, and improved play field.

The project is inconsistent with some components of the 2035 Comprehensive Plan however with recent development in the 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.”

Community 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. Haywood Glen West is a literal extension of the Haywood Glen subdivision. Terramor, the builder of Haywood Glen, will be the builder in Haywood Glen West, offering the same 2 home series on the same size lots with the same house plans, ensuring an aesthetic continuity along Old Knight Road. The collector road running through Haywood Glen will extend across Old Knight Road and through Haywood Glen West, completing another segment of road construction as called for by Knightdale’s Transportation Plan. In addition, road stubs to the north, south, and west will enable future connectivity as development of the surrounding parcels continues.

Guiding Principals

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 – This new phase contains multiple parks for its residents and those in the first 2 phases of Haywood Glen to enjoy. The proposed design includes 20% open space, almost double the percentage as the original Haywood Glen development (12%).

Transportation – The plan for Haywood Glen West emphasizes several modes of transportation. It extends a major east-west collector from Haywood Glen across Old Knight Road. Sidewalks along Old Knight Road that link to the first 2 phases provide pedestrian connectivity. Narrow front streets encourage walking and biking throughout the community.

Compact Development Patterns – The proposed development continues the usage of the 2 different lot sizes in Haywood Glen, but utilizes more of the smaller, alley-loaded lots to make the 23-acre site more efficient.

Community Design – Haywood Glen has proven to be a hit with buyers, Town officials, and Knightdale constituents with a uniquely Knightdale look and feel. Haywood Glen will continue the same aesthetic as Haywood Glen. The applicant, Old East Properties has already contracted with Terramor Homes to continue their award-winning designs in this new phase.

Great Neighborhoods and Expanded Home Choices – With 2 different series of plans, homes ranging from almost 1,600 square feet to almost 3,000 square feet across a broad array of prices, and a diverse set of amenities that compliments those in the first 2 phases, Haywood Glen West will be able to meet the needs of young professionals, downsizers, single parents, and other home buyer segments.

Growth Framework Map

The property has a Placetype of Rural Living, which is the same Placetype that phases 1 & 2 of Haywood Glen had when they were reclassified as Single Family Neighborhood and rezoned GR-3. The subject property is contiguous to Single Family Neighborhood Placetypes on both the east and west sides with Mixed Density Neighborhoods beyond that. The vision outlined in KnightdaleNext is based on following a cohesive development pattern of decreased intensity out from Old Town. Assigning a Placetype of Single Family Neighborhood to this parcel will help to create a circle of similar residential development a set distance from Old Town.



SITE DATA TABLE

PROJECT:	HAYWOOD GLEN - PHASE 3
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:	OLD EAST PROPERTIES 410 N BOYLAN AVE RALEIGH, NC 27603 PHONE: (919) 825-1135 EMAIL: MARK@OLDEASTPROPERTIES.COM
LAND OWNER:	WAYNE & EUGENE HARPER 4113 BREWSTER DR RALEIGH, NC 27606-1711
PIN:	1755-73-7189
DEED REFERENCE:	DB 6075 PG. 0508
TOWNSHIP:	ST. MATTHEWS
ZONING:	RT
CURRENT USE:	AGRICULTURE
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING:	GR-3 PUD, GENERAL RESIDENTIAL-3 PLANNED UNIT DEVELOPMENT
TOTAL PROJECT AREA:	22.9 ACRES
PROPOSED DENSITY:	3.41 DU/AC
RIVER BASIN:	NEUSE
WATERSHED:	NONE
FIRM PANEL #:	3720175500J

FRONT LOAD SINGLE FAMILY LOT STANDARDS

- LOT WIDTH 60'
- FRONT SETBACK 10'
- SIDE SETBACK 5'
- CORNER SIDE SETBACK 10'
- REAR SETBACK 25'
- MIN. DRIVEWAY LENGTH 20'

REAR LOAD SINGLE FAMILY LOT STANDARDS

- LOT WIDTH 35'
- FRONT SETBACK 10'
- SIDE SETBACK 3'
- CORNER SIDE SETBACK 10'
- REAR SETBACK 20'
- MIN. DRIVEWAY LENGTH 20'

DENSITY DEVIATION

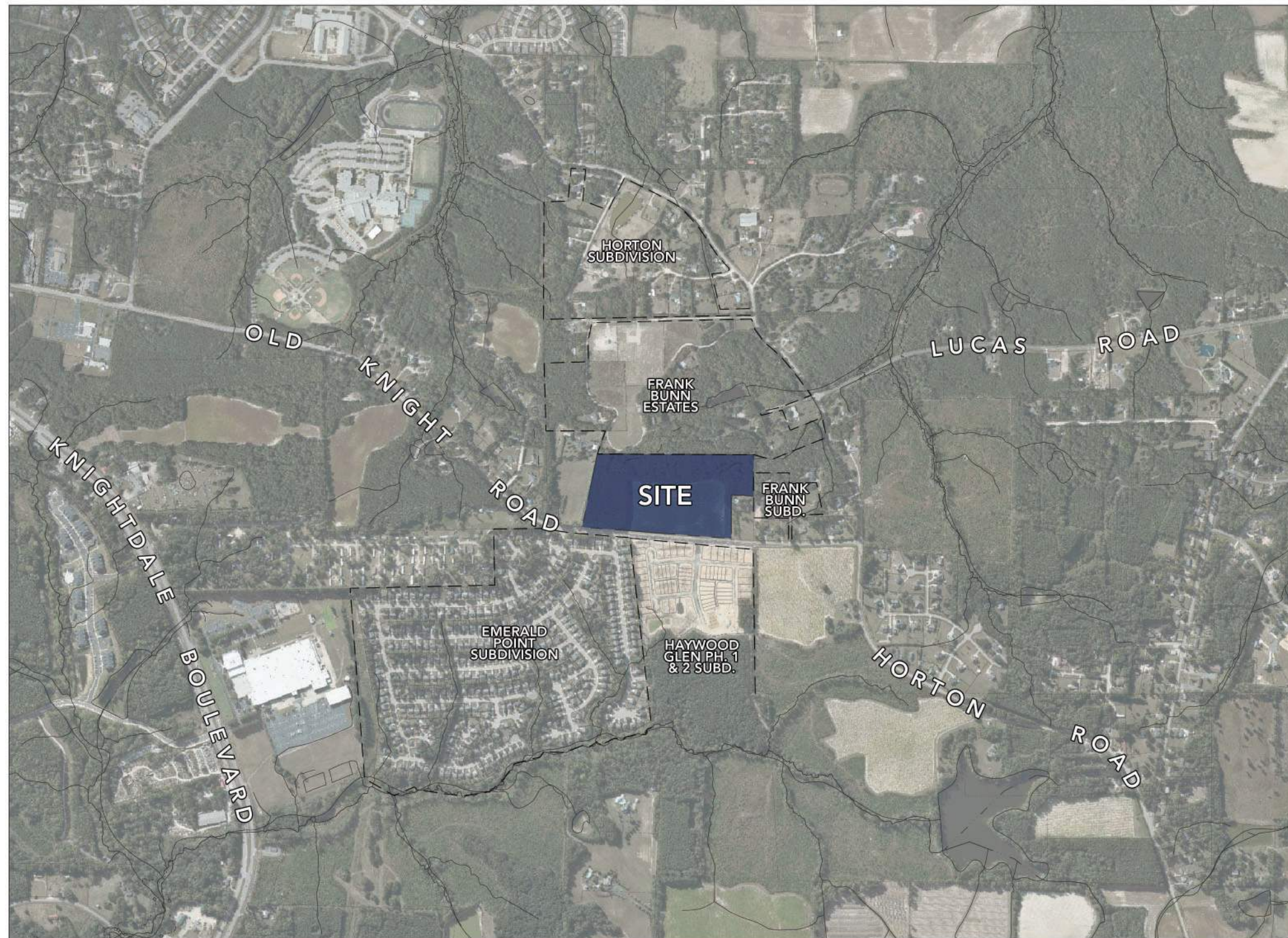
Proposed density is higher than GR-3 district. This deviation is minor when looking at the haywood glen neighborhood as a whole. The entire neighborhood has a density of 3.07 dwelling units per acre

GENERAL SITE MODIFICATIONS

Section 6.2 of the Knightdale Unified Development Ordinance states that lots less than 60' are exempt from the Residential Clearing and Grading Requirements of that section. The proposed development will have a maximum lot width of 60', though the majority will be 35' with rear-loaded garages. Limited exemptions to the clearing and grading requirements presented in Section 6.2 of the UDO are requested for proposed lots that are 60' wide or wider.

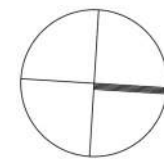
SETBACKS AND DRIVEWAYS

Section 2.7 of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. Additionally, the UDO requires that side setbacks be a minimum of 20% of the lot width (to a minimum of 6'), and driveway length be a minimum of 35'. It is proposed that the minimum lot width standard be reduced to 60', side setbacks be reduced to a minimum of 5', and driveway lengths be reduced to a minimum of 20' in order to be adequately developed within the sites constraints and to maintain consistency with the existing 2 phases of Haywood Glen.



LOT BREAKDOWN FOR HAYWOOD GLEN

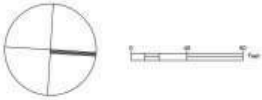
Phase	Total Lots	Front	Alley
I	65	30	35
II	65	58	7
III	78	17	61
TOTAL	208	105	103
% Phase 1		46.2%	53.8%
% Phase 2		89.2%	10.8%
% Phase 3		21.8%	78.2%
% Phases 1-3		50.5%	49.5%



COMMUNITY MASTER PLAN



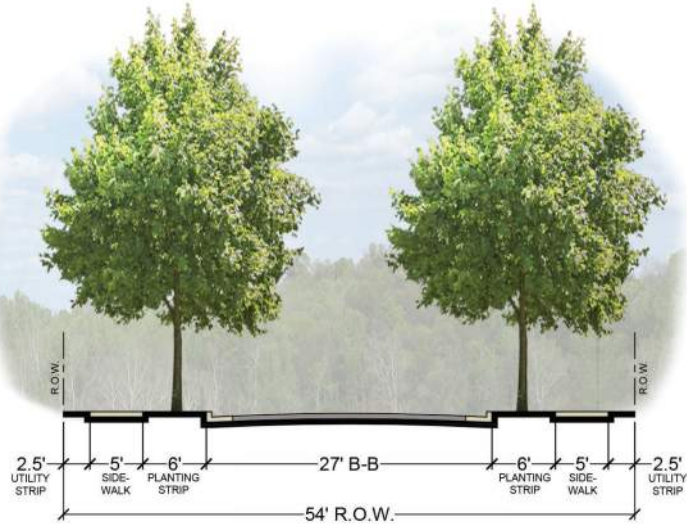
HAYWOOD GLEN PHASE 3 - KNIGHTDALE, NC
 Conceptual Development Plan - January 19, 2021



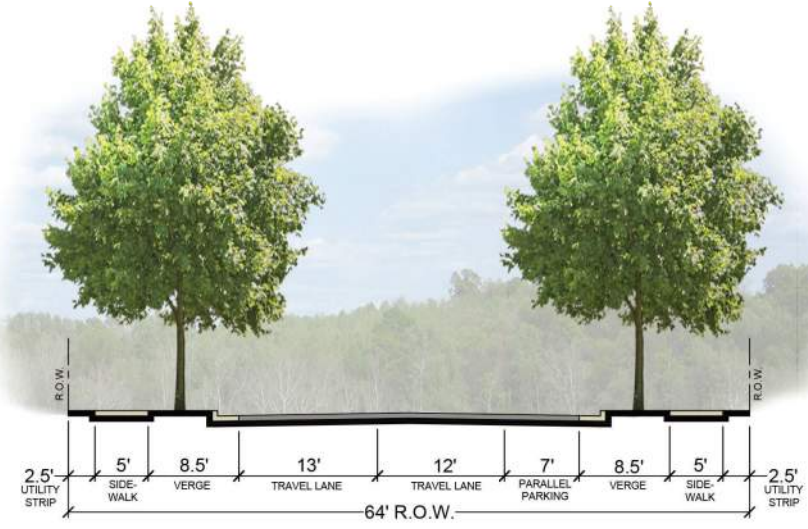


CANOPY SAVE EXHIBIT

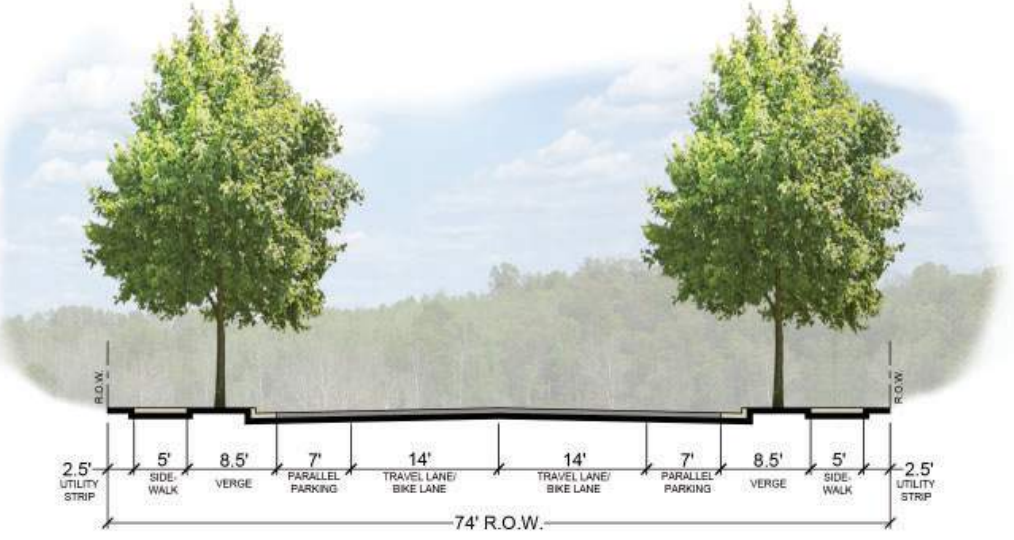
SECTION A



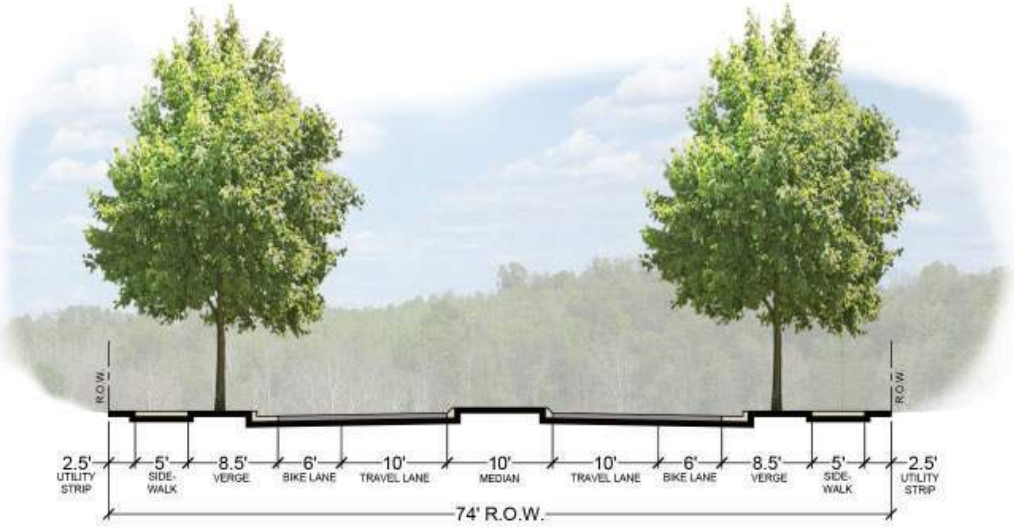
SECTION B



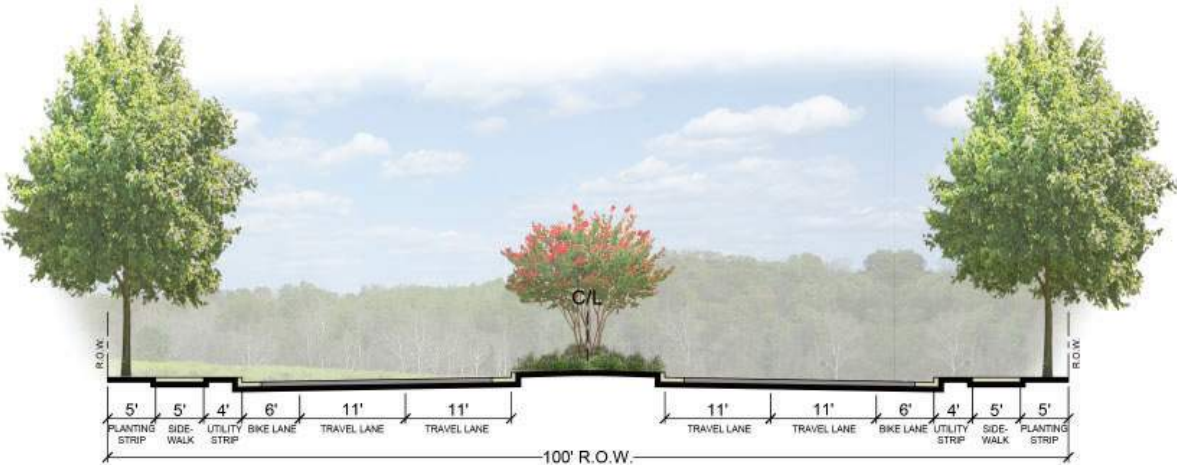
SECTION C



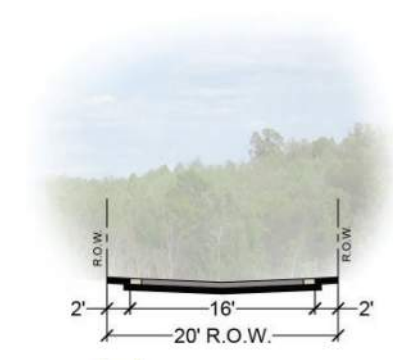
SECTION D



OLD KNIGHT ROAD IMPROVEMENTS



TYP. RESIDENTIAL ALLEY



STREET SECTIONS

SINGLE FAMILY HOMES - 35' X 110' LOTS

**Final elevations will be the same as the final approved elevations from phases 1 & 2. Building standards not reflected in these elevations include: 12" overhangs, masonry on front facades, and additional roof breaks.



HAYWOOD



SPENCER



BECKETT



BECKETT

RESIDENTIAL PRODUCT

SINGLE FAMILY HOMES - 60' X 120' LOTS

**Final elevations will be the same as the final approved elevations from phases 1 & 2. Building standards not reflected in these elevations include: 12" overhangs, masonry on front facades, and additional roof breaks.



CARSON



ANNIE



SOPHIE



LUCAS



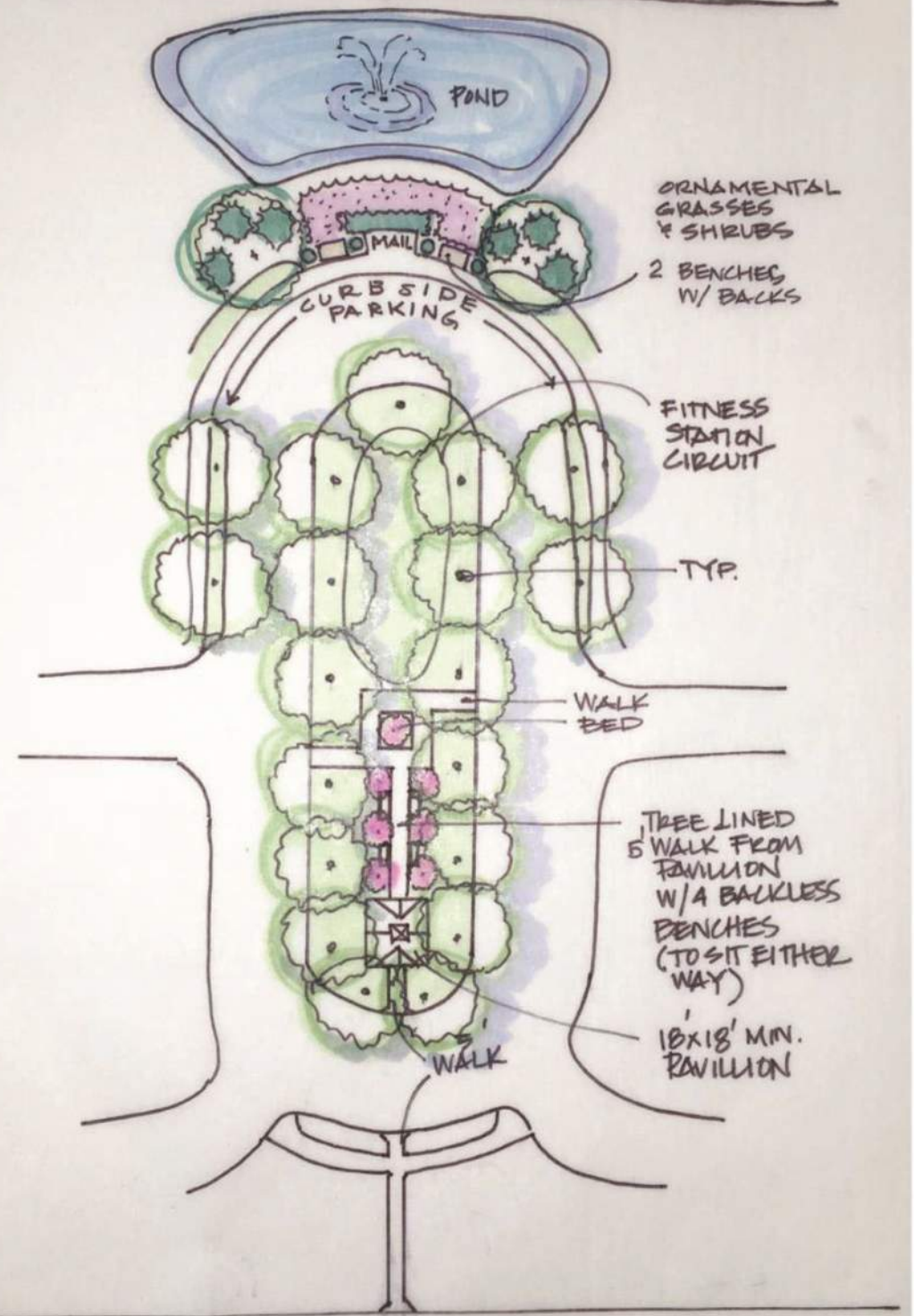
OLIVIA



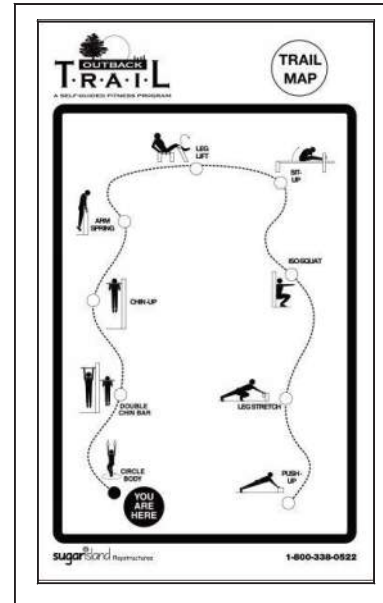
MILLIE

1. Single-family 2 story homes built on lots at least 60-feet wide will have a minimum heated area of 2,000 square feet.
2. Single-family 1 or 1.5 story homes built on lots at least 60-feet wide will have a minimum heated area of 1,600 square feet.
3. Single-family homes built on lots less than 60-feet wide will have a minimum heated area of 1,600 square feet.
4. Ninety percent (90%) of the single-family homes built on lots at least 60-feet wide will have a minimum house width of 40-feet. Ten percent (10%) of the single-family homes built on lots at least 60-feet wide will have a minimum house width of 35-feet.
5. All single-family homes with crawl spaces will be wrapped in brick or stone on all sides.
6. All single-family homes with stem wall or slab foundations will be a minimum of 2 stair risers (14 inches) above finished grade and will be wrapped in either brick or stone on all sides.
7. 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, fiber cement siding, shakes or board and batten unless the home is only stone or brick. The exterior siding material on the side and rear facades will be fiber cement. When two materials are used, the materials shall be different but complementary colors. Vinyl may be used only for soffits, fascia and corner boards.
8. All single-family homes will have a front porch with a minimum depth of five feet. Front porch posts will be at least 6"x6".
9. Main roof pitches (excluding porches) fronting the street for 2-story homes will be at least 8:12.
10. Main roof pitches (excluding porches) fronting the street for 1-story and 1.5-story homes will be at least 6:12 unless an alternate is approved by staff.
11. Garages will not protrude more than 6 feet from the front porch or stoop, and all garage doors shall contain window inserts.
12. For every 30 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. Any siding break on the side of the home such as a fireplace, side porch, wall offsets could be used as an alternate to windows.
13. There shall be a minimum 12" overhang on every gable end for every single-family home.

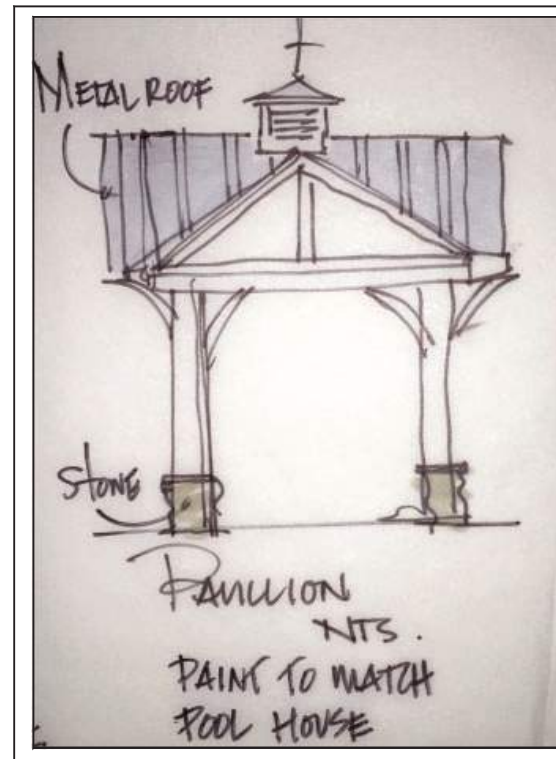
CENTRAL PARK SCHEMATIC
NTS



FITNESS COURSE IDEA



PAVILLION ROUGH SKETCH
NTS



CLIENT: TERRAMOR
PROJECT: HG PH 3 CENTRAL PARK
PLAN ROUGH SCHEMATICS

Miramonte Studio
ART & DESIGN WORKS
MARGOT@MIRAMONTESTUDIO.COM
V.919.625.9801

NTS

DATE: 1/19/21

REV:

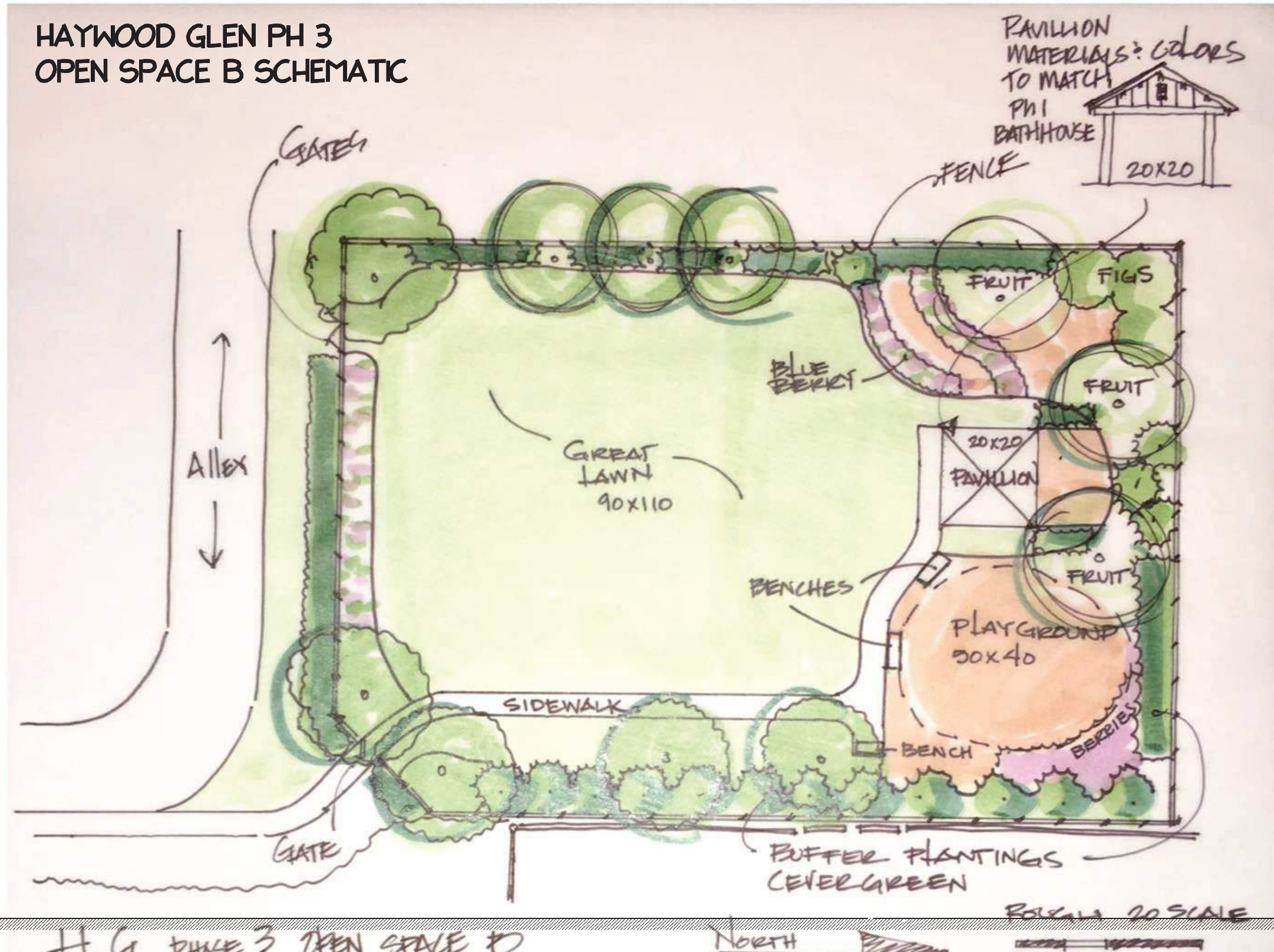
SCALE: NTS

NORTH: SHEET:

NA

1

HAYWOOD GLEN PH 3
OPEN SPACE B SCHEMATIC



CLIENT: TERRAMOR
PROJECT: HAYWOOD GLEN PH 3
OPEN SPACE B
SCHEMATIC

Miramonte Studio
ART & DESIGN WORKS
MARGOT@MIRAMONTESTUDIO.COM
V.919.625.9801

DATE: 11/18/20
REV: 11/18/20
SCALE: 1" = 20'
NORTH: SHEET:

HAYWOOD GLEN - AREA 1

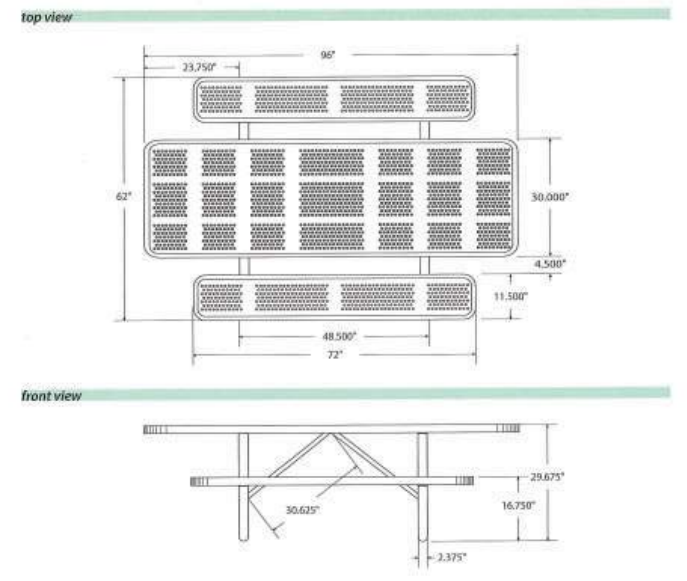


HAYWOOD GLEN - AREA 1 - Site View



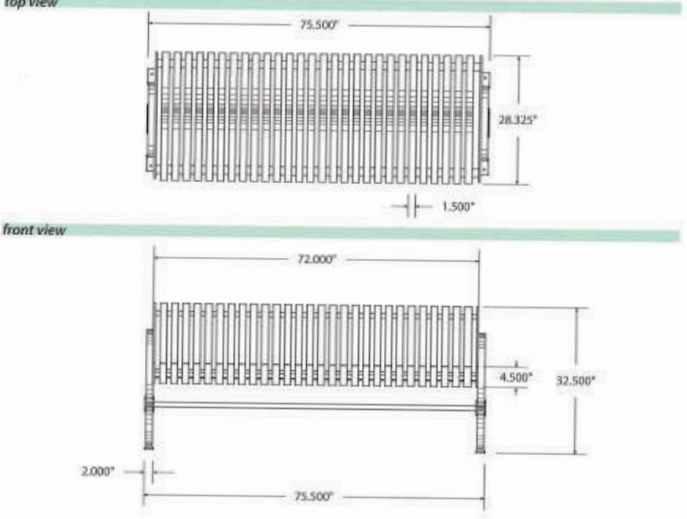
leisure craft INC. P.O. Box 1700 • Hendersonville, NC 28793 • Tel: (800) 633-8241 • (828) 693-8241
 Fax: (828) 693-8777 • www.leisurecraftinc.com • sales@leisurecraftinc.com

SPEC SHEET: T8XPP-ADA-PERF
8' STANDARD PERFORATED ADA PICNIC TABLE portable **Wt. 360 lbs**
 photo



leisure craft INC. P.O. Box 1700 • Hendersonville, NC 28793 • Tel: (800) 633-8241 • (828) 693-8241
 Fax: (828) 693-8777 • www.leisurecraftinc.com • sales@leisurecraftinc.com

SPEC SHEET: HP6NB
6' HIGH POINT BENCH WITH BACK portable/surface-mount **Wt. 245 lbs**
 photo



COMMUNITY AMENITIES

WATER ALLOCATION POLICY

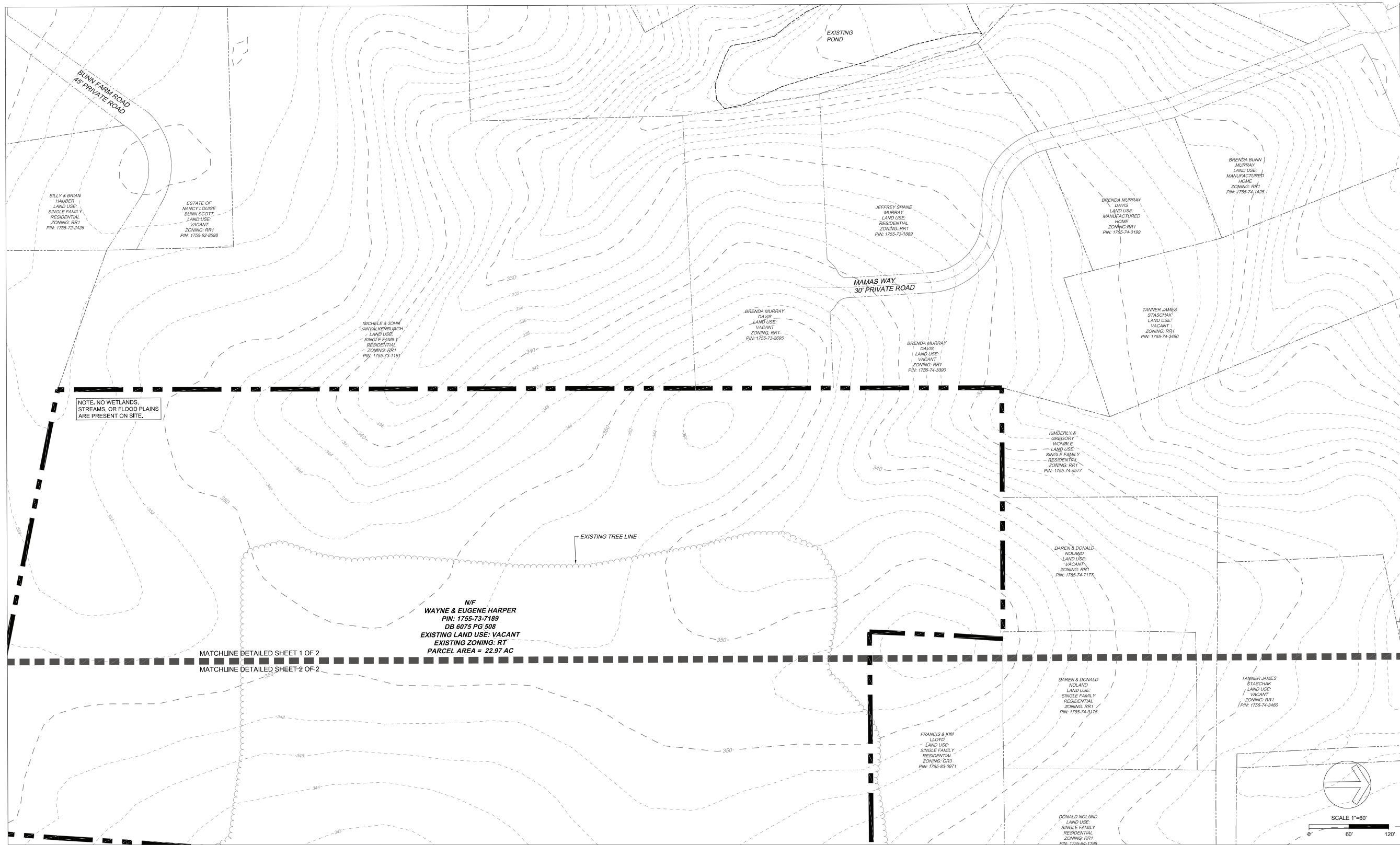
Haywood Glen – Phase 3 Water Allocation Points:

<u>ITEM</u>	<u>POINTS</u>
4 On-Street Parking Spaces	4
Resort-Style Pool (phase 1 & 2)	2
Deck/Patio Greater than 3,000 SF (phase 1 & 2)	3
Water Playground with Apparatus (phase 1 & 2)	2
Clubhouse with Bathrooms Only (phase 1 & 2)	3
IPEMA Certified Playground Equipment	4
Fountain	4
Total	22

Haywood Glen – Phase 1&2 Water Allocation Points:

<u>ITEM</u>	<u>POINTS</u>
3 Acres of Conservation of Natural Habitat	3
4 On-Street Parking Spaces	4
Exclusive Use of Xeriscaping Techniques	3
More than 2,000 LF of Paths	2
Resort-Style Pool	2
Deck/Patio Greater than 3,000 SF	3
Water Playground with Apparatus	2
Clubhouse with Bathrooms Only	3
IPEMA Certified Playground Equipment	4
Dog Park	4
Improved Play Field	5
Total	35





EXISTING CONDITIONS



EXISTING CONDITIONS

Meeting Sign-in Sheet			
Project:	Haywood Glen Phase 3	Meeting Date:	12/17/2020 6:00 PM
Faciliator:	Timmons Group/ Knightdale	Place/ Room:	Virtual Zoom

Name	Address	Phone	Email
Beth Blackmon	5410 Trinity Road, Raleigh, NC 27607	919-866-4509	beth.blackmon@timmons.com
Mark Eisenbeis	410 N Boylan Ave, Raleigh	919-825-1135	mark@oldeastproperties.com
Jim Chandler	5412 Trinity Road, Raleigh, NC 27607	919-866-4507	jim.chandler@timmons.com
Elizabeth Ange	5413 Trinity Road, Raleigh, NC 27607	987-255-2366	elizabeth.ange@timmons.com
Cliff Lawson	5414 Trinity Road, Raleigh, NC 27607	919-866-4946	cliff.lawson@timmons.com
Dustin Tripp	Town of Knightdale: 950 Steeple Square Ct, Knightdale, NC 27545	919-217-2201	dustin.tripp@knightdalenc.gov
Michael Birch	2235 Gateway Access Point STE 201, Raleigh, NC 27307	919-208-9427	mbirch@longleafLP.com
Chris Hills	Town of Knightdale: 950 Steeple Square Ct, Knightdale, NC 27545	919-217-2240	chris.hills@knightdalenc.gov
Tracy Whitley	1421 Old Knight Rd, Knightdale	919-880-4372	trawhtl@aol.com
Michael Cowan	524 Sweet Pine, Knightdale		michaelcow@gmail.com
John Van Valkenburgh	1500 Bunn Farm Rd, Knightdale	919-669-8185	jvan@pobox.com
Shane Murray	1309 Mamas Way, Knightdale		shanemurray922@gmail.com

Adjacent Property Owner Notices 200'	
Project:	Haywood Glen Phase 3

Name	Street	City/State/Zip
Peters C Adeniji and Paula B Adeniji	303 Onyx Ln	Knightdale, NC 27545-7875
AMH 2014-3 Borrower LLC	American Homes 4 Rent	30601 Agoura Rd Ste 200
Barbara Baskerville	502 Star Ruby Dr	Knightdale, NC 27545-7240
Michael D Cooper and Virginia Y Cooper	1113 Jasmine View Way	Knightdale, NC 27545-6679
Louis Joseph Bauduy, Jr and Lorene B Cotoia	1233 Jasmine View Way	Knightdale, NC 27545-6680
Brenda B Murray Davis	1332 Mamas Way	Knightdale, NC 27545-6742
Angele F Dixon	1121 Jasmine View Way	Knightdale, NC 27545-6679
Dr Horton - Terramor LLC	160 Mine Lake Ct Ste 200	Raleigh, NC 27615-6417
Wayne L Harper and Eugene J Harper	4113 Brewster Dr	Raleigh, NC 27606-1711
Laferne Harris	305 Onyx Ln	Knightdale, NC 27545-7875
Gloria L Hewett	504 Star Ruby Dr	Knightdale, NC 27545-7240
Kim L Lloyd and Francis A Lloyd	1601 Old Knight Rd	Knightdale, NC 27545-9080
Rodney A Marvil	301 Onyx Ln	Knightdale, NC 27545-7875
Jeffrey Shane Murray	1309 Mamas Way	Knightdale, NC 27545-6741
Donald P Nolan	1609 Old Knight Rd	Knightdale, NC 27545-9080
Donald P Nolan and Daren Dean Nolan	1615 Old Knight Rd	Knightdale, NC 27545-9080
Prince Peter Uduanze and Jovita Nkechi Ogbonna	1117 Jasmine View Way	Knightdale, NC 27545-6679
Victor M Corte Alas and Gabriela M Peraza	1221 Jasmine View Way	Knightdale, NC 27545-6680
Aurelio Rodriguez, Alecio Rodriguiz	405 Onyx Ln	Knightdale, NC 27545-7246
Kenya Spivey and Bernard Spivey, Jr	1225 Jasmine View Way	Knightdale, NC 27545-6680
Tanner James Staschak	1324 Mamas Way	Knightdale, NC 27545-6742
Allen J Tyson	403 Onyx Ln	Knightdale, NC 27545-7246
John D Vanvalkenburgh and Michele Clark Vanvalkenburgh	1500 Bunn Farm Rd	Knightdale, NC 27545-9085
Tracy Brumfield Whitley	1421 Old Knight Rd	Knightdale, NC 27545-7892
Gregory A Womble and Kimberly M Womble	1908 Horton Rd	Knightdale, NC 27545-8583
Donna Tierny	950 Steeple Square Ct	Knightdale, NC 27545



Summary of Discussion From the Neighborhood Meeting			
Project:	Haywood Glen- Phase 3	Meeting Date:	16-Dec-20
Applicant:	Timmons Group	Place/ Room:	Virtual Zoom meeting
Contact Information:	Beth Blackmon, beth.blackmon@timmons.com	Time:	6:00 PM

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #1:

Theres an underground spring in the top left, near the collector stub out that further down because an active above ground spring. What will be done to preserve this, if any?

Applicant Response:

An environmental evaluation was done on the site and nothing was found. This was an above ground evaluation but they do look at historical data as well. Soils will be tested on site.

Questions/ Concern #2:

The westward stubs go towards an existing open area, towards "my" property, what will the further collector entail? Knightdale has not approached me about this. How does this play out in the future?

Applicant Response:

(Knightdale) The town does not actively build roads but has a plan for future road alignments. The only way the stub would be built out is if you sold your property to build the road extension

Questions/ Concern #3:

Are you planning on keeping the line of bushes that border the South of the property. Can you add a privacy fence in the corner?

Applicant Response:

Anything on your property will stay, anything on the property line will stay. We have not graded the site at this time but the goal would be to keep the bushes and leave all trees around the edge of the property because we don't typically grade right up to the property line, there is normally a buffer area. If some of what's already there gets disturbed, we would be happy to replace it or consider a privacy fence.

Questions/ Concern #4:

Have there been adjustments or considerations made to the design of the alleys that service the rear load homes? It seems there are issues in providing waste services in particular to homes with these tight alleys?

Applicant Response:

(Knightdale) The alleys are a Knightdale standard. We have not heard this before and will need to look into this more. We will evaluate the radius at the turn in and could increase it during our review cycle. That is very helpful, that is a great questions. Thank you

MEMORANDUM

TO: James Chandler
FROM: Timmons Group
DATE: 5/17/19
RE: Harper Property
Knightdale, North Carolina
Wake County
Preliminary Waters of the U.S. Evaluation
Project Number: 43202

On behalf of the Old East Properties, Timmons Group conducted a Preliminary Jurisdictional Waters of the U.S. Evaluation on May 7, 2019, to determine the presence and approximate extent of wetlands or surface waters that are subject to jurisdiction under Sections 404 and 401 of the Clean Water Act within the project study limits of the West End Station project (Site). The Site encompasses approximately 23 acres and is located in Knightdale, North Carolina, within Wake County. The Site is further described as Wake County Parcel Identification Numbers (PIN) 1755737189. The Site is bound by single-family homes and mixed hardwood forest to the north and west. To the east, the Site is bound by Old Knight Road and a single-family home to the south.

The Site is located within the Neuse River Basin (HUC 030202011102 and 030202010705) within the Mango Creek and Mars Creek sub-watersheds. The Site drains northwest to Beaverdam Creek which has a NC Division of Water Resources Stream Index Number of 27-29 and a Stream Classification of Class C and NSW. The Site does not contain a floodplain or floodway according to NC FIRM Maps 372017550J (effective May 2, 2006). The Site is comprised of agricultural land, young pine plantation, and mixed hardwood forest.

The Site was evaluated for potential jurisdictional Waters of the U.S. based on the methodology outlined in the 1987 U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (Version 2.0) and subsequently issued USACE regulatory guidance regarding the identification of jurisdictional stream channels through the recognition of field indicators of an ordinary high-water mark within drainage features (Environmental Laboratory, 1987; USACE 2012; USACE 2005). In addition, streams were evaluated based upon the methodology outlined in the North Carolina Division of Water Resources (NC DWR) Methodology for Identification of Intermittent and Perennial Stream and Their Origins (Version 4.11). Flagging or marking of the potential wetland and stream boundaries was not conducted in the field during this effort.

Based on the on-site field visit, the Site is characterized by mixed hardwood forest communities dominated by *Liquidambar styraciflua* (sweetgum), *Pinus taeda* (loblolly pine) and *Acer rubrum* (red maple). Other notable species observed within this community include, but are not limited to, the following: *Juglans nigra* (black walnut), *Liriodendron tulipifera* (tulip poplar), *Carya tomentosa* (mockernut hickory), *Quercus alba* (white oak), and *Quercus rubra* (northern red oak). The shrub stratus is dominated by sweetgum and *Lindera benzoin* (spice bush). The herb and vine stratus are dominated by *Lonicera japonica* (Japanese honeysuckle), *Parthenocissus quinquefolia* (Virginia creeper), *Asplenium trichomanes* (maidenhair spleenwort), and *Vitis rotundifolia* (muscadine). The soil was observed to be sandy clay loam at a color spectrum of 2.5Y 5/4 (light olive brown) to 10YR 3/3 (dark brown). No hydric soil or surface hydrology were observed.

Based on the Preliminary Jurisdictional Waters of the U.S. Evaluation, no potential Waters of the U.S. were identified within the Site; and therefore, no further work or delineations are recommended.

HAYWOOD GLEN - PHASE 3

MASTER PLAN

TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

SITE DATA

PROJECT:	HAYWOOD GLEN PHASE 3	
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4509 FAX: 919-859-5663 BETH BLACKMON, PE EMAIL: BETH.BLACKMON@TIMMONS.COM	
DEVELOPER:	OLD EAST PROPERTIES 410 N. BOYLAN AVENUE RALEIGH, NC 27603 PHONE: 919-825-1135 MARK EISENBEIS EMAIL: MARK@OLDEASTPROPERTIES.COM	
PROPERTY LOCATION:	OLD KNIGHT ROAD WAKE COUNTY, NORTH CAROLINA	
PIN:	1755-73-7189	
EXISTING ZONING:	RT	
PROPOSED ZONING:	GR3 PUD	
TOWNSHIP:	ST. MATTHEWS	
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL	
TOTAL DEVELOPED TRACT AREA:	23.06 ACRES	
TOTAL PROPOSED UNITS:	78 SINGLE FAMILY	
	17 FRONT LOADED + 61 REAR LOADED	
TOTAL OPEN SPACE:	3.89 ACRES	
TOTAL ON STREET PARKING:	47 SPACES	
SETBACKS:	FRONT LOAD	REAR LOAD
	FRONT: 10'	FRONT: 10'
	DRIVEWAY LENGTH: 20'	REAR: 20'
	REAR: 25'	DRIVEWAY LENGTH: 20'
	SIDE: 5'	SIDE: 3'
	CORNER: 10'	CORNER: 10'



VICINITY MAP

OWNERS OF RECORD

1755-73-7189
WAYNE AND EUGENE HARPER
4113 BREWSTER DRIVE
RALEIGH, NC 27606-1711



Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C5.0	PRELIMINARY LIGHTING PLAN
C6.0	LANDSCAPE PLAN
C7.0	SIGNS AND MARKINGS PLAN

PUBLIC INFRASTRUCTURE QUANTITIES TABLE

Sewer	
Manholes	20 EA
8" Public Sanitary Sewer	3,698 LF
Sewer Services	78 EA
Water	
8" Public Watermain	3,733 LF
Water Services	78 EA
Fire Hydrant Assemblies	8 EA
8" Gate Valves	32 EA
8" X 8" Tees	8 EA
8" Blow Off Assemblies	4 EA
Concrete/Asphalt	
Private Streets	2,448 LF
Public Streets	3,763 LF
Public 6' Sidewalk	6,413 LF
30" Curb & Gutter	12,090 LF
Site Data	
Number of Lots	78
GPD Usage Water	37,440
GPD Usage Sewer	23,400
Calculation for GPD Water (per Unit)	480
Calculation for GPD Sewer (per Unit)	300



CONSTRUCTION DRAWING APPROVAL
REQUIRED FOR DEVELOPMENT

PRELIMINARY DO NOT
USE FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919-866-4951 FAX 919-859-5663 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
	01/21/2021

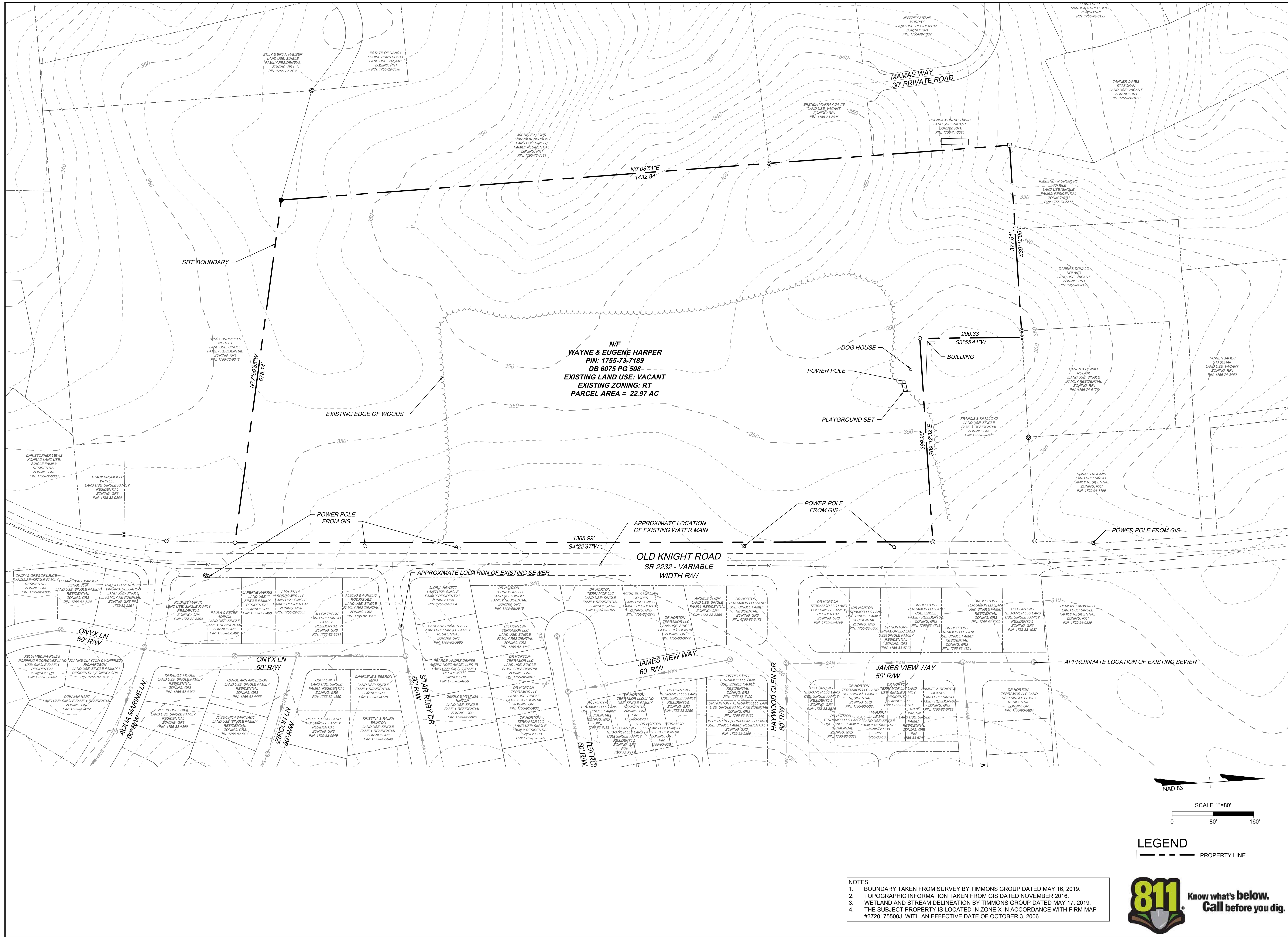
DRAWN BY
E. ANGE
DESIGNED BY
B. BLACKMON
CHECKED BY
J. CHANDLER
SCALE
N/A

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

HAYWOOD GLEN PHASE 3
OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA

JOB NO.
43202
SHEET NO.
C0.0

COVER SHEET
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



PRELIMINARY DO NOT
USE FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102, Raleigh, NC 27607
TEL 919-866-9511 FAX 919-833-8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
01/21/2021	

DRAWN BY
E. ANGE

DESIGNED BY
B. BLACKMON

CHECKED BY
J. CHANDLER

SCALE
1" = 80'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

HAYWOOD GLEN PHASE 3

OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA

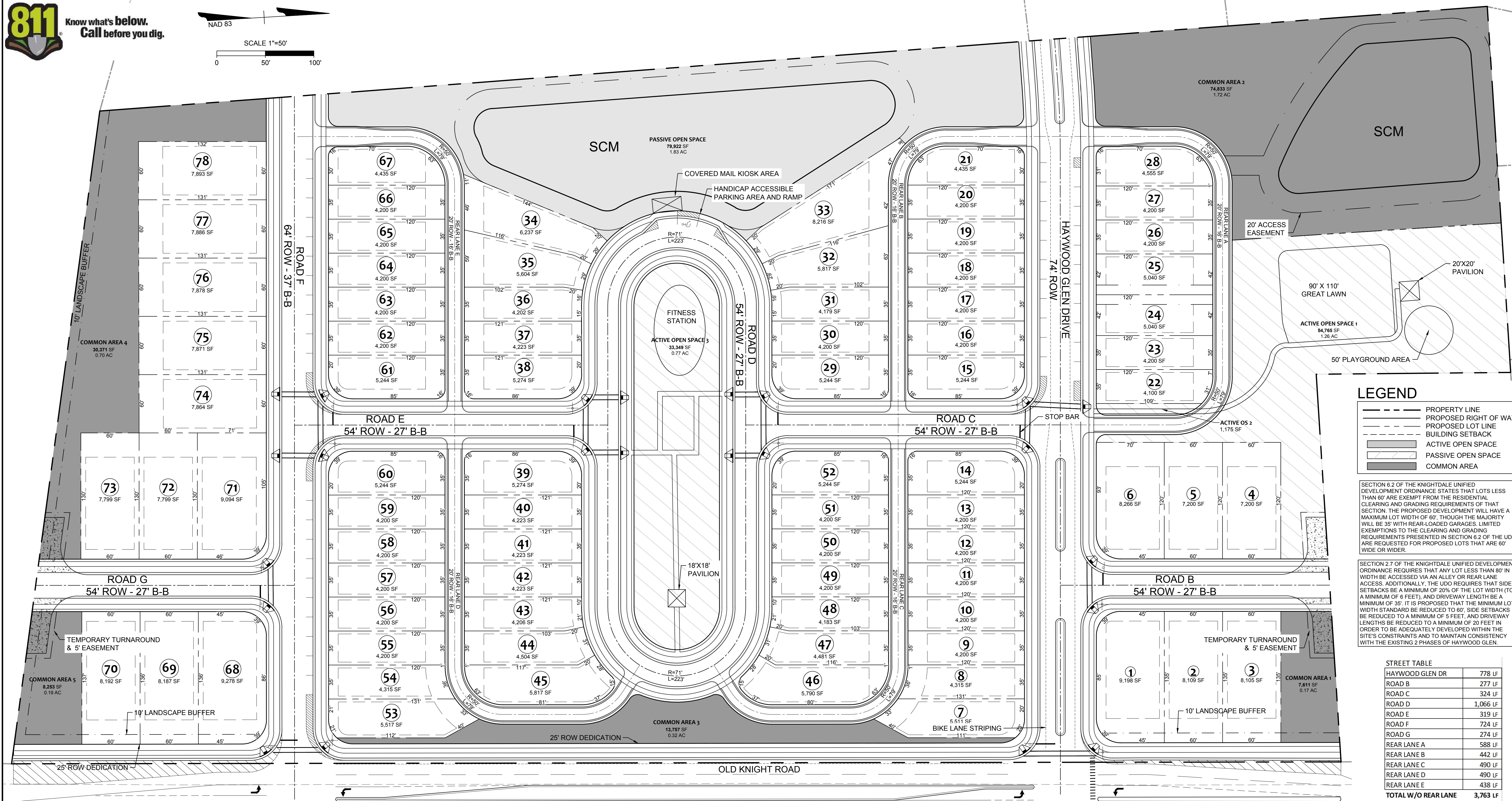
EXISTING CONDITIONS

JOB NO.	43202
SHEET NO.	C1.0

- NOTES:
- BOUNDARY TAKEN FROM SURVEY BY TIMMONS GROUP DATED MAY 16, 2019.
 - TOPOGRAPHIC INFORMATION TAKEN FROM GIS DATED NOVEMBER 2016.
 - WETLAND AND STREAM DELINEATION BY TIMMONS GROUP DATED MAY 17, 2019.
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE X IN ACCORDANCE WITH FIRM MAP #3720176500J, WITH AN EFFECTIVE DATE OF OCTOBER 3, 2006.



These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



LEGEND

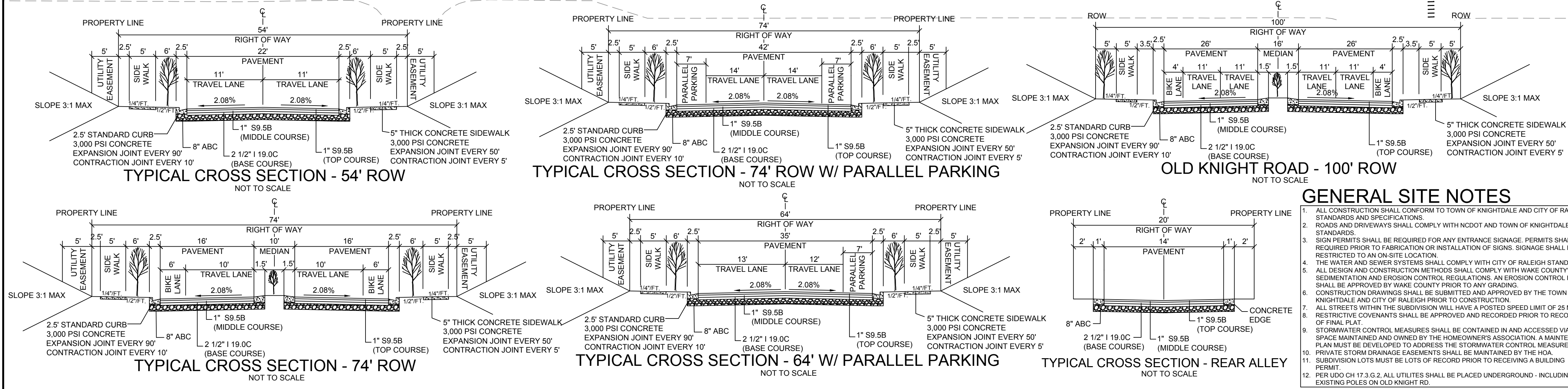
- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON AREA

SECTION 6.2 OF THE KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE STATES THAT LOTS LESS THAN 60' ARE EXEMPT FROM THE RESIDENTIAL CLEARING AND GRADING REQUIREMENTS OF THAT SECTION. THE PROPOSED DEVELOPMENT WILL HAVE A MAXIMUM LOT WIDTH OF 60', THOUGH THE MAJORITY WILL BE 35' WITH REAR-LOADED GARAGES. LIMITED EXEMPTIONS TO THE CLEARING AND GRADING REQUIREMENTS PRESENTED IN SECTION 6.2 OF THE UDO ARE REQUESTED FOR PROPOSED LOTS THAT ARE 60' WIDE OR WIDER.

SECTION 2.7 OF THE KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE REQUIRES THAT ANY LOT LESS THAN 80' IN WIDTH BE ACCESSED VIA AN ALLEY OR REAR LANE ACCESS. ADDITIONALLY, THE UDO REQUIRES THAT SIDE SETBACKS BE A MINIMUM OF 20% OF THE LOT WIDTH (TO A MINIMUM OF 6 FEET), AND DRIVEWAY LENGTH BE A MINIMUM OF 35'. IT IS PROPOSED THAT THE MINIMUM LOT WIDTH STANDARD BE REDUCED TO 60' SIDE SETBACKS BE REDUCED TO A MINIMUM OF 5 FEET, AND DRIVEWAY LENGTHS BE REDUCED TO A MINIMUM OF 20 FEET IN ORDER TO BE ADEQUATELY DEVELOPED WITHIN THE SITE'S CONSTRAINTS AND TO MAINTAIN CONSISTENCY WITH THE EXISTING 2 PHASES OF HAYWOOD GLEN.

STREET TABLE

HAYWOOD GLEN DR	778 LF
ROAD B	277 LF
ROAD C	324 LF
ROAD D	1,066 LF
ROAD E	319 LF
ROAD F	724 LF
ROAD G	274 LF
REAR LANE A	588 LF
REAR LANE B	442 LF
REAR LANE C	490 LF
REAR LANE D	490 LF
REAR LANE E	438 LF
TOTAL W/O REAR LANE	3,763 LF
TOTAL W/ REAR LANE	6,211 LF



SITE DATA

DEVELOPER:
MARK EISENBEIS
OLD EAST PROPERTIES
410 N. BOYLAN AVENUE
RALEIGH, NC 27603
MARK@OLDEASTPROPERTIES.COM
PHONE: 919-825-1135

ENGINEER:
TIMMONS GROUP
BETH BLACKMON, PE
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
PHONE: 919-866-4509

OWNER OF RECORD:
WAYNE AND EUGENE HARPER
4113 BREWSTER DRIVE
RALEIGH, NC 27606-1711

PIN # = 1755-73-7189
DB = 6075, PG = 0508
FIRM MAP# = 3720175500J

TOTAL EXISTING TRACT = 23.06 acres
EXISTING ZONING = RT
PROPOSED ZONING = GR3 PUD

TOTAL PROPOSED NUMBER OF LOTS = 78
ACTIVE LOADED LOTS = 61
FRONT LOADED LOTS = 17
PROPOSED DENSITY = 3.38 du/la

MINIMUM PROVIDED LOT WIDTH = 35'
MINIMUM LOT SIZE REQUIRED = 4,400 sq.ft.
MINIMUM LOT SIZE PROVIDED = 4,100 sq.ft.
AVERAGE LOT SIZE PROVIDED = 5,393 sq.ft.

OPEN SPACE REQUIRED = 3.33 acres
ACTIVE OPEN SPACE REQUIRED = 1.65 acres
TOTAL LENGTH OF ROADS = 6,211 LF

SETBACKS:
FRONT LOAD FRONT: 10'
DRIVEWAY LENGTH: 20'
REAR, 25'
SIDE: 5'
CORNER: 10'

REAR LOAD FRONT: 10'
DRIVEWAY LENGTH: 20'
SIDE: 3'
CORNER: 10'

USPS NOTE

CLUSTER MAILBOXES TO BE LOCATED WITHIN NEIGHBORHOOD OPEN SPACE 3. KIOSK LOCATION SHALL BE APPROVED BY USPS PRIOR TO SUBDIVISION APPROVAL. IF TEMPORARY LOCATIONS ARE REQUIRED, APPROVAL OF LOCATIONS SHALL BE RECEIVED FROM USPS. MAIL KIOSK WILL HAVE ADA COMPLIANT RAMPS AND PARKING SPACES.

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY TOWN OF KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE (UDO).

PRELIMINARY DO NOT
USE FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919-866-4509 | FAX 919-833-8124 | www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE	DESCRIPTION
01/21/2021	

DRAWN BY: E. ANGE
DESIGNED BY: B. BLACKMON
CHECKED BY: J. CHANDLER
SCALE: 1" = 50'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

HAYWOOD GLEN PHASE 3
OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY SITE PLAN

JOB NO. 43202
SHEET NO. C2.0

PRELIMINARY DO NOT
USE FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.9511 FAX 919.853.8124 www.timmons.com

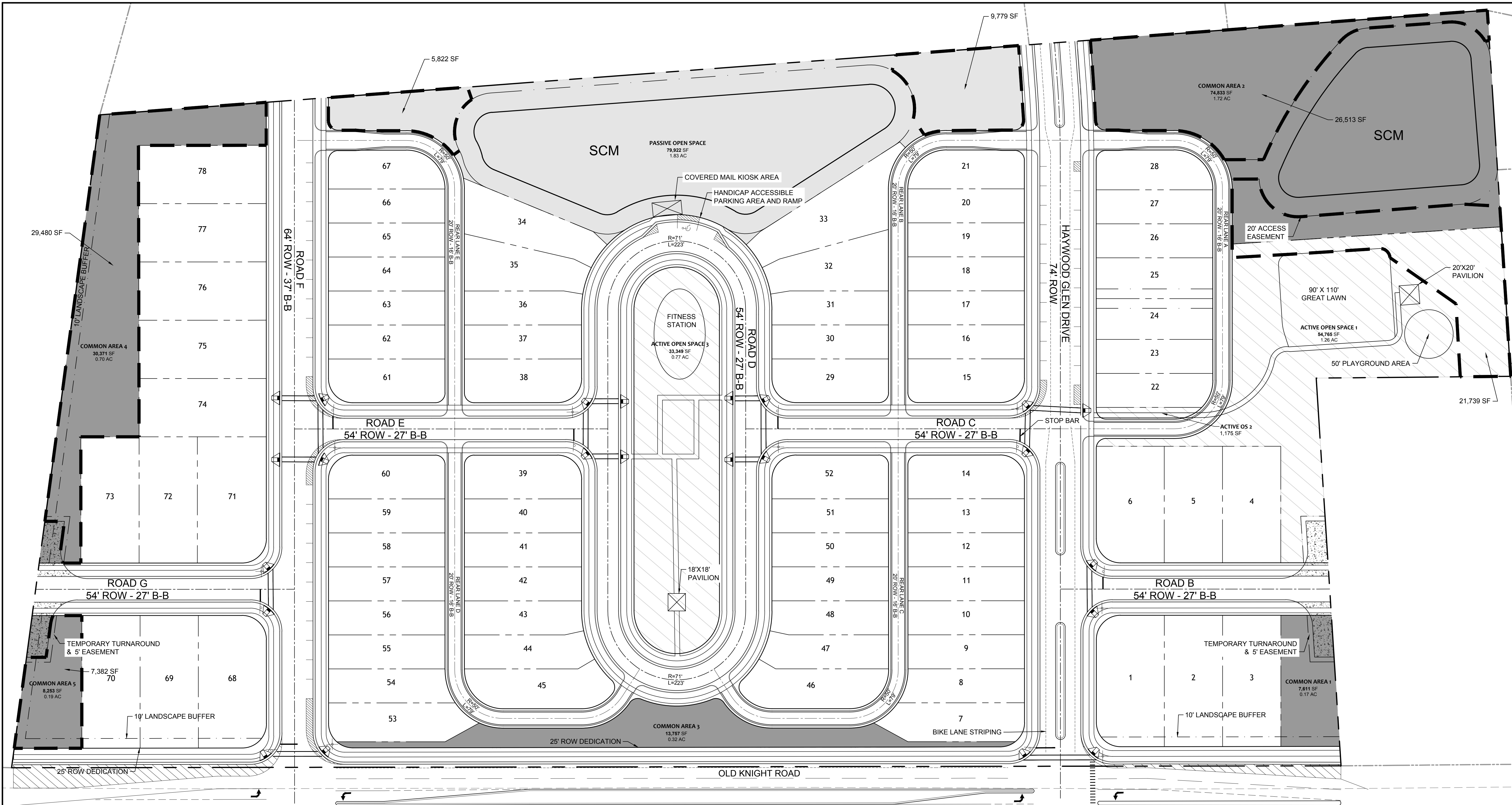
YOUR VISION ACHIEVED THROUGH OURS.

DATE
01/21/2021
DRAWN BY
E. ANGE
DESIGNED BY
B. BLACKMON
CHECKED BY
J. CHANDLER
SCALE
1" = 50'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652
HAYWOOD GLEN PHASE 3
OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA
OPEN SPACE PLAN

JOB NO.
43202
SHEET NO.
C2.1



ACTIVE OPEN SPACE TABLE

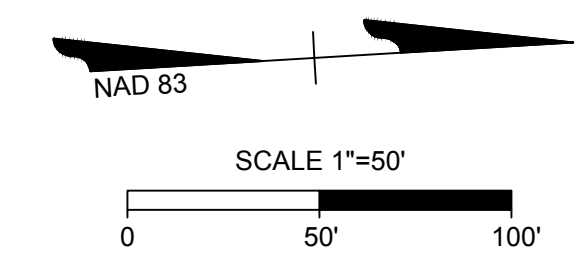
ACTIVE OPEN SPACE 1	54,765 SF	1.26 AC
ACTIVE OPEN SPACE 2	1,175 SF	0.03 AC
ACTIVE OPEN SPACE 3	33,349 SF	0.77 AC
TOTAL	89,289 SF	2.05 AC

PASSIVE OPEN SPACE TABLE

PASSIVE OPEN SPACE	79,922 SF	1.84 AC
TOTAL	79,922 SF	1.84 AC

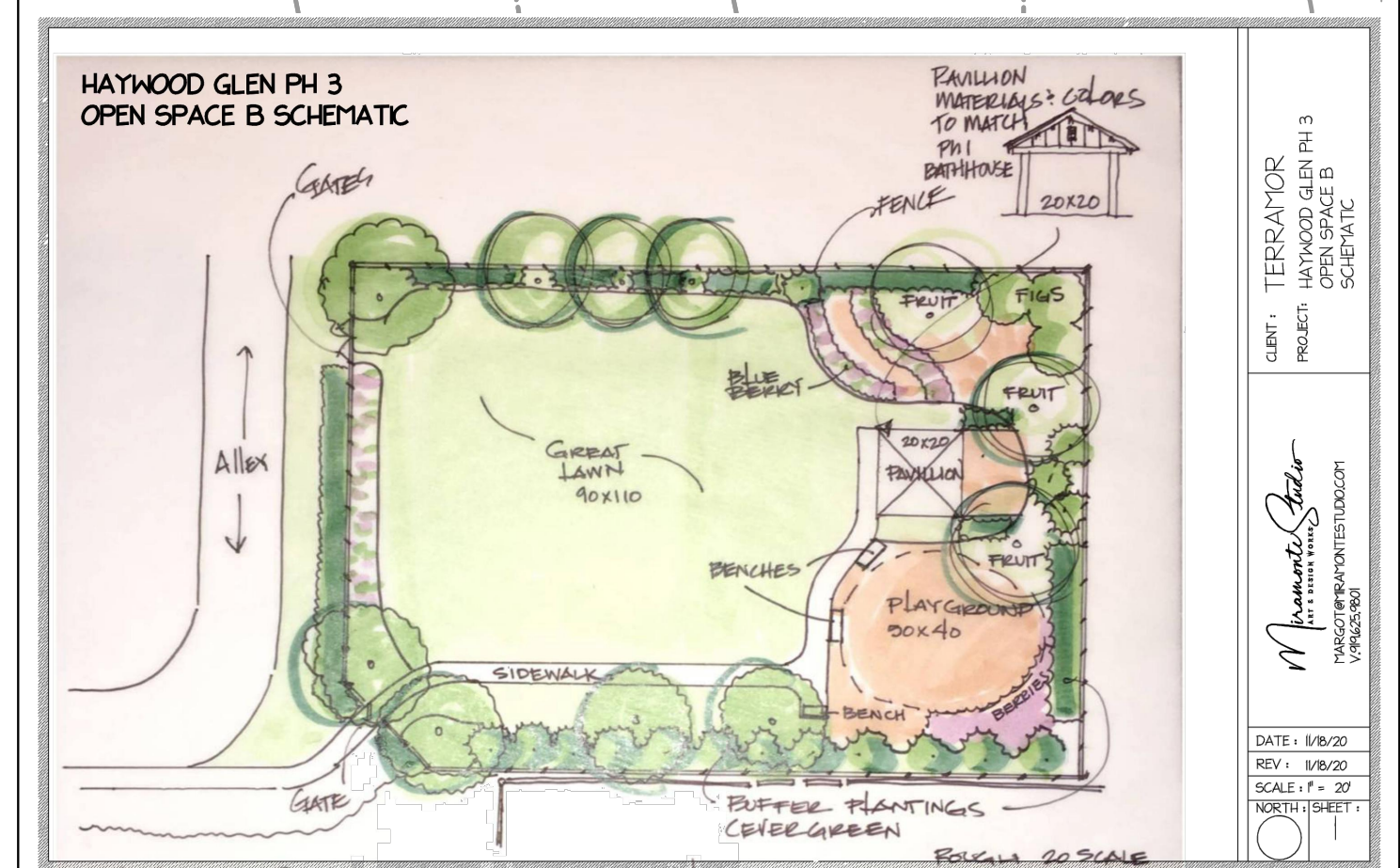
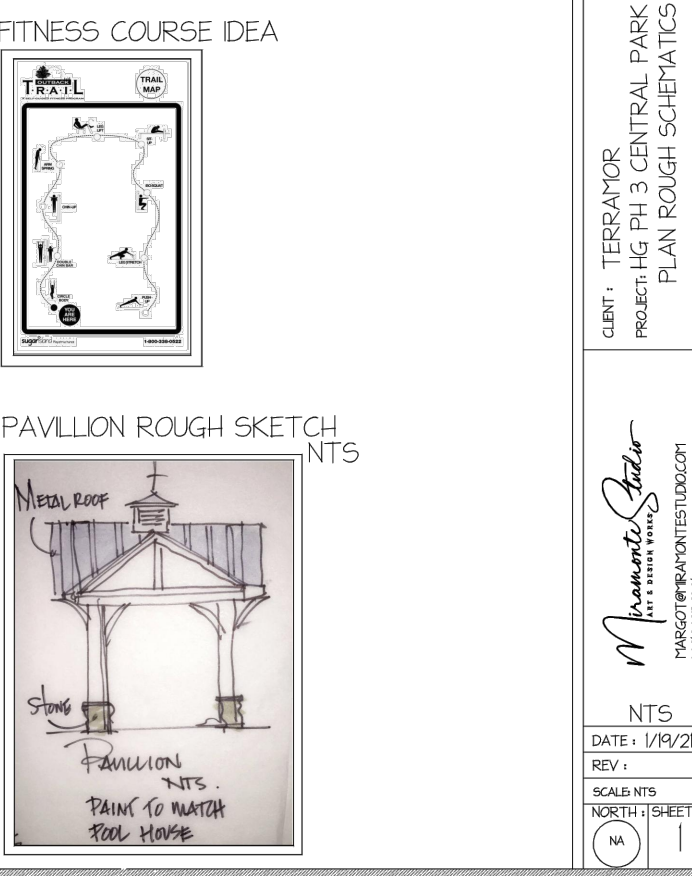
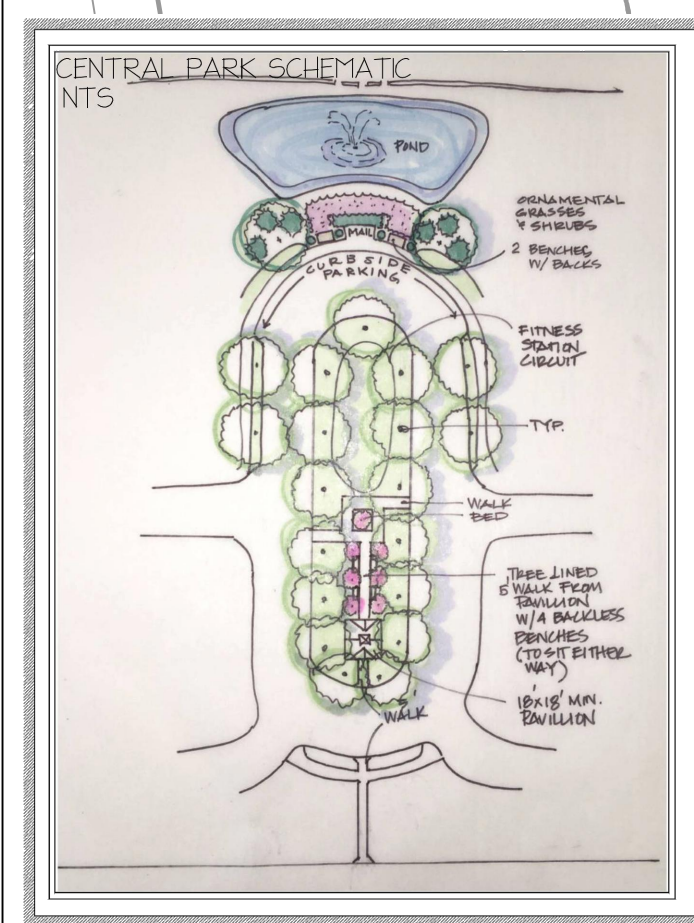
COMMON AREA TABLE

COMMON AREA 1	7,611 SF	0.17 AC
COMMON AREA 2	74,833 SF	1.72 AC
COMMON AREA 3	13,757 SF	0.32 AC
COMMON AREA 4	30,371 SF	0.70 AC
COMMON AREA 5	8,253 SF	0.19 AC
TOTAL	127,214 SF	2.92 AC

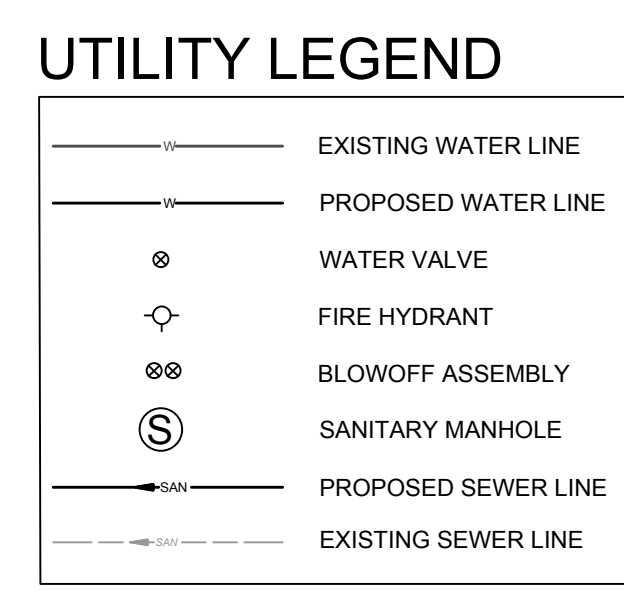
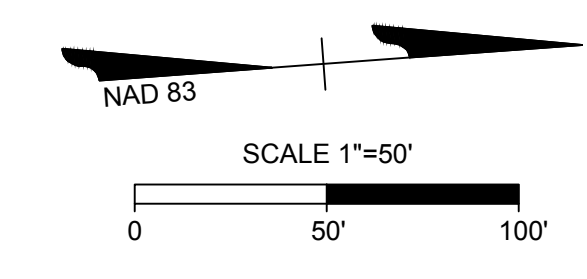
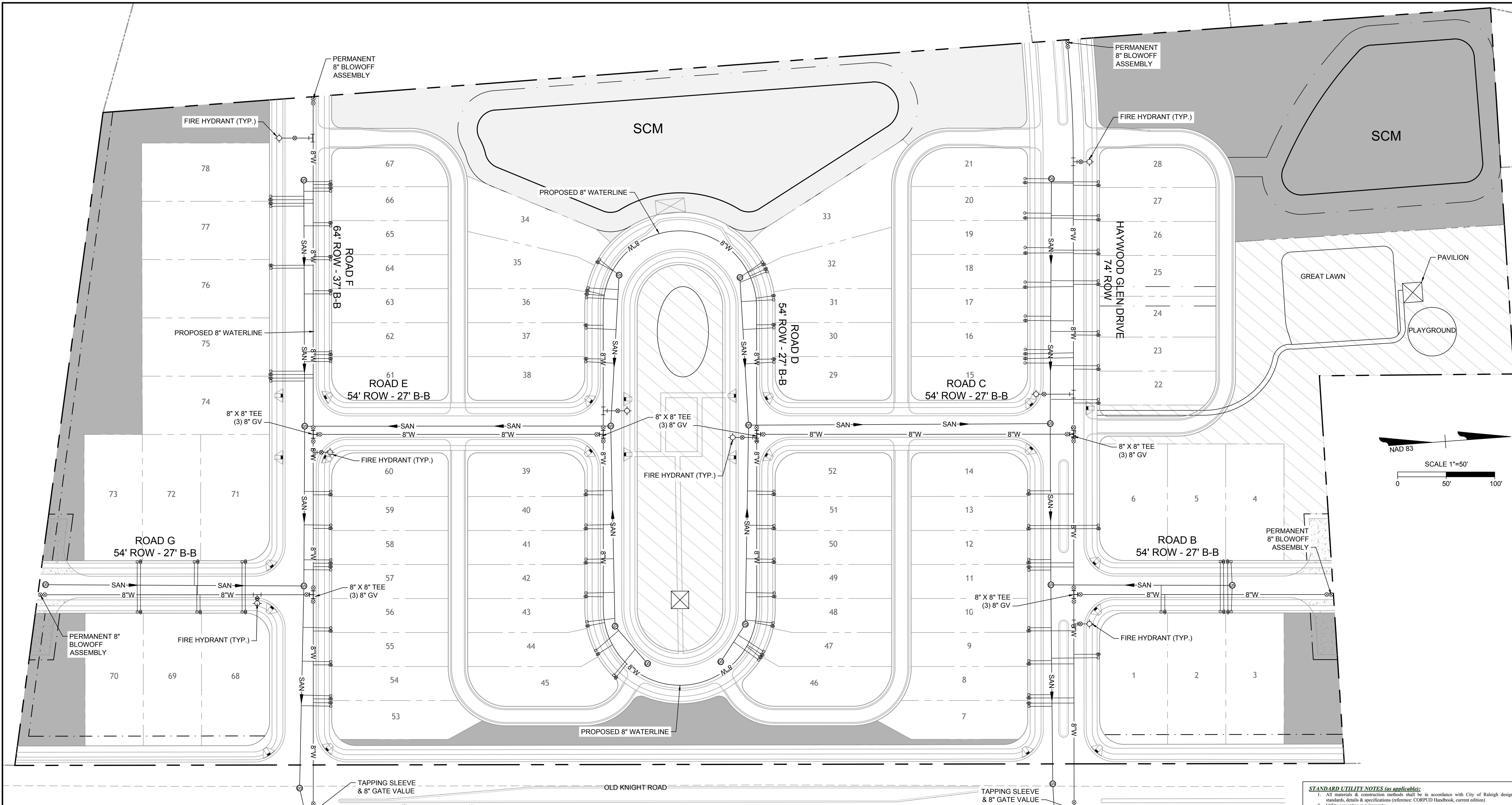


LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- TREE SAVE AREA
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON AREA



These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



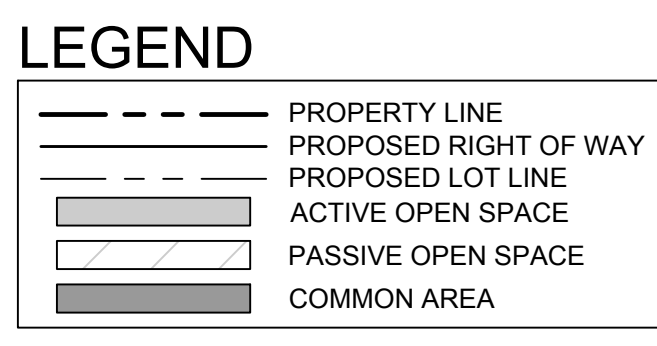
UTILITY NOTES

1. ALL UTILITY DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES (CORDPU) STANDARDS AND SPECIFICATIONS. UTILITY DESIGN SHALL ALSO MEET FIRE FLOW REQUIREMENTS OF NCFC.
2. UTILITY SIZES AND LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN AND CONSTRUCTION DRAWING APPROVAL. THIS SHALL INCLUDE BUT NOT LIMITED TO FIRE HYDRANT LOCATIONS.
3. ANY EXISTING WATER AND SEWER LINES TO BE USED AS PART OF THE FINAL DESIGN OF THE PROJECT, SHALL BE LOCATED BY SURVEY, TESTED BY A LICENSED CONTRACTOR AND APPROVED BY THE CITY OF RALEIGH INSPECTOR PRIOR TO SUBMITTAL OF CONSTRUCTION DRAWINGS.
4. AS PART OF CONSTRUCTION DRAWING SUBMITTAL, FIRE FLOW CALCULATIONS SHALL BE PROVIDED SHOWING COMPLIANCE WITH NCFC. PROJECT MAY BE DEVELOPED IN PHASES AND ALL PHASES SHALL BE REQUIRED TO MEET THE MINIMUM REQUIRED FIRE FLOWS PER OCCUPANCY PROPOSED IN EACH PHASE.
5. AN APPROVED WATER SUPPLY FOR FIRE SUPPRESSION (TEMPORARY OR PERMANENT) SHALL BE PROVIDED AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE.
6. UTILITY CONSTRUCTION APPROVAL IS REQUIRED FOR THIS PROJECT. PLANS TO BE PREPARED BY NC PROFESSIONAL ENGINEER.
7. RIGHT OF WAY AND/OR EASEMENT DEDICATION PLAT IS REQUIRED FOR THIS PROJECT (PRIOR TO CITY ACCEPTANCE OF UTILITIES).
8. ALL NECESSARY WETLAND, RIPARIAN BUFFER AND FLOODPLAIN PERMITS FROM USACE, NCDWQ & FEMA SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
9. PROJECT SHALL EXTEND PUBLIC WATER MAINS ALONG ALL INTERIOR AND ABUTTING RIGHT OF WAYS OF DEVELOPMENT.
10. FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED AT EVERY INTERSECTION AND AT 500' (RESIDENTIAL) MAX INTERVALS ALONG SITE FRONTAGE.
11. ALL MAINS UP TO 12 INCHES IN SIZE SHALL BE DESIGNED WITH A BLOW-OFF ASSEMBLY THE SAME SIZE AS THE DIAMETER OF THE PIPE.
12. ALL WATER MAINS SHALL BE PRESSURE CLASS OR THICKNESS CLASS DUCTILE IRON PIPE DESIGNED IN ACCORDANCE WITH AWWA STANDARD C-150.
13. PROJECT SHALL EXTEND PUBLIC GRAVITY SEWER TO PERIPHERY OF DEVELOPMENT BASED ON NATURAL TOPOGRAPHY.
14. ALL CITY OF RALEIGH SANITARY SEWER EASEMENTS SHALL BE A MINIMUM OF 30 FEET.
15. THE SANITARY SEWER DESIGN SHALL BE EVALUATED DURING THE CONSTRUCTION DRAWING REVIEW TO ENSURE ADJACENT PROPERTIES HAVE ACCESS TO SANITARY SEWER WHERE FEASIBLE AND IN COMPLIANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.
16. ALL OFF-SITE EASEMENTS SHALL BE ACQUIRED BY THE DEVELOPER. THESE OFF-SITE EASEMENTS SHALL BE RECORDED BY MAP AND BY DEED OF EASEMENT PRIOR TO CONSTRUCTION APPROVAL. THE EASEMENTS SHALL BE DEDICATED TO THE CITY OF RALEIGH AND ENTITLED "CITY OF RALEIGH SANITARY SEWER EASEMENT".
17. MAINTAIN APPROPRIATE COVER AND SEPARATION ON UTILITIES AND LABEL IN PROFILES; ANY UTILITY CROSSINGS ARE SUBJECT TO MINIMUM REQUIREMENTS.
18. CONSTRUCTION APPROVAL WILL BE REQUIRED FOR ANY EXTENSIONS OF PUBLIC WATER OR SEWER MAINS.
19. PLAT RECORDATION REQUIRED AFTER CONSTRUCTION APPROVAL PRIOR TO BUILDING PERMIT.
20. DOT ENCROACHMENT AGREEMENT REQUIRED.
21. PRIVATE WATER SERVICES SIZED 3" - 2" SHOULD BE TYPE "K" SOFT COPPER AND IN ACCORDANCE WITH PU HANDBOOK, APP. B, STANDARD WATER DETAIL W-23 AND W-25. IF WATER METERS CANNOT BE LOCATED WITHIN THE RIGHT-OF-WAY THEY MUST BE WITHIN RECORDED "CITY OF RALEIGH WATERLINE EASEMENTS."
22. EXISTING POLES ON OLD KNIGHT RD TO BE RELOCATED UNDERGROUND.

- STANDARD UTILITY NOTES (as applicable):**
1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).
 2. Utility separation requirements:
 - a) 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.
 - b) 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.
 - 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 watertight specifications.
 - d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - e) 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 separation cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49).
 - f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
 3. 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.
 4. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by 24 hour advance notice to the City of Raleigh Public Utilities Department.
 5. 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all sewer mains.
 6. 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.
 7. 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 the CORPUD 100 Program Coordinator prior to issuance of a Building Permit.* Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information.
 8. Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 feet maximum.
 9. 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.
 10. 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.
 11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
 12. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD 100 Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information.
 13. 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. Contact source: Harney at (919) 996-2334 or joshua.harney@raleighnc.gov for more information.

UTILITY CONSTRUCTION APPROVAL IS REQUIRED FOR PROJECT DEVELOPMENT.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE, CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.



PRELIMINARY DO NOT USE FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

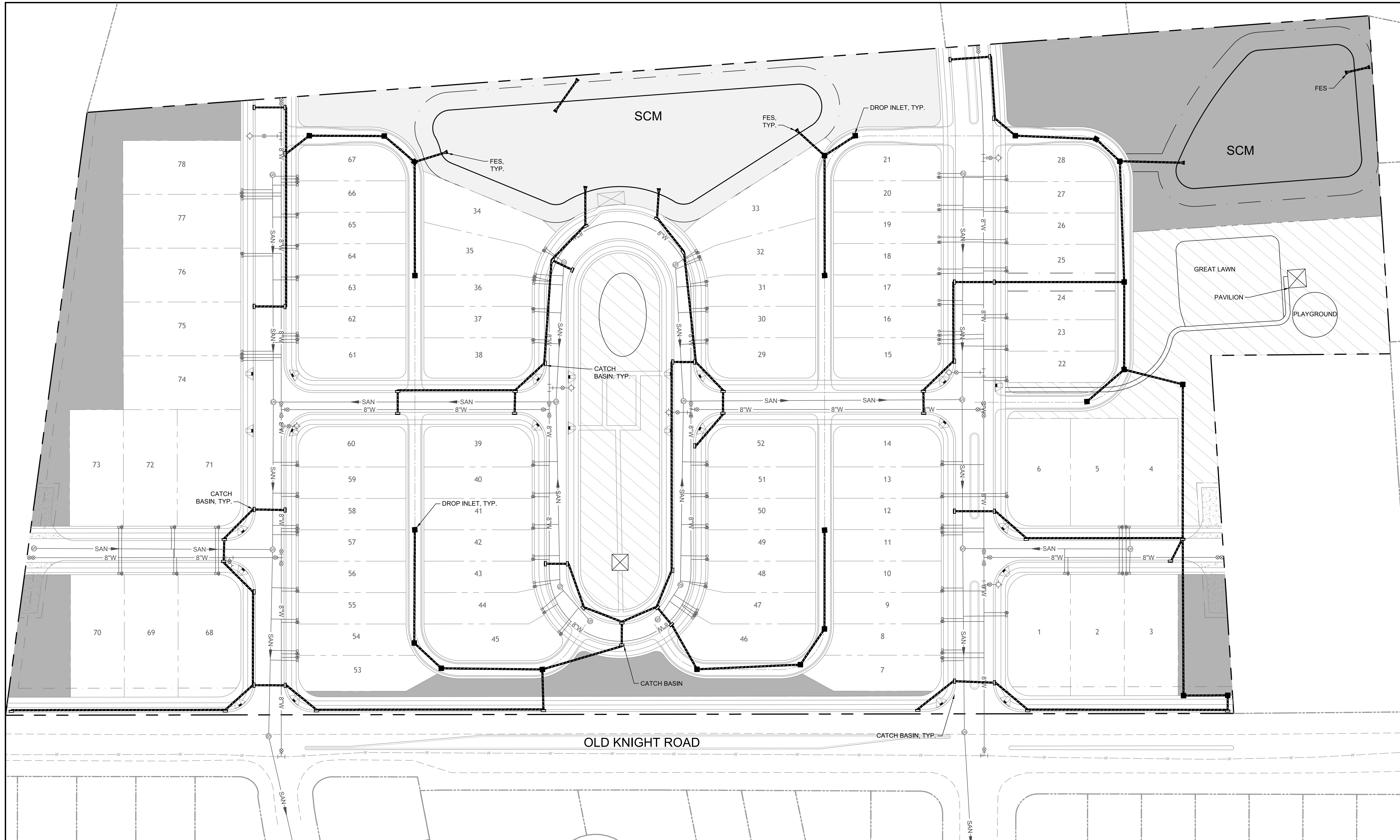
DATE: 01/21/2021
DRAWN BY: E. ANGE
DESIGNED BY: B. BLACKMON
CHECKED BY: J. CHANDLER
SCALE: 1" = 50'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652
HAYWOOD GLEN PHASE 3
OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY UTILITY PLAN

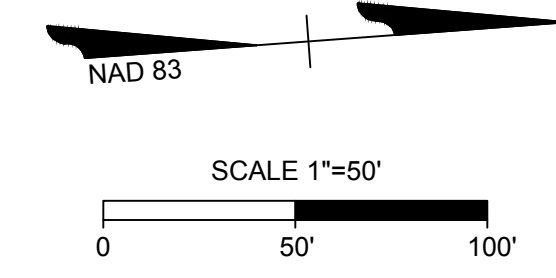
JOB NO. 43202
SHEET NO. C3.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



NOTES

1. THE STORM DRAINAGE LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE. APPROVAL BY TOWN STAFF IS REQUIRED.
2. THE STORM DRAINAGE SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH TOWN OF KNIGHTDALE UDO AND ENGINEERING STANDARDS & SPECIFICATIONS.
3. THE STORMWATER PLAN SHALL PROVIDE FOR ADEQUATE NITROGEN REDUCTION AND ATTENUATION OF STORMWATER RUNOFF.
4. FENCING AND LANDSCAPING FOR ALL PROPOSED STORMWATER CONTROL MEASURES SHALL MEET TOWN OF KNIGHTDALE REQUIREMENTS FOR EACH TYPE OF MEASURE PROPOSED.
5. STORMWATER CONTROL MEASURES SHALL BE LOCATED IN OPEN SPACE AREAS DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
6. A MAINTENANCE PLAN ALONG WITH A MEMORANDUM OF AGREEMENT MUST BE DEVELOPED FOR ALL STORMWATER CONTROL MEASURES (SCMS) INSTALLED TO ACHIEVE NITROGEN LOADING AND/OR FLOW ATTENUATING REQUIREMENTS AS PART OF THIS PROJECT. THIS MAINTENANCE PLAN IS REQUIRED TO BE RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS PRIOR TO PLAT RECORDATION. PROOF OF SAID RECORDING WILL BE REQUIRED AT THE TIME OF PLAT RECORDATION.
7. MAINTENANCE AND ACCESS EASEMENTS ARE REQUIRED FOR ALL SCMS.
8. AT THE CONCLUSION OF THE PROJECT ALL SCMS INSTALLED ON-SITE MUST BE CERTIFIED BY A DESIGN PROFESSIONAL AND THE TOWN OF KNIGHTDALE ENGINEERING DEPT. MUST RECEIVE ALL AS-BUILT DRAWINGS PRIOR TO RECEIVING THE CERTIFICATE OF OCCUPANCY.



LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON AREA

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.



PRELIMINARY DO NOT USE FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
01/21/2021
DRAWN BY
E. ANGE
DESIGNED BY
B. BLACKMON
CHECKED BY
J. CHANDLER
SCALE
1" = 50'

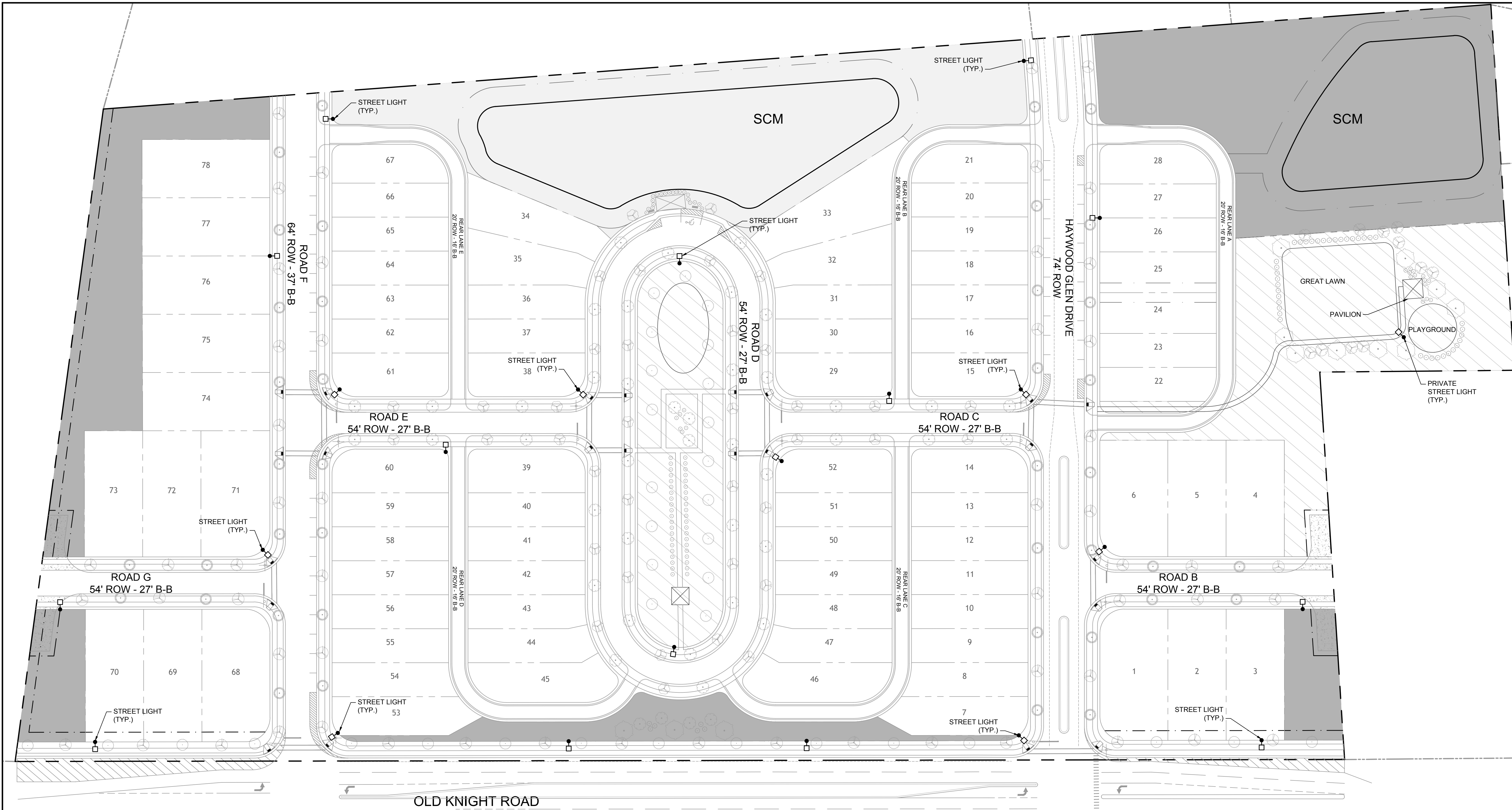
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

HAYWOOD GLEN PHASE 3
OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY STORMWATER MANAGEMENT PLAN

JOB NO.
43202
SHEET NO.
C4.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



PRELIMINARY DO NOT
USE FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.9511 FAX 919.853.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
01/21/2021
DRAWN BY
E. ANGE
DESIGNED BY
B. BLACKMON
CHECKED BY
J. CHANDLER
SCALE
1" = 50'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
HAYWOOD GLEN PHASE 3
OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY LIGHTING PLAN

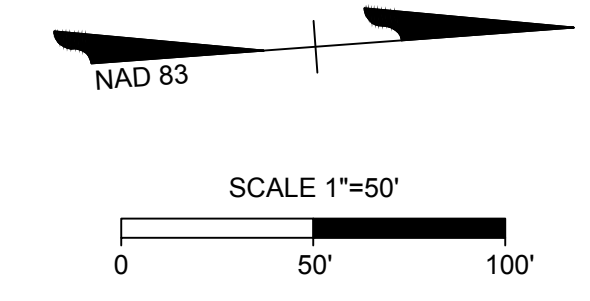
JOB NO.
43202
SHEET NO.
C5.0

Outdoor Lighting
Roadway LED

The Roadway LED is a green solution and great fit for streets, roads, long, narrow areas and parking lots. This energy efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose from 10 mounting heights and 10 pole heights for use on an existing pole. Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

LED Light Emitting Diodes: 50 | 70 | 110 | 150 | 200 | 280 watts
Mounting heights: 15, 20, 25, 30, 35'
Colors: Bronze, Black, Gray, Green
Poles: Style A, C, Wood

For additional information, visit dike.energy.com/OutdoorLighting or call us at 800.544.8900 (Toll free) or 919.866.9511.



- LEGEND**
- PROPERTY LINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - ACTIVE OPEN SPACE
 - PASSIVE OPEN SPACE
 - COMMON AREA

- LIGHTING LEGEND**
- LED STREET LIGHTS (7,000 LUMENS LED 75 ROADWAY LIGHT)
 - ALUMINUM POLE - HEIGHT 30'



These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction without the express written consent of TIMMONS GROUP.

PRELIMINARY DO NOT USE FOR CONSTRUCTION

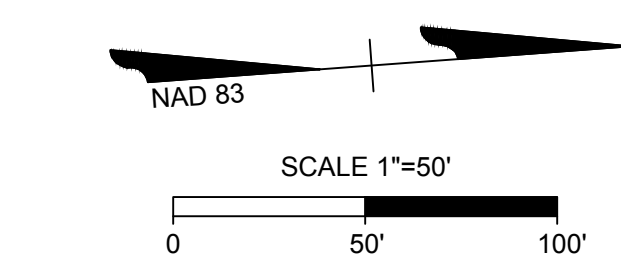
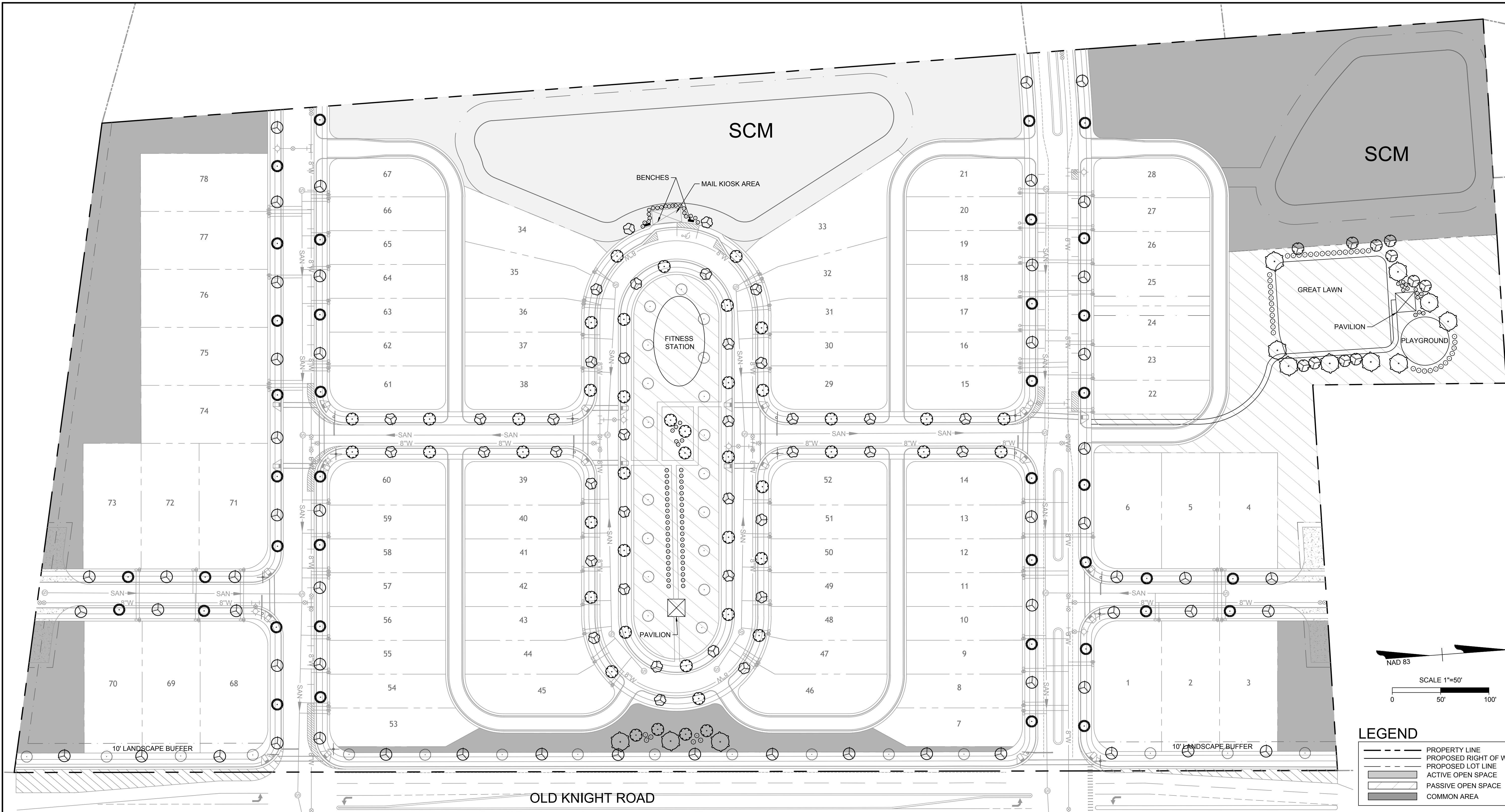
THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
 5410 Trinity Road, Suite 102 | Raleigh, NC 27607
 TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
 DATE
 01/21/2021
 DRAWN BY
 E. ANGE
 DESIGNED BY
 B. BLACKMON
 CHECKED BY
 J. CHANDLER
 SCALE
 1" = 50'

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652
HAYWOOD GLEN PHASE 3
 OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA
LANDSCAPE PLAN

JOB NO.
43202
 SHEET NO.
C6.0

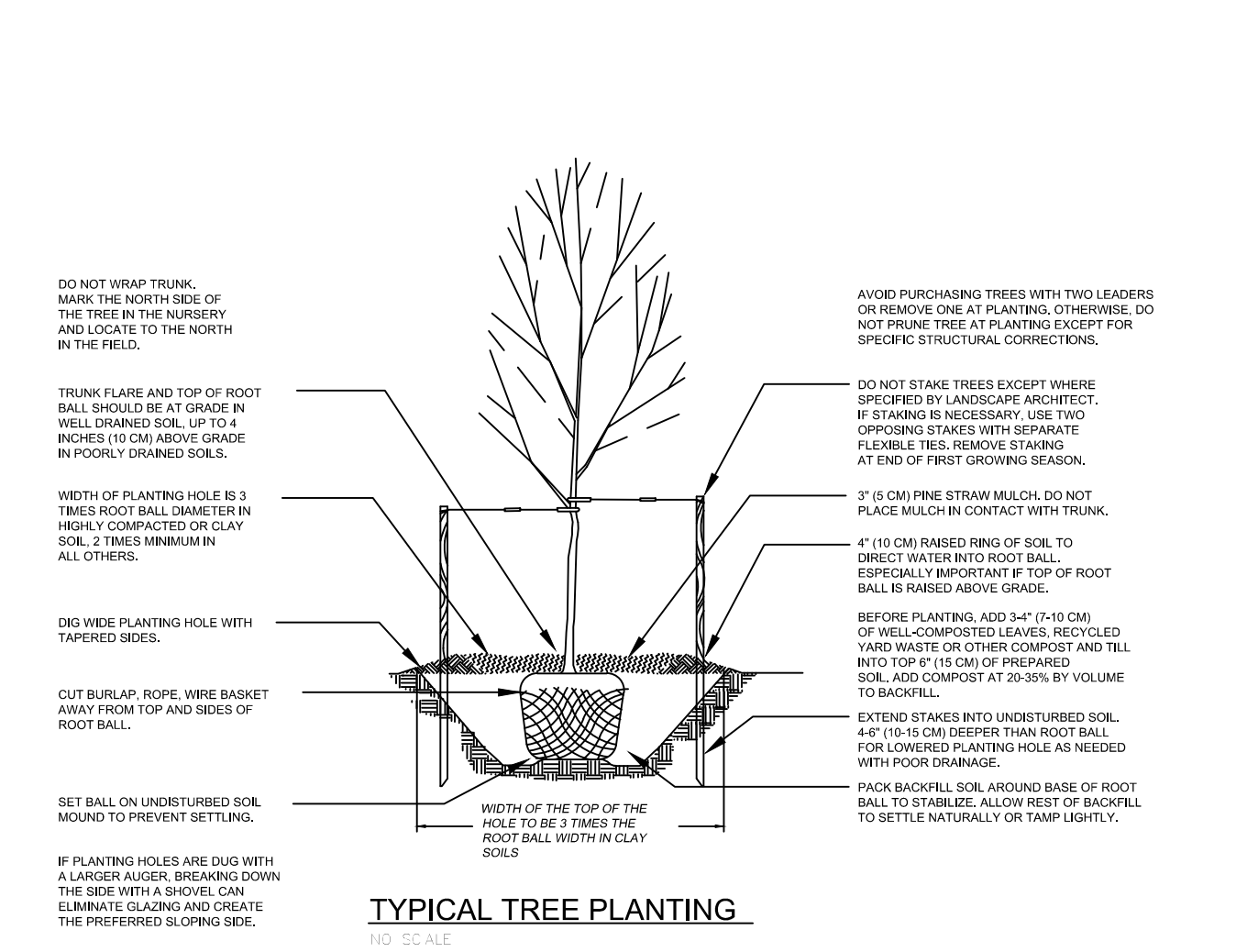


LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON AREA

PLANTING SCHEDULE

DECIDUOUS OVERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	REMARKS
AS	40	ACER SACCHARUM	SUGAR MAPLE	2.5" CAL., 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
UP	37	ULMUS PARVIFOLIA	LACEBARK ELM	2.5" CAL., 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	REMARKS
CF	12	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD	1.5" CAL., 8' HT MIN.	B&B	PERIMETER BUFFER	SINGLE STRAIGHT LEADER. FULL & HEAVY.
CV	11	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	1.5" CAL., 8' HT MIN.	B&B	PERIMETER BUFFER	SINGLE STRAIGHT LEADER. FULL & HEAVY.
MS	44	MAGNOLIA X SOLANGIANA	SAUCER MAGNOLIA	1.5" CAL., 8' HT MIN.	B&B	STREET TREES	
LI	56	LAGERSTROEMIA INDICA	CRAPE MYTLE	1.5" CAL., 8' HT MIN.	B&B	STREET TREES	
PS	34	PRUNUS SERULLATA	JAPANESE FLOWING CHERRY	1.5" CAL., 8' HT MIN.	B&B	STREET TREES	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	REMARKS
IG	81	ILEX GLABRA	INKBERRY HOLLY	24" HT.	5 GAL.	PERIMETER BUFFER	FULL & HEAVY. HEIGHT: 4' AFTER 2 YEARS.
IN	44	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	24" HT.	5 GAL.	PERIMETER BUFFER	FULL & HEAVY. HEIGHT: 3' AFTER 2 YEARS.



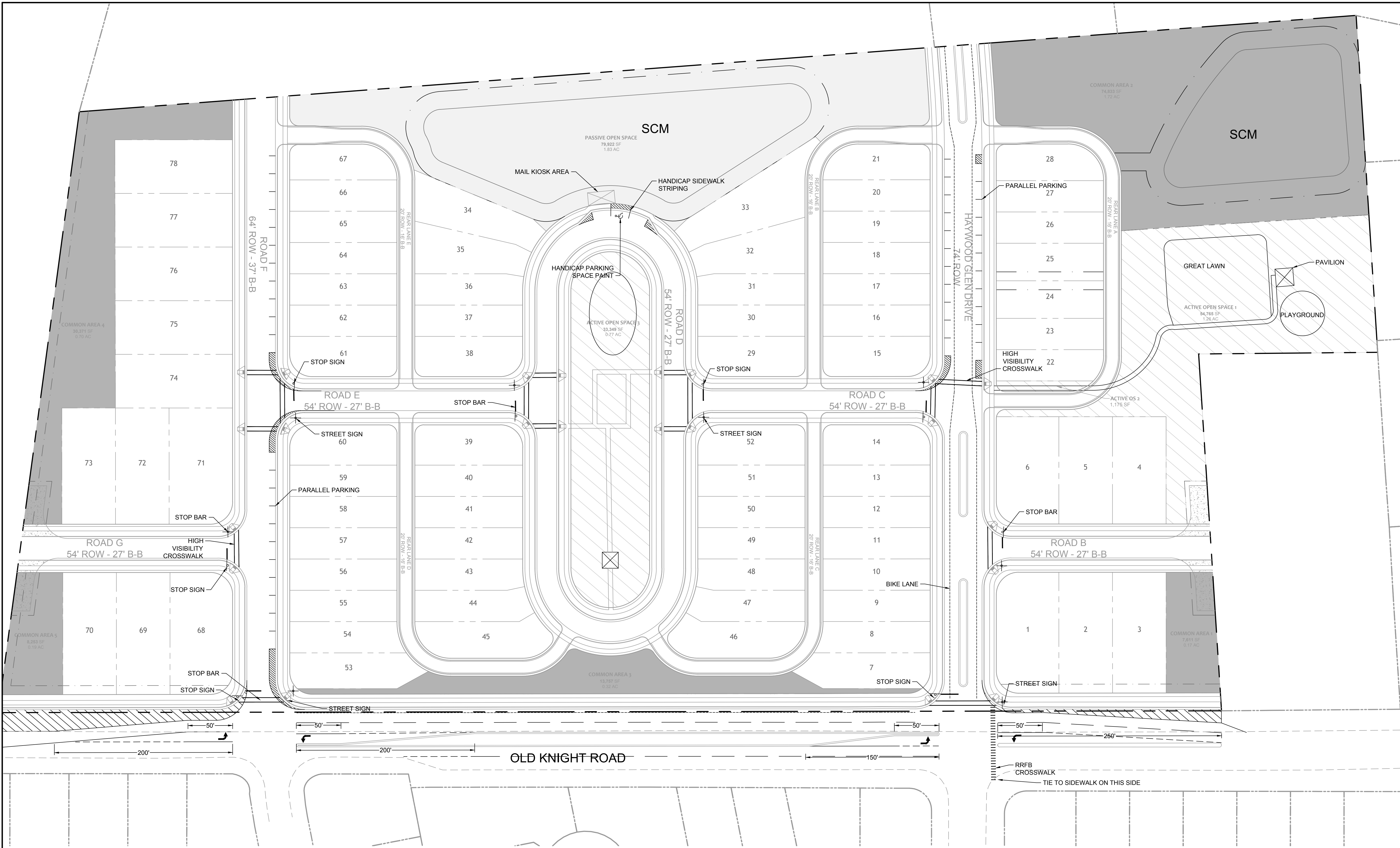
NOTES

- STREET TREES SHALL BE LOCATED WITHIN THE RIGHT OF WAY.
- STREET TREES SHALL BE PLANTED BY EACH BUILDER PRIOR TO RECEIVING C.O. FOR HOUSE.
- ALL LANDSCAPING SHOULD BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE'S UDO.
- ALL PLANT MATERIALS TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.
- CONTRACTOR ENGAGED IN LANDSCAPE IMPLEMENTATION SHALL BE A LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF NORTH CAROLINA.
- SUBSTITUTIONS OF PLANT MATERIALS SPECIFIED CAN ONLY OCCUR WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT.
- ALL NEW TREES TO HAVE A 5' DIAMETER SHREDDED HARDWOOD MULCH RING AT 4" DEEP UNLESS OTHERWISE NOTED OR LOCATED IN A PLANT BED PER SITE PLAN.
- LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIALS FOR A ONE YEAR PERIOD FOLLOWING SUBSTANTIAL COMPLETION.
- AREAS DAMAGED BY LANDSCAPE CONTRACTOR TO BE REPAIRED TO PRE-CONSTRUCTION CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- ALL LANDSCAPE ISLANDS SHALL BE GRADED FOR POSITIVE DRAINAGE WITH NO LOW SPOTS ALLOWING WATER TO BE TRAPPED.
- ALL ABOVE GROUND UTILITIES MUST BE SCREENED.



These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

PRELIMINARY DO NOT
USE FOR
CONSTRUCTION



THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.866.4951 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
01/21/2021
DRAWN BY
E. ANGE
DESIGNED BY
B. BLACKMON
CHECKED BY
J. CHANDLER
SCALE
1" = 50'

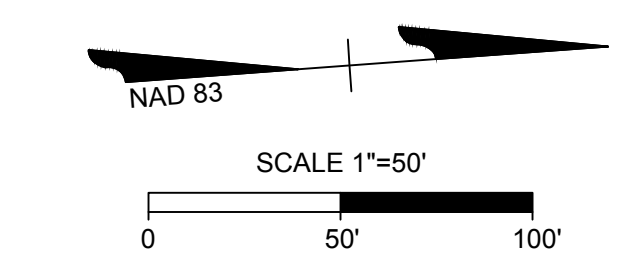
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
HAYWOOD GLEN PHASE 3
OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA
SIGNS AND MARKINGS PLAN

JOB NO.
43202
SHEET NO.
C7.0

SIGN LEGEND

- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

SIGN	MUTCD STD.	SIZE
STOP	R1-1	30"x30"
25 MPH	R2-1	24"x30"
ROAD CLOSED	R11-2	48"x30"
STREET NAME	D3-1	VARIABLES*12"
PEDESTRIAN CROSSING	W11-2	30"
PEDESTRIAN CROSSING	W16-7P	30"
- ALL SIGNS SHALL BE MOUNTED WITH 7-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 3-LB. GALV. STEEL U-CHANNEL POST SET IN 3-FT DEEP x 12-IN DIA. CONCRETE FOOTING
- ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY THE TOWN OF KNIGHTDALE AND/OR NCDOT PRIOR TO SIGN INSTALLATION.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS REQUIRED BY THE TOWN OF KNIGHTDALE, THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ALL NCDOT STANDARDS AND SPECIFICATIONS.
- THE TOWN OF KNIGHTDALE REQUIRES ALL REGULATORY PAVEMENT MARKINGS TO BE H-VIS THERMOPLASTIC, EXCEPT FOR PARKING SPACE STRIPING WHICH MAY BE WHITE PAINT, PER DETAIL 4.06.



LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON AREA



These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

Neighborhood Meeting Summary
for ZMA-7-20: Haywood Glen Phase 3

1. Date: **Thursday, December 17, 2020**
 2. Location: **Zoom (electronic meeting)**
 3. Applicants Present: **Beth Blackmon, Mark Eisenbeis, Michael Birch**
 4. Staff Present: **Chris Hills, Development Services Director; Dustin Tripp, Assistant Town Manager**
 5. Number of Citizens in Attendance: **3**
 6. Start time: **6:00 pm**
 7. End time: **6:45 pm**
 8. Process Guide – **Based on a December 29, 2020 Submittal:**
 - a. Public Hearing Meeting: **2/17/21**
 - b. LURB Meeting: **3/8/2021**
 - c. Town Council Action: **3/17/2021**
 9. Summary of Questions and Concerns by Citizens:
 - a. John VanValkinberg: (Western Neighbor)
 - i. Noted concerns about an underground spring in the vicinity of the western property boundary. Project team will investigate.
 - ii. Noted concern about the western street stubs into his property. Would like to meet with staff to discuss how alignments are chosen and to discuss the likelihood of the road crossing his property without him developing the road himself/selling his property.
 - b. Tracy Whitley (Southern Neighbor)
 - i. Concerned about buffer between her property and the development, half of her driveway trees are on the development property. Dev. team noted that they will work with her on that once they get to CDs.
 - ii. Also concerned about additional kids playing in her yard as it looks like a football field.
 - c. Michael Cowan – Lives in HG Phase I.
 - i. Concerned about the tight radius at the alleys that garbage trucks can't navigate.
-

Developer Video Link

Old East Properties has provided the following informational video for review in addition to the Master Plan and PUD Document:

https://www.youtube.com/watch?v=9JLEC84mp4w&t=2s&ab_channel=OldEastProperties



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #21-03-17-002
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE
WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-7-20 Haywood Glen Phase 3 Planned Unit Development

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of the property from Rural Transition (RT) to General Residential-3 Planned Unit Development (GR-3 PUD); and

WHEREAS, the Town Council finds the proposed Zoning Map Amendment is not consistent with the KnightdaleNext 2035 Comprehensive Plan, however is consistent as it addresses several of the guiding principles such as creating compact developments adjacent to existing neighborhoods, continuing the community of the existing neighborhood, and expanding home choices in Knightdale. It is inconsistent with the General Growth Framework and Growth & Conservation Map, however reasonable when applying the playbook approach; and

WHEREAS, the request is also reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people desire to live, work and visit;

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 23.06 ± acres located in the Town of Knightdale's Extra Territorial Jurisdiction, at 1501 Old Knight Road and identified as Wake County PIN 1755-73-7189 from Rural Transition (RT) to General Residential-3 Planned Unit Development (GR-3 PUD) as indicated.

SECTION 2. That the additional conditions contained within the application identified as ZMA-7-20 and PUD document (Exhibit 1), and listed below apply as additional zoning conditions to the parcels of land identified as PIN 1743-82-2816:

1. Single-family dwelling units on lots less than 80 feet in width will be accessed via a driveway that connects to the fronting public right-of-way. Side setbacks for front-loaded units shall be a minimum of 5 feet. Additionally, front-loaded single-family dwellings will be served by driveways that are a minimum length of 20 feet.
2. Allowance of mass grading the entire site, including lots exceeding the UDO required prohibition on mass grading.
3. Exceeding the maximum allowable density of the entire Haywood Glen neighborhood from 3 units per acre to 3.04 units per acre.
4. Architectural Standards: In addition to the elevations, the applicant agrees to the Single-Family Dwelling Architectural Standards found in UDO Ch. 5.7 and the additional conditions listed below:
 - a. Single-family 2 story homes built on lots at least 60-feet wide will have a minimum heated area of 2,000 square feet.
 - b. Single-family 1 or 1.5 story homes built on lots at least 60-feet wide will have a minimum heated area of 1,600 square feet.

- c. Single-family homes built on lots less than 60-feet wide will have a minimum heated area of 1,600 square feet.
 - d. Ninety percent (90%) of the single-family homes built on lots at least 60-feet wide will have a minimum house width of 40-feet. Ten percent (10%) of the single-family homes built on lots at least 60-feet wide will have a minimum house width of 35-feet.
 - e. The foundations for all single-family detached homes shall be raised to a minimum height of 14” above finished yard grade in the front and shall contain a minimum of 2 stair risers up to the front porch / stoop. The foundation height on both sides and the rear shall be raised to a minimum average height of 12” above average finished yard grade. The foundations shall be wrapped in either brick or stone on all sides.
 - f. 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, fiber cement siding, shakes or board and batten unless the home is only stone or brick. The exterior siding material on the side and rear facades will be fiber cement. When two materials are used, the materials shall be different but complementary colors. Vinyl may be used only for soffits, fascia, and corner boards.
 - g. All single-family homes will have a front porch with a minimum depth of five feet. Front porch posts will be at least 6”x6”.
 - h. Main roof pitches (excluding porches) fronting the street for 2-story homes will be at least 8:12.
 - i. Main roof pitches (excluding porches) fronting the street for 1-story and 1.5-story homes will be at least 6:12 unless an alternate is approved by staff.
 - j. Garages will not protrude more than 6 feet from the front porch or stoop, and all garage doors shall contain window inserts.
 - k. For every 30 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. Any siding break on the side of the home such as a fire escape, side porch, wall offsets could be used as an alternate to windows.
 - l. There shall be a minimum 12” overhang on every gable end for every single-family home.
5. The applicant agrees to coordinate with NCDOT on the final improvements to Old Knight Road at Haywood Glen Drive.
 6. The submitted site plan (Exhibit A), home elevations (Exhibit B), and Planned Unit Development document (Exhibit C) 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 GR-3 PUD zoning district, master plan comments, Unified Development Ordinance, and comments from the January 14, 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 17th day of March, 2021

Jessica Day, Mayor

ATTEST:

Heather M. Smith, Town Clerk

APPROVED AS TO FORM:

Roger Knight, Town Attorney