LAND USE REVIEW BOARD
MEETING AGENDA

950 Steeple Square Court, Knightdale, North Carolina 27545

February 10, 2020
7:00 p.m.

ITEM I.	ADOPTION OF AGENDA	
ITEM II.	APPROVAL OF MINUTES	
	A. January 13, 2020 Minutes	
	B. January 13, 2020 Quasi-Judicial Minutes	
ITEM III.	BOARD OF ADJUSTMENT	
ITEM IV.	PLANNING BOARD	
	ZMA-9-19 Habitat for Humanity PUD	Planner
ITEM V.	COMMUNITY APPEARANCE COMMISION	
ITEM VI.	TREE BOARD	
	A. Street Tree Project Update	Planner
	B. Arbor Day Discussion	Planner
ITEM VII.	OTHER BUSINESS	
ITEM VIII.	NEW BUSINESS	
ITEM IX.	ADJOURNMENT	

KNIGHTDALE
LAND USE REVIEW BOARD MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

January 13, 2020

The Knightdale Land Use Review Board met at 7:00 p.m. in the Council Chamber Room of Town Hall.

LURB MEMBERS PRESENT:	Michael Blake, Rita Blackmon, Darryl Blevins, Gentry Lassiter, Tiffanie Meyers, and Bradley Pope.
ABSENT:	Steve Evans and Latatious Morris.
STAFF MEMBERS PRESENT:	Chris Hills, Development Services Director; Kevin Lewis, Senior Planner Current; and Aquila Blackwell, Planning Technician.
TOWN COUNCIL MEMBERS PRESENT:	Councilor Steve Morgan and Councilor Mark Swan.
ATTORNEYS PRESENT:	Roger Knight.

Meeting called to order by Vice Chair Gentry Lassiter at 7:02 p.m.

ITEM I. ADOPTION OF AGENDA
Vice Chair Lassiter introduced the agenda.

...Motion by Ms. Blackmon to adopt the agenda. Motion seconded by Mr. Blake and carried unanimously.

ITEM II. APPROVAL OF MINUTES
A. Vice Chair Lassiter introduced the minutes of December 9, 2019.

…Motion by Ms. Blackmon to approve the minutes of December 9, 2019. Motion seconded by Mr. Blake and carried unanimously.

B. Vice Chair Lassiter introduced the quasi-judicial minutes of November 12, 2019.

…Motion by Mr. Blevins to approve the quasi-judicial minutes of November 12, 2019. Motion seconded by Ms. Blackmon and carried unanimously.

ITEM III. BOARD OF ADJUSTMENT
The Board entered the Board of Adjustment session.
(See Minutes of the January 13, 2020 Quasi-Judicial Session)

DRAFT

ITEM IV. PLANNING BOARD

ZMA-7-19 Poplar Creek Village Phase IV

Senior Planner Kevin Lewis provided background on the Zoning Map Amendment request for a Planned Unit Development (PUD) to allow for a major subdivision in accordance with Sections 2.15.C and 15.6.C of the Unified Development Ordinance (UDO). He explained to the Board that staff received an application from Stuart Poulsen requesting a Zoning Map Amendment to rezone a vacant parcel west of Clifton Road, identified by the Wake County PIN 1743-82-2816, from Rural Transition (RT) to General Residential-3 (GR-3) with a PUD. The applicant has proposed to develop the 17.49 acre parcel into a 50-lot single-family residential subdivision. The Board heard the original request at the December 18, 2019 Joint Public Hearing.

Mr. Lewis reviewed the proposed voluntary neighborhood standards, explained how the plan was consistent with the Comprehensive Plan, and recapped the public hearing findings.

Mr. Lewis explained that by law, the Board must adopt a statement of plan consistency and reasonableness of action. The Development Services Department recommends that the Land Use Review Board recommend approval of ZMA-7-19 and forward the following advisory statement and to the Town Council: "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 including: encouraging compact development patterns, continuing community design, creating great neighborhoods and expanding home choices, and enhancing community facilities and services. It is inconsistent with the General Growth Framework and Growth & Conservation Map, however reasonable when applying the playbook approach. 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."

Mr. Pope asked if the phase would include any additional buffers and Mr. Lewis explained that the site plan showed a Type B buffer on the north side of the property, even though it was not required by zoning.

Vice Chair Lassiter asked for more information regarding the mass graded plan and Mr. Hills explained that the applicant's request to mass grade specific parcels was not unreasonable.

Ms. Meyers asked if the four additional parking spaces would be a definite feature of the plan and Mr. Lewis noted that the applicant agreed to the parking spaces, so it would be further reviewed during the construction drawing process.

Mr. Blevins inquired about fencing in the buffer and wanted to know if the buffer would be maintained by the HOA. Mr. Lewis explained a Type B buffer and confirmed that it will be maintained by the HOA.

…Motion by Mr. Blevins to approve ZMA-7-19 and to forward staff's written advisory statement to the Town Council. Motion seconded by Mr. Blake carried unanimously.

ITEM VI. COMMUNITY APPEARANCE COMMISSION
None at this time.

ITEM VII. TREE BOARD
Street Tree Update
Development Services Director Chris Hills provided an update on the Street Tree program and Arbor Day and noted that it has been extended until the January LURB meeting, where staff will present ideas to the Board. Members discussed various ideas for involvement for Arbor Day. They agreed that staff should reach out to local schools to participate in the Arbor Day project.

Members also discussed potential street tree programs. Mr. Blake and Mr. Pope stated that they would like to see improved landscaping around street and town limit signs.

ITEM VIII. OTHER BUSINESS
Mr. Hills thanked staff for the efforts on the new Joint Public Hearings and asked members to participate in the Community Appearance Awards during the Town Council meeting.

ITEM IX. NEW BUSINESS
None at this time.

ITEM X. P&E COMMITTEE UPDATE
None at this time.

ITEM XI. PAST COUNCIL ACTIONS
None at this time.

ITEM XII. ADJOURNMENT
…Motion by Ms. Blackmon to adjourn at 7:45 p.m. Motion seconded by Mr. Pope and carried unanimously.

_____
Latatious Morris, Land Use Review Board Chairperson

_____
Aquila Blackwell, Planning Technician

KNIGHTDALE
BOARD OF ADJUSTMENT MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

January 13, 2020

The Knightdale Land Use Review Board met at 7:00 p.m. in the Council Chamber Room of Town Hall.

QUASI-JUDICIAL LURB MEMBERS PRESENT:	Michael Blake, Darryl Blevins, Gentry Lassiter, and Bradley Pope.
ABSENT:	Steve Evans.
TOWN COUNCIL MEMBERS PRESENT:	Councilor Steve Morgan and Councilor Mark Swan.
ATTORNERYS PRESENT:	Roger Knight.
STAFF MEMBERS PRESENT:	Chris Hills, Development Services Director; Kevin Lewis, Senior Planner Current; and Aquila Blackwell, Planning Technician.

Meeting called to order by Vice Chair Lassiter at **7:06** p.m.

ITEM I. PUBLIC HEARINGS FOR QUASI-JUDICIAL CASES
None at this time.

ITEM II. ORDERS FOR QUASI-JUDICIAL CASES
Order Granting VAR-2-19 803 Widewaters Pkwy Setback

…Motion by Mr. Blevins to approve the order granting VAR-2-19 803 Widewaters Parkway. Motion seconded by Mr. Pope and carried unanimously.

ITEM III. ADJOURNMENT
The Board of Adjustment session ended at **7:09** p.m.

_____
Latatious Morris, Land Use Review Board Chair

_____
Aquila Blackwell, Planning Technician

DRAFT

Town of Knightdale

Staff Report Cover Sheet

Title: ZMA-9-19: Habitat for Humanity (Flowers Place) Planned Unit Development Rezoning

Staff: Donna Tierney, Planner

Date: February 10, 2020

PURPOSE

- The purpose of this staff report is to provide an overview of a Zoning Map Amendment request for a Planned Unit Development (PUD) to allow for a 17-lot single family major subdivision in accordance with Unified Development Ordinance (UDO) Sections 2.15.C and 15.6.C. The 2.29 acre vacant parcel is located at the intersection of Kelley Meadows Road and Flowers Street and identified by the Wake County PIN 1754-51-5410. The request is to rezone the property from Urban Residential 12 (UR12) to Urban Residential-12 with a Planned Unit Development (PUD).

STRATEGIC PLAN PRIORITY AREA(S)

- Connected & Inclusive
- Sustainable

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
- Application Packet
- PUD Document
- Neighborhood Meeting Information
- Site Plan

STAFF RECOMMENDATION

- Recommend approval of ZMA-9-19 and forward a plan consistency advisory statement to Town Council

Town of Knightdale

Staff Report

Title: ZMA-9-19: Habitat for Humanity (Flowers Place) Planned Unit Development Rezoning

Staff: Donna Tierney, Planner

Date: February 10, 2020

Director Signature: CH

Asst. Town Manger Signature:

Town Manager Signature:

I. REQUEST:

Mr. Tom Harrell of Bass, Nixon & Kennedy Inc. submitted an application on behalf of property owner Habitat for Humanity of Wake County, to rezone and develop the vacant parcel at the intersection of Kelley Meadows Road and Flowers Street, identified by the Wake County PIN 1754-51-5410, from Urban Residential 12 (UR12) to Urban Residential-12 with a Planned Unit Development (PUD). The applicant proposes to develop the 2.29 acre site into a 17-lot single-family residential subdivision.

In addition to traditional development approval, Habitat for Humanity has requested financial support in the amount of $124,306.00 to assist with road infrastructure costs and for land dedication from the Town to build the required stormwater pond. The proposed parcel for the stormwater pond is on the Town owned property to the west of Kelley Meadows Rd. A map of the Town owned parcel can be seen under the Project Setting information in **Section IV**.

II. PROJECT PROFILE:

PROPERTY LOCATION:	Kelley Meadows Rd. & Flowers St.
WAKE COUNTY PINs:	1754-51-5410
CURRENT ZONING DISTRICT	Urban Residential 12
PROPOSED ZONING DISTRICT:	Urban Residential-12 (UR-12) Planned Unit Development (PUD)
NAME OF PROJECT:	Flowers Place (proposed)
APPLICANT:	Bass, Nixon & Kennedy Inc.
PROPERTY OWNER:	Habitat for Humanity of Wake County
PROPERTY SIZE:	2.29 acres
PROPOSED DENSITY:	7.502 units per acre
CURRENT LAND USE:	Vacant/Undeveloped
PROPOSED LAND USE:	Single Family Residential
PROPOSED OPEN SPACE:	28,283 SF (0.65 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

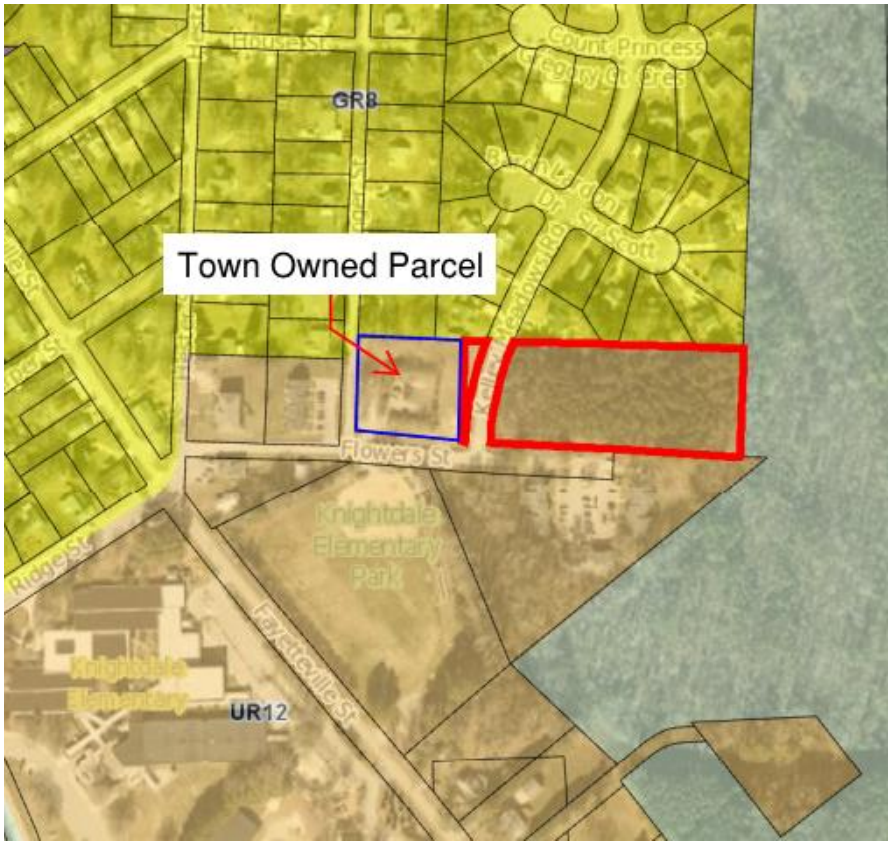
mixed density neighborhoods, neighborhood nodes, and mixed use centers; further the goals of the KnightdaleNext 2035 Comprehensive Plan including the Growth Framework and Growth & Conservation maps; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

The applicant must address several provisions, which include but are not limited to design guidelines and dimensional standards, public facilities, recreational open space, and Comprehensive Plan consistency. The applicant is also allowed to request exceptions to certain UDO standards. The applicant's specific exceptions are detailed in **Section VII** of this staff report.

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

The proposed rezoning include one (1) parcel, located east of Kelley Meadows Road and north of Flowers Street. The parcel is located within the Town Limits and will not require annexation.

DIRECTION	LAND USE	ZONING
North	Wil Ros Meadows Subdivision	GR8
South	Multi-Family	UR12
East	Vacant	RT
West	Undeveloped	UR12



Zoning map of the subject property and adjacent properties

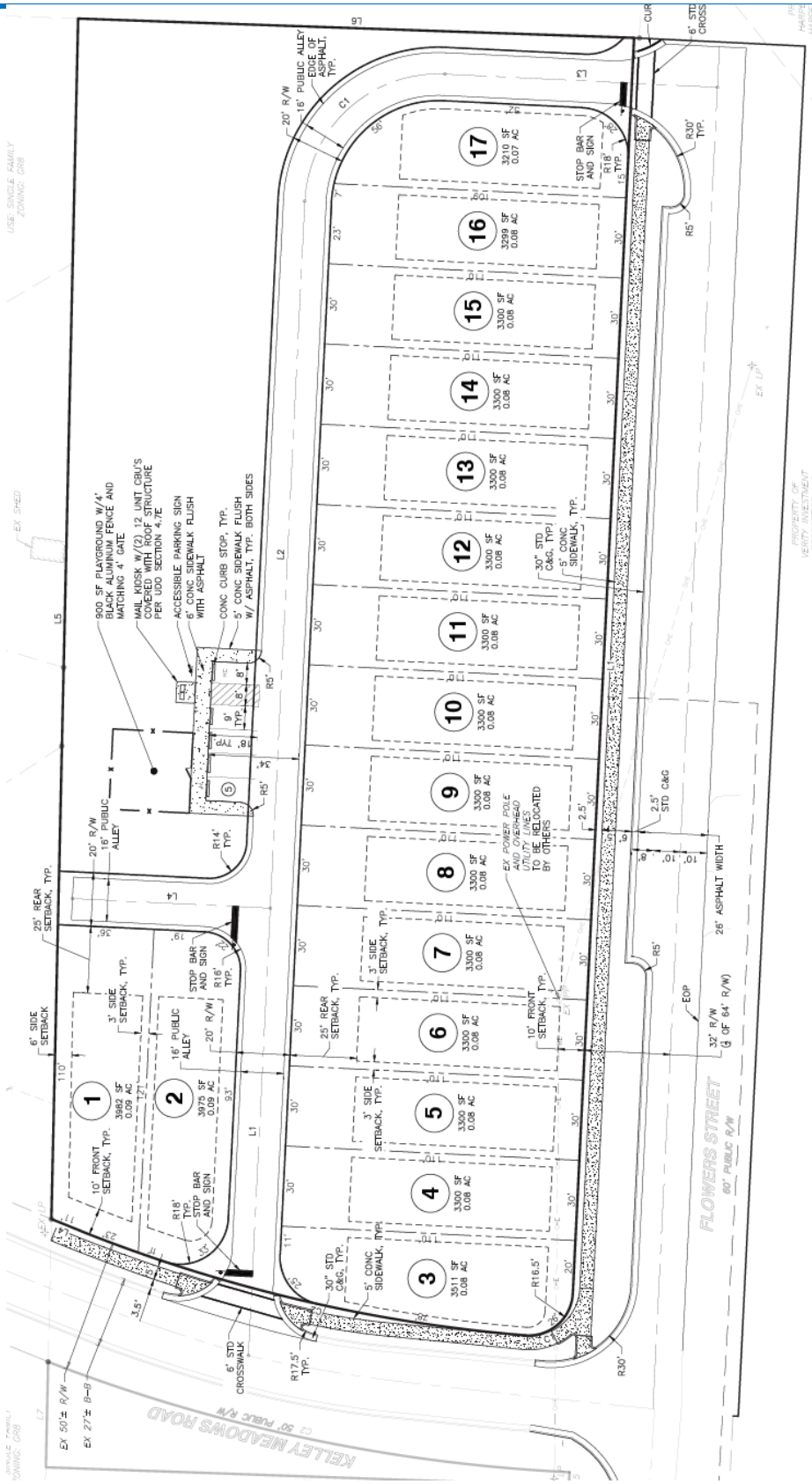
Aerial view of the subject property and surrounding area

On Flowers Street looking east

On Flowers Street looking north at Kelley Meadows Road

V. PROPOSED MASTER PLAN:

The applicant submitted a full Master Plan and PUD document in accordance with UDO Section 16.6. As shown on the following site plan, the plan consists of 17 rear loaded 30 ft. wide lots, a privately owned and maintained alley, extension of Flowers Street with sidewalk and on-street parallel parking, and addition of sidewalk along Kelley Meadows Road. Additional amenities include a playground area, visitor parking, and passive open space.


900 SF PLAYGROUND W/4' BLACK ALUMINUM FENCE AND MATCHING 4' GATE
MAIL KIOSK W/(2) 12 UNIT CBU'S COVERED WITH ROOF STRUCTURE PER UDO SECTION 4.7E
ACCESSIBLE PARKING SIGN
6' CONC SIDEWALK, FLUSH WITH ASPHALT
CONC CURB STOP, TYP.
5' CONC SIDEWALK FLUSH W/ ASPHALT, TYP. BOTH SIDES
EX POWER POLE AND OVERHEAD UTILITY LINES TO BE RELOCATED BY OTHERS
FLOWERS STREET
60' PUBLIC R/W
KELLEY MEADOWS ROAD
26' ASPHALT WIDTH
32' R/W (½ OF 64' R/W)
16' PUBLIC ALLEY
20' R/W
25' REAR SETBACK, TYP.
6' SIDE SETBACK
3' SIDE SETBACK, TYP.
10' FRONT SETBACK, TYP.
STOP BAR AND SIGN
6' STD CROSSWALK
30" STD C&G, TYP.
5' CONC SIDEWALK, TYP.
2.5' STD C&G
EX 50'± R/W
EX 27'± B-B

VI. LEGISLATIVE CASE PROCEDURES:

A Planned Unit Development rezoning is a legislative public hearing, which requires a robust public input and development review process. Staff started working with the development team in April 2018; and since that time, staff has reviewed several preliminary sketch plans and held various project meetings. Below is a timeline of the required elements.

- Pre-application Meeting: November 5, 2019
- Neighborhood Meeting Notices Mailed: November 7, 2019
- Neighborhood Meeting: November 19, 2019

The neighborhood meeting was held at the Knightdale Recreation Center located at 102 Lawson Ridge Road. Three interested neighbors attended the meeting, and inquired about stormwater impacts, yard maintenance, buffers and fencing. No one spoke in opposition to the project. A copy of the mailed notice, list of recipients, and summary of the meeting are attached as part of the application packet.

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

- First Class Letters Mailed: December 30, 2019
- Sign Posted On Property: January 3, 2020
- Legal Ad Published in N&O: January 3 & 10, 2020

Following the formal submittal and review of the proposed master plan, the applicant met with the Development Review Committee (DRC) on January 9, 2020 to discuss the technical comments and details associated with the proposed subdivision plan. There were several comments associated with the proposed plan, including the following:

- Location of on-street parking along Flowers Street
- Relocation of water and sewer services out of the private alley
- Landscaping changes including the buffer between the development and existing subdivision to the north
- Activation and improvements of required Open Space

As part of the DRC's approval process, the applicant will need to provide a revised and updated copy of the Master Plan and PUD document. The DRC voted unanimously to **continue** ZMA-9-19 pending the applicant addressing the review comments and Town Council taking action on the PUD rezoning request.

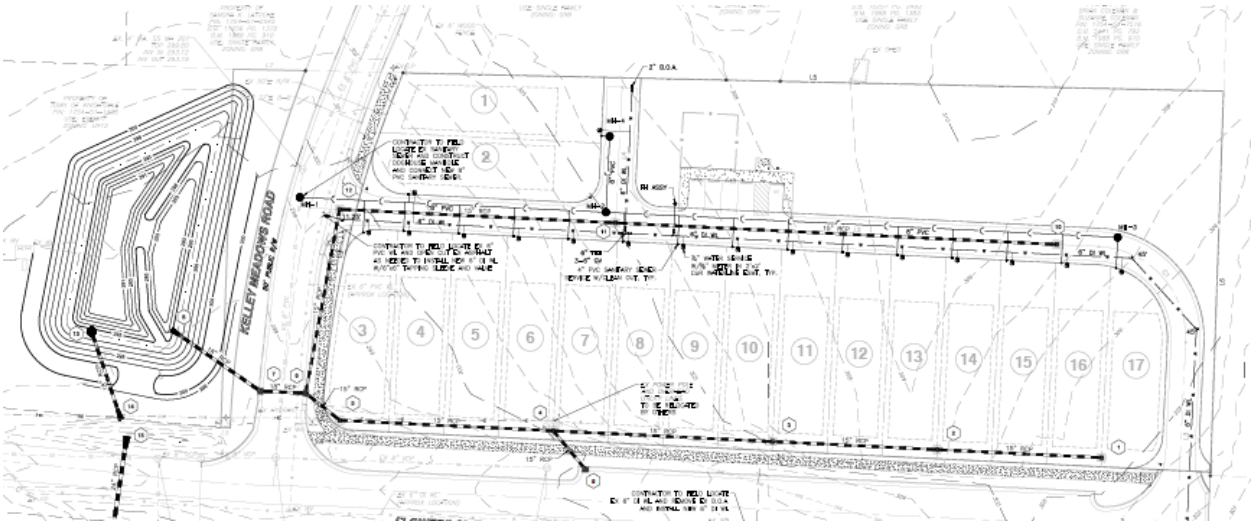
VII. PROPOSED PLANNED UNIT DEVELOPMENT:

In accordance with UDO Section 15.6.C, all standards and requirements of the corresponding General District shall be met. Staff has reviewed the major site elements and found the majority to be in compliance with all requirements of the Urban Residential 12 zoning district and UDO. Major site elements and their compliance statements are listed below.

A. **Parking**: The applicant is not proposing any deviations from the parking requirements as found in Section 10.3 of the UDO. There will be a two-car driveway for each home with no garage. Additionally, the applicant is proposing 17 on street parking spaces and a parking lot with 5 spaces to accommodate guest parking.

B. **Signage**: All site signage will be reviewed under a separate zoning review; however, the applicant is not proposing any deviations from the standards as found in UDO Section 12 for the UR-12 Zoning District.

C. **Stormwater –** The applicant is not proposing any deviations from the stormwater management of the site as required in UDO Chapter 6. Stormwater will be addressed with a Stormwater Control Measure (SCM) in the form of a wet detention basin, located to the west of Kelley Meadows Rd. on the parcel owned by Town of Knightdale.



D. **Lighting**: The applicant is not proposing any deviations from the lighting standards as found in UDO Section 11.4.

E. **Public Utilities/Water Allocation Policy:** The applicant is proposing to connect to public water and sewer. In accordance with UDO Section 16.6.P, the applicant will meet the Town of Knightdale Water Allocation Policy (WAP) requirement of 50 points with the following features:

	Points
Base Points - Major Residential Subdivision	15
Options to Obtain additional 35 points:	
Residential Architectural Standards	15
Development within Old Town District	4
IPEMA Certified Playground Equipment	4
Stormwater – Wet Pond w/ Fountain	4
Provision of On-Street Public Parking	4
Outdoor Display of Public Art	4
Total Proposed Bonus Points:	*36*
Total Points (50 Points Required)	**50**

F. **Programmed Open Space**: In accordance with UDO Section 7.3.A, the development is within ¼ mile of existing publicly dedicated recreational open space (Knightdale Elementary Park) and is therefore granted a 50% reduction in the amount of required open space.

The applicant is meeting the remaining open space requirements by providing benches, picnic tables, and grills for passive open space, and a large playground and corn hole area for active open space. According the applicant's PUD document, approximately 20% of the property will remain undeveloped and set aside for open space. Staff will continue to work with the applicant on the actual configuration of the open space amenities.

Additionally, the proposed development is within ¼ mile of Knightdale Elementary Park, just over ¼ mile from Harper Park, and within 1 mile of Knightdale Station Park.

G. **Residential Architectural Standards**: The applicant has proposed the architectural standards listed below. In addition to the proposed standards, the applicant is agreeing to adhere to the architectural standards in UDO Section 5.7 by including it in their WAP bonus points. The applicant has provided proposed building elevations, which can be found in the attached PUD document at the end of this staff report.

<u>Single-Family Dwelling Architectural Standards</u>

1. All dwellings are 2-story homes built on 30 ft. wide lots and will have a minimum size of 1,150 square feet.
2. All driveways will be paved surface accessed from a rear alley with space to accommodate two vehicles. Garages are not proposed for this development.
3. At a minimum, all homes shall be raised a minimum of 18" from the finished grade and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice. The applicant has proposed crawl spaces with masonry wrapped foundations for all lots.
4. All homes shall have a combination of two or more of the following materials on the front façade above the foundation: stone, brick, lap siding, shake, or board and batten. All siding shall be fiber cement. Vinyl may be used for soffits, fascia, and corner boards.
5. All single-family homes will have a front porch with a minimum depth of six (6) feet. Front porch posts will be at least 6"x6" and extend more than 50% of the façade.
6. Main roof pitches (excluding porches) for 2-story homes shall be at least 7:12. Some dwellings may have hip roof design. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building and shall have a pitch of at least 3:12.
7. There shall be a 12" overhang on every gable roof end and hip roof end.
8. For every linear 30 feet (or fraction) of continuous side elevation, there shall be one window or door added to the side elevation. Any siding break on the side of the home such as a fireplace, porch, wall offset can be used as an alternative to a window or door.

PROPOSED UDO EXCEPTIONS:

In accordance with UDO Section 15.C.5, a Planned Unit Development rezoning allows the applicant to request exceptions to certain standards identified in the General District (Urban 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. **Dimensional Requirements**: The applicant is proposing deviations from the dimensional standards as found in UDO Section 2.8.B for the UR-12 zoning district. Proposed deviations are listed below:

- **Required:** Lots less than 80 ft. in width require alley/rear lane access and driveways are required to be at least 35 ft. in length.

- **Requested**: All lots are 30 ft. wide and will be rear-loaded and served by driveways that are a minimum length of 20 ft. rather than the UDO requirement of 35 ft.

B. **Landscaping Buffer**:

- **Required**: In accordance with UDO Section 8.6.A, a Type B 20 ft. landscape buffer is required between the UR12 (proposed) and GR8 (adjacent subdivision) zoning districts.

- **Requested**: Reduce the buffer width to 5 ft. along Lot 1 and to 10 ft. along the proposed playground area. A 6 ft. wood privacy fence along with vegetation will be provided for the reduced buffer areas. The applicant will provide the full 20 ft. Type B buffer along the remainder of the shared northern property line.

C. **Accessory Building Design**:

- **Required:** In accordance with UDO Section 4.7. E, all Cluster Mailbox Units (CBU) must include a shelter that extends a minimum of 5 ft. beyond the CBU's collective footprint.

- **Requested**: Due to the small size of the development (17 lots), the developer requests to provide uncovered CBUs.

VIII. PUD DOCUMENT ANALYSIS

In support of their Master Plan, the applicant submitted a PUD document which includes a vision for their proposed development, statements of plan consistency, architectural design standards, and open space information. Additionally, the applicant included proposed housing elevations. 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.

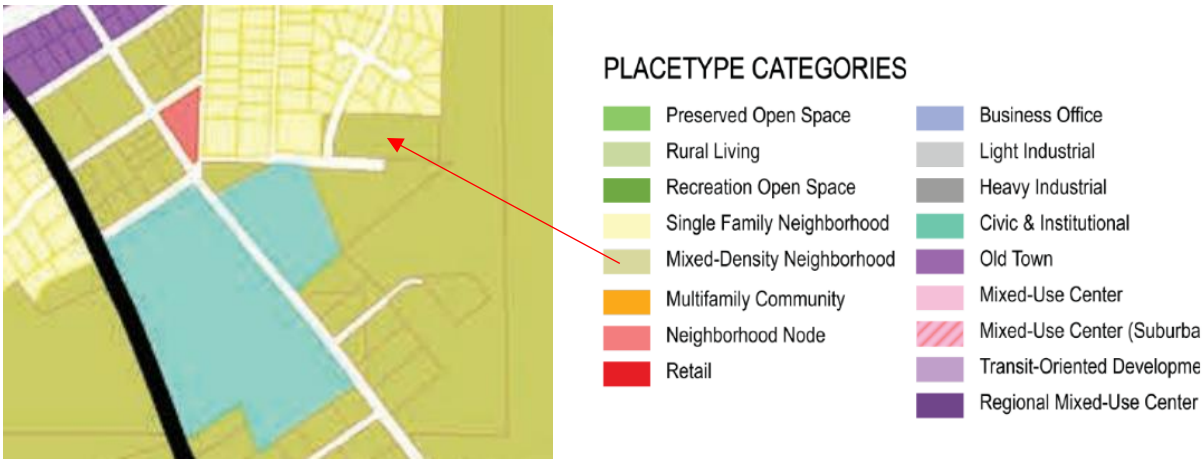
IX. TRANSPORTATION ANALYSIS

According to UDO Section 9.4, a Traffic Impact Analysis (TIA) is required for any "proposed rezoning or Master Plan…if the nature of the proposed rezoning or development is such that the number of trips it can be expected to generate equals or exceeds 150 new peak hour trips." Based on the limited impact of the proposed subdivision, a TIA was not required and staff did not request any further analysis.

Additionally, the proposed project involves the extension of a Town-maintained street. Flowers Street will be extended the length of the development and include on-street parking, street trees, and sidewalks. The extension of Flowers Street will aid in future connectivity to the proposed north-south Town Maintained Collector, which is included on the adopted Street Network Map.

X. COMPREHENSIVE PLAN:

During the drafting of the 2035 KnightdaleNext Comprehensive Plan, it was determined that the document should take a playbook approach that would be based on existing conditions that might change over time. As such, the categories as part of the Growth and Conservation Map were based on particular characteristics that would be likely in 2035. The subject property is designated to be "Mixed-Density Neighborhood" as a placetype.



The Mixed-Density Neighborhood placetype is defined as follows:

> *"Mixed-density neighborhoods are formed as subdivisions or communities with a mix of housing types and densities. Homes are oriented to the interior of the site and are typically buffered from surrounding development by transitional uses, preserved open space, or landscaped areas. Lots along the perimeter of a new neighborhood should be sensitive to the density observed along the perimeter of an adjacent neighborhood in terms of size and scale (by providing a transition). Small blocks and a modified grid of streets support a cohesive, well-connected community.*
>
> *All new mixed-density neighborhoods incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff."*

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 is staff's opinion that the proposed Master Plan and PUD request is consistent with the KnightdaleNext 2035 Comprehensive Plan. Due to the small size of the proposal, mixed density cannot be achieved on the parcel itself. However, with apartments, single family, and townhomes immediately surrounding the proposed development, the UR12 zoning designation and the proposed housing type is consistent with the principles noted in the Mixed Density Neighborhood placetype.

The following guiding principle categories are applicable to this request:

- **Infill Development and Redevelopment** – The proposed development is located within the Old Town area. It is also an existing vacant parcel situated between two developed parcels.

- **Natural Environment –** The applicant proposes to leave approximately 0.52 aces (20%) of the property undisturbed and set aside for open space.

- **Compact Development Patterns –** This project provides a transition to a higher density from the larger lots that exist to the north. It is an infill development that improves existing public streets and infrastructure.

- **Recreation** – The proposed development is located within walking distance of Knightdale Elementary Park. It is also within a short distance to Harper Park and Knightdale Station Park.

- **Great Neighborhoods and Expanded Home Choices** – The proposed development includes 17 rear-loaded single-family dwellings on 30 ft. wide lots. The development is a Habitat for Humanity project which will provide additional affordable housing options.

PROPOSED WRITTEN ADVISORY STATEMENT REGARDING PLAN CONSISTENCY:

"The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles including encouraging compact development patterns, promoting infill and redevelopment, preservation of the natural environment, and creating great neighborhoods and expanded home choices, including affordable housing options. Further, it is consistent with the General Growth Framework and Growth & Conservation Map. The request is 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."

XI. JOINT PUBLIC HEARING SUMMARY:

A joint public hearing with the Land Use Review Board and Town Council was held at the January 15, 2020 Town Council meeting. A representative from the development team gave a short presentation. One citizen spoke in favor and support of the project. No one from the public spoke in opposition to the project.

XII. STAFF RECOMMENDATION:

Review the request, forward the preceding advisory statement to Town Council, and recommend approval of ZMA-9-19, Habitat for Humanity PUD (Flowers Place).

TOWN OF KNIGHTDALE

DEVELOPMENT SERVICES DEPARTMENT

www.knightdalenc.gov

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2241
(f) 919.217.2249

MASTER PLAN

In accordance with Development Process outlined in Chapter 15 of the Unified Development Ordinance, Master Plan submittals are required for all Site Plans, Major Subdivisions, Special Use Permits, and Conditional Districts. Completed applications shall include all of the submittal requirements included on Page 2 of this package, and must be submitted in accordance with the schedule established by the Development Services Department. Approval of the Master Plan is not an authorization to begin site construction.

PROJECT INFORMATION

PROJECT NAME: Meadowview Subdivision

PROJECT ADDRESS: 0 Kelley Meadows Road

WAKE COUNTY PIN(s): 1754-51-5410

PROPOSED USE: Single Family Residential

PROPOSED SQ. FT.: N/A | PROPOSED LOTS: 17 | DENSITY (DWELLING/ACRE): 7.42

ZONING DISTRICT: UR12 | SITE ACRES: 2.29 | INSIDE CORPORATE LIMITS: Yes

CONTACT INFORMATION

APPLICANT: Bass, Nixon & Kennedy PHONE: 919-851-4422 FAX: 919-851-8968

ADDRESS: 6310 Chapel Hill Rd., Ste. 250
Raleigh, NC 27607

EMAIL: david.dunn@bnkinc.com

SIGNATURE:

PROPERTY OWNER: Habitat For Humanity of Wake County, Inc. PHONE: 919-833-1999 FAX: N/A

ADDRESS: 2940 North Raleigh Blvd.
Raleigh, NC 27604

EMAIL: jim.middleton@habitatwake.org

SIGNATURE: Jim Middleton

DEVELOPER: Habitat For Humanity of Wake County, Inc. PHONE: 919-833-1999 FAX: N/A

ADDRESS: 2940 North Raleigh Blvd.
Raleigh, NC 27604

EMAIL: jim.middleton@habitatwake.org

SIGNATURE: Jim Middleton

THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY

CASE NUMBER: | SUBMITTAL DATE: | X-REFERENCE(s):

FILING FEE: | SKETCH PLAN MEETING DATE:

TOWN OF KNIGHTDALE

DEVELOPMENT SERVICES DEPARTMENT

www.knightdalenc.gov

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2243
(f) 919.217.2249

SUBMITTAL REQUIREMENTS

NO APPLICATION SHALL BE ACCEPTED BY THE LAND USE ADMINSTRATOR UNLESS IT CONTAINS ALL OF THE INFORMATION NECESSARY TO DETERMINE IF THE DEVELOPMENT, IF COMPLETED AS PROPOSED, WILL COMPLY WITH ALL OF THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE. APPLICATIONS WHICH ARE NOT COMPLETE WILL BE RETURNED TO THE APPLICANT WITH A NOTATION OF DEFICIENCIES.

THE FOLLOWING ARE TO BE SUBMITTED AT THE TIME OF INITIAL SUBMITTAL. FAILURE TO SUBMIT ALL ITEMS WILL RESULT IN DELAY OF YOUR APPLICATION. APPLICATIONS ARE TO BE RECEIVED BY 5 PM ON THE SUBMITTAL DEADLINE DATES ESTABLISHED BY THE DEVELOPMENT SERVICES DEPARTMENT.

- COMPLETED APPLICATION FORM. Application must be signed by the applicant and the property owner.
- PROCESSING FEE: The fees below are for the Master Plan based on the type of permit being requested. Fees are exact and not rounded up. Master Plans that accompany a request for conditional district will require a separate application and filing fee for Zoning Map Amendment (Re-zoning):

	SITE PLAN:	SPECIAL USE PERMIT or CONDITIONAL DISTRICT:
NON-RESIDENTIAL	$300 plus $50 per acre	$600
RESIDENTIAL	$300 plus $50 per acre	See Master Plan fee
MODIFICATION		$600

Master Plan submittals are fully electronic. Please send all documentation electronically.

- Site/civil/landscape plans must be to engineering scale (1" = 20', 1" =50', etc.). Lighting and Landscaping should be included within the Master Plan set, if required. See Page 3 of this application package for data to be included on the Master Plan.
- Please include any proposed or existing deed restrictions or owners association documents.
- MASTER PLANS REQUIRING PUBLIC HEARINGS (SPECIAL USE PERMITS OR CONDITIONAL DISTRICTS):
    - LIST OF PARCEL IDENTIFICATION NUMBERS AND OWNERS (with their mailing addresses) of all parcels adjoining, including across the street from, and within 200 feet, the parcel(s) making up the proposed development site.
    - STAMPED, PRE-ADDRESSED BUSINESS ENVELOPES for the applicant, the property owner and each owner on above list with return address reading: Town of Knightdale Development Services Department, 950 Steeple Square Court, Knightdale, NC 27545.

The Master Plan shall be drawn to the following specifications and must contain or be accompanied by the information listed below. All plans shall be submitted at a scale not less than one (1) inch = 50 feet unless otherwise authorized by the Administrator. No processing or review of a Master Plan will proceed without all of the following information:

- The boundary, as determined by survey, of the area to be developed with all bearings and distances shown and the location within the area, or contiguous to it, of any existing streets, railroad lines, perennial streams, wetlands, easements or other significant features of the tract.
- Scale denoted both graphically and numerically with north arrow.
- A vicinity map at a scale no smaller than one (1) inch equals 1,200 feet showing the location of the subdivision with respect to adjacent streets and properties.

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Knightdale, NC 27545
(v) 919.217.2243
(f) 919.217.2249

- The location of proposed buildings, parking and loading areas, streets, alleys, easements, lots, parks or other open spaces, site reservations (i.e. school sites), property lines and building setback lines with street dimensions, tentative lot dimensions and the location of any building restriction areas (i.e. flood hazard areas, buffer locations, watershed protection districts, and/or jurisdictional wetlands). Site calculations shall include total acreage of tract, acreage in parks and other non-residential uses, total number and acreage of parcels and the total number of housing units.
- Calculations for required and proposed Recreational Open Space.
- The proposed name of the development; street names; the owner's name and address; the names of adjoining subdivisions or property owners; the name of the Township, county, and state in which the development is located; the date of plan preparation and the zoning classification of the tract to be developed along with those of adjoining properties.
- Corporate limits and extra-territorial jurisdiction boundaries (where applicable).
- Typical cross-sections of proposed streets. Where a proposed street is an extension of an existing street, the profile of the street shall include 300 feet of the existing roadway with a cross-section of the existing street. Where a proposed street within the development abuts a tract of land that adjoins the development and where said street may be expected to extend into said adjoining tract of land, the profile shall be extended to include 300 feet of the said adjoining tract.
- The proposed limits of construction for all proposed development activity.
- A timetable for estimated project completion for each phase proposed.
- Original contours at intervals of not greater than two (2) feet for the entire area to be subdivided and extending into adjoining property for a distance of 300 feet at all points where street rights-of-way connect to the adjoining property and 50 feet at all other points of common project boundaries. Wake County or Town of Knightdale digital topography may be used to satisfy this requirement but should be field-verified to ensure accuracy. This requirement may be waived for developments smaller than one (1) acre or where insufficient topographic changes warrant such information.
- 2-D utility plan showing location of sanitary sewer lines, water distribution lines, storm sewer lines, manholes, clean-outs, fire hydrants, fire lines, valves, underground private utilities, backflow prevention devices showing make and model, meters and pipe sizes. If applicable, also well and septic locations, force mains, and pump stations.
- Supplemental Plans as applicable:
  Landscape Plan in accordance with Section 16.8(A)
  Lighting Plan in accordance with Section 16.8(B)
  Traffic Signs & Markings Plan in accordance with Section 16.8(C)
  Architectural Plans in accordance with Section 16.8(D)
  Stormwater Management Plan in accordance with Section 16.8(E)
  Traffic Impact Analysis (if required) in accordance with Section 16.9
  Wake County Public Schools - Residential Development Notification Submission https://arcg.is/CKbv5

In addition to the above required information, the following additional information may be required by the Administrator, the Land Use Review Board or the Town Council on a discretionary site-specific basis:

- Environmental Impact Statement, pursuant to Article 113A of the North Carolina General Statutes if: (i) the development exceeds 2 acres in area; and (ii) the Land Use Review Board deems it necessary due to the nature of the land or peculiarities in the proposed design.
- Development Permit and Certification application with supporting documentation as required by the Knightdale Flood Damage Prevention Ordinance in Chapter 6.

KNIGHTDALE
development services

Town of Knightdale 950 Steeple Square Ct.
Knightdale, NC 27545 KnightdaleNC.gov

PLANNED UNIT DEVELOPMENT APPLICATION

In accordance with Unified Development Ordinance Section 2.16, a Planned Unit Development (PUD) is a type of Planned Development District (PDD) that encourages master planning of development and to manage such development with the impacts of the development on the provision of Town services and infrastructure. Completed applications shall include all of the submittal requirements included on Page 2 of this application and on the corresponding application checklist. Applications must be submitted in accordance with the schedule established by the Development Services Department.

PROJECT INFORMATION

TYPE OF APPLICATION:	PLANNED UNIT DEVELOPMENT		
PROJECT ADDRESS:	0 Kelly Meadows Road, Knightdale, NC		
WAKE COUNTY PIN(s):	1754515410		
PROPOSED PROJECT NAME:	Meadowview Subdivision		
PROPOSED USE:	Single Family Residential		
PROPOSED SQ. FT.:	1,300 SF each	TOWN LIMITS/ETJ:	Town Limits
CURRENT ZONING DISTRICT:	UR 12	PROPOSED ZONING DISTRICT:	UR 12
PROPOSED LOTS:	17	DENSITY (DWELLING/ACRE):	7.502

CONTACT INFORMATION

APPLICANT:	Bass, Nixon & Kennedy, Inc.		
ADDRESS:	6310 Chapel Hill Road - Suite 250, Raleigh, NC 27607		
PHONE:	919-851-4422	EMAIL:	david.dunn@bnkinc.com
SIGNATURE:			
PROPERTY OWNER:	Habitat for Humanity of Wake County		
ADDRESS:	2940 North Raleigh Boulevard, Raleigh, NC 27604		
PHONE:	919-833-1999	EMAIL:	jim.middleton@habitatwake.org
SIGNATURE:	Jim Middleton Director Land Acquisition		
DEVELOPER:	Habitat for Humanity of Wake County		
ADDRESS:	2940 North Raleigh Boulevard, Raleigh, NC 27604		
PHONE:	919-833-1999	EMAIL:	jim.middleton@habitatwake.org
SIGNATURE:	Jim Middleton, Director Land		

THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY

CASE NUMBER:	PUD - ____ - ____	SUBMITTAL DATE:	X-REFERENCE(s):
FILING FEE:		SKETCH PLAN MEETING DATE:	

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development services

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Knightdale, NC 27545 | KnightdaleNC.gov

SUBMITTAL REQUIREMENTS

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- **COMPLETED APPLICATION FORM.** Application must be signed by the applicant and the property owner.
- **PROCESSING FEE:** The fees below are based on the type of application being submitted. Fees are exact and not rounded up. Master Plans that accompany a request for conditional district will require a separate application and filing fee for Zoning Map Amendment (Re-zoning). Fee are subject to change July 1 of each year.

	MASTER PLAN:	SPECIAL USE PERMIT or CONDITIONAL DISTRICT:	PLANNED UNIT DEVELOPMENT:	COMMERCIAL SITE PLAN
NON-RESIDENTIAL	$300 plus $50 per acre	$600	$600	$250 plus $50 per acre
RESIDENTIAL	$300 plus $50 per acre	See Master Plan fee	$600	

- All plan submittals are **electronic.** Please send all documentation via email or a file sharing service.
- For additional submittal requirements, refer to the corresponding checklist based on application type.

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PLANNED UNIT DEVELOPMENT
APPLICATION CHECKLIST

TO BE COMPLETED BY APPLICANT	YES	N/A
PRE-SUBMITTAL REQUIREMENTS		
1. Pre-Application Conference	✔	
2. Sketch Plan Approval	✔	
3. Neighborhood Meeting in accordance with UDO Ch.15.3.C	✔	
SUBMITTAL REQUIREMENTS		
1. Completed Application	✔	
2. Processing Fee	✔	
3. Public Hearing Postage Fees	✔	
4. Wake County Public Schools Residential Development Notification, if applicable	✔	
5. Traffic Impact Analysis, if applicable		✔
SUBMITTAL SPECIFICATIONS		
1. **Neighborhood Meeting Report:** The report must include a list of those persons and organizations contacted about the neighborhood meeting, the date, time, and location of the meeting, a roster of the persons in attendance at the meeting, and a summary of issues discussed at the meeting; including a description of how the applicant proposes to respond to neighborhood concerns or changes made as a result of the meeting.	✔	
2. **Vision and Intent Statement:** (reference UDO Ch. 2.15.C)	✔	
3. **Unified Development Ordinance Consistency:** Provide a statement of consistency with the UDO. Any variation from the UDO must be explained and alternate means of compliance provided.	✔	
4. **Comprehensive Plan Consistency:** Provide a statement of consistency with the adopted KnightdaleNext 2035 Comprehensive Plan	✔	
5. **Design Guidelines:** Provide a comprehensive list of proposed design guidelines that demonstrate the project will be appropriate within the context of the surrounding properties and the larger community. This includes architectural elevations representative of the proposed structures.	✔	
6. **Zoning Designation:** Include a request for a zoning designation that matches the proposed density (reference UDO Ch. 2)	✔	
7. **Boundary & Significant Feature Survey:** The boundary, as determined by survey, of the area to be developed with all bearings and distances shown and the location within the area, or contiguous to it, of any existing streets, railroad lines, perennial streams, wetlands, easements or other significant features of the tract	✔	
8. **Scale & North Arrow:** Scale denoted both graphically and numerically with north arrow	✔	
9. **Vicinity Map:** A vicinity map at a scale no smaller than 1 inch equals 1,200 feet showing the location of the PUD with respect to adjacent streets and properties	✔	
10. **Site Data:** Calculations must Include total acreage, acreage in parks and other non-residential uses,	✔	

total number and acreage of parcels, and the total number of housing units		
11. **General Layout Map**: A map delineating the boundaries of proposed uses and building types. This map should include descriptive conditions indicating the use, density, and building type of each distinct area of the proposed district.	✔	☐
12. **Dimensional Standards**: Description of dimensional standards and any modifications to the general use regulations (reference UDO Ch. 2)	✔	☐
13. **Transportation:** Show all major streets and any collector/arterials required, as well as connectivity to adjacent parcels. Any modifications to street sections or request for modified street sections shall be included (reference: UDO Ch. 9 and Ch. 17)	✔	☐
14. **Recreational Open Space:** All open space shall be provided as required in UDO Ch. 7. Any variation shall provide the same area of open space and must be consistent with the general spirit and intent of the UDO.	✔	☐
15. **Landscaping**: Tree protection and landscaping shall meet the criteria of UDO Ch. 8, except in cases where variations would meet the general spirit and intent of the UDO.	✔	☐
16. **Signs:** Signs shall meet the criteria of UDO Ch. 12, except in cases where variations would meet the general spirit and intent of the UDO.	✔	☐
17. **Public Facilities:** PUDs require all necessary infrastructure improvements to provide adequate transportation, water, sewer, and all other infrastructure improvements required by UDO Ch. 17.	✔	☐
18. **Phasing Plan:** This is required if more than one phase is proposed. In mixed-use proposals the non-residential component shall be phased in association with a percentage of the total residential units not to exceed 75%. Phasing must be consistent with the installation of public infrastructure improvements.	☐	✔
19. **Stormwater Management:** A generalized stormwater management plan (reference UDO Ch. 6)	✔	☐
ADDITIONAL REQUIREMENTS		
1. Water Allocation Policy Compliance	✔	☐

See UDO Chapters 2.15 and 16.5 for additional description of all requirements

BASS, NIXON & KENNEDY, INC., CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
919/851-4422 ■ FAX 919/851-8968 BNK@BNKinc.com

FLOWERS PLACE SUBDIVISION
PLANNED UNIT DEVELOPMENT

A HABITAT FOR HUMANITY DEVELOPMENT
KNIGHTDALE, NORTH CAROLINA
ZMA-9-19

DECEMBER 9, 2019
REVISED: JANUARY 13, 2020
REVISED: FEBRUARY 3, 2020

FLOWERS PLACE SUBDIVISION

Planned Unit Development

Prepared for the Town of Knightdale

Submittal Dates

First Submittal:	December 9, 2019
Second Submittal:	January 13, 2020
Third Submittal:	February 3, 2020

Developer
Habitat for Humanity of Wake County
2420 North Raleigh Blvd.
Raleigh, NC 27604

Bass, Nixon & Kennedy, Inc., Consulting Engineers
6310 Chapel Hill Road, Suite 250
Raleigh, NC 27607

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1. VISION AND INTENT

FLOWERS PLACE PLANNED UNIT DEVELOPMENT MEETS THE STATED VISION AND INTENT OF THE PLANNED UNIT DEVELOPMENT AS FOLLOWS:

The seventeen homes built in Flowers Place will meet the architectural design requirements from Chapter 5 of the Knightdale UDO. The 2-story design provides plenty of front façade for a variety of materials, color and texture to the exterior of the units.

Provide high quality community amenities:
Development of Flowers Place will result in improvements to the existing Flowers Street by providing curb and gutter, sidewalks, street storm drainage system and enhanced street lighting. Also, a centrally located play area and a large wooded open space will provide common areas for residents to assemble, children to play and residents to enjoy preservation of trees in the open space.

Incorporate creative design in the layout of buildings:
All buildings in Flowers Place are located within close proximity to each other on adjacent narrow lots; thus allowing for more open space and common area. A Home Owners Association will maintain all grounds, both private and public and private alleys ensuring quality appearance for all units. Rear loaded access to parking will provide for more privacy in the rear and attractive uninterrupted appearance along building frontage on Flowers Street with a somewhat "urban" appearance.

Ensure compatibility with surrounding land uses and neighborhood character:
Flowers Place is a residential detached single family development located in a residential area with a single family residential development adjacent to the north; and a small apartment project across Flowers Street to the south. Knightdale elementary school is located in the neighborhood.

Ensure the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers.
With the development of Flowers Place, the neighborhood will become a mixed density area as it is located adjacent to existing residential uses that include a medium lot size single family development on one side and a denser apartment development on the opposite side. Existing streets serve all the developments.

Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map:
Flowers Place is located on an existing vacant parcel situated between two developed parcels and a vacant parcel to the east. It will be a natural progression of development in the area as the future development will occur to the east.

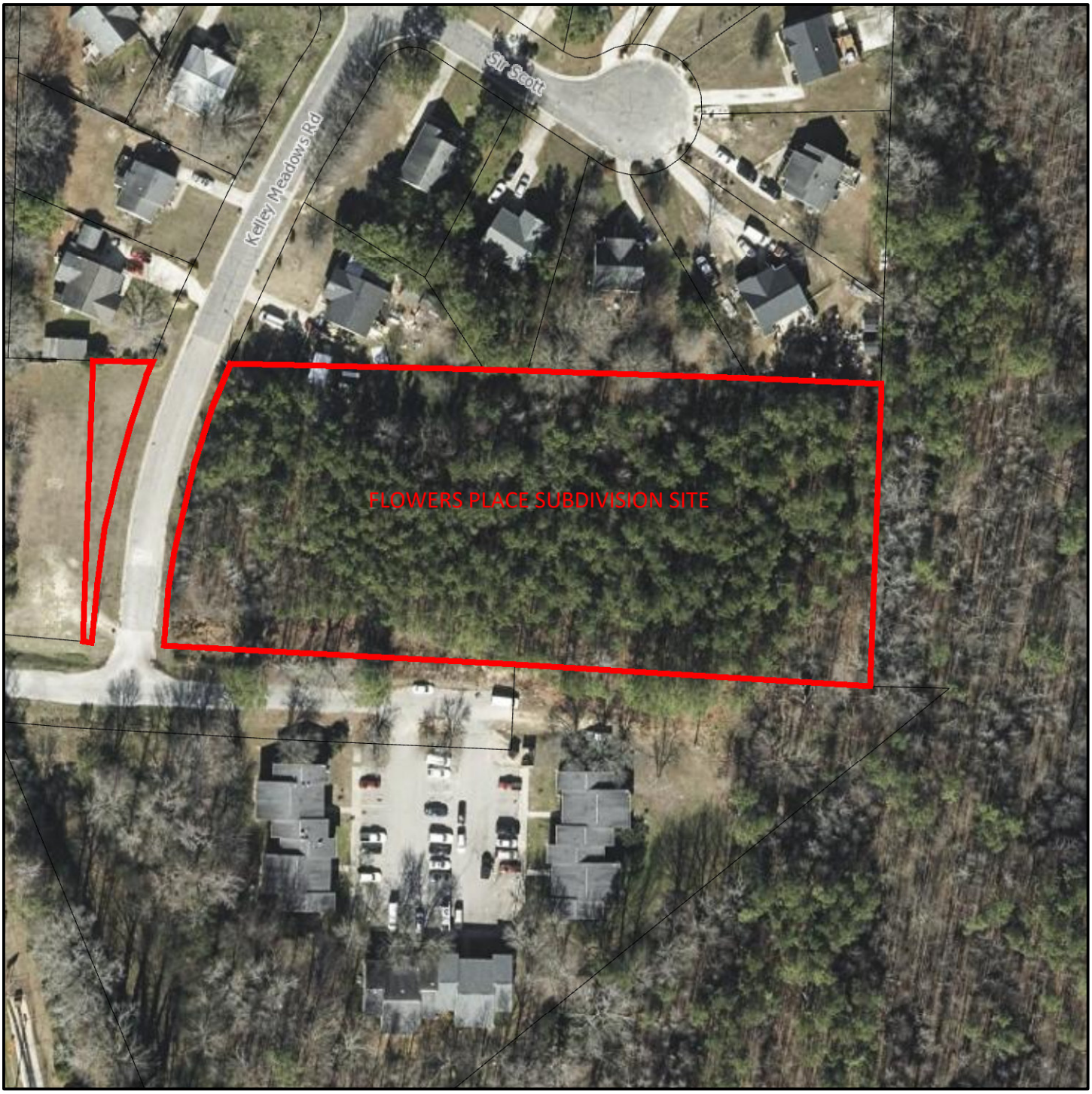
Provide greater efficiency in the layout and provisions of roads, utilities, and other infrastructure:
The development of Flowers Place will provide for improvements to existing public street and utilities without the necessity of creating new public streets.

2. EXISTING CONDITIONS

EXISTING CONDITIONS SUMMARY

The Flowers Place subdivision is located on the northeast corner of the intersection of Kelly Meadows Road and Flowers Street. The Wake County Property Identification Number (PIN) is 1754-51-5410. The property area is 2.29 acres. Roughly two-thirds of the property slopes to the west and the remaining portion of the property slopes to the east. There are no streams or wetlands located on the property. The site is wooded with small new growth trees.

AERIAL VIEW OF FLOWERS PLACE SITE



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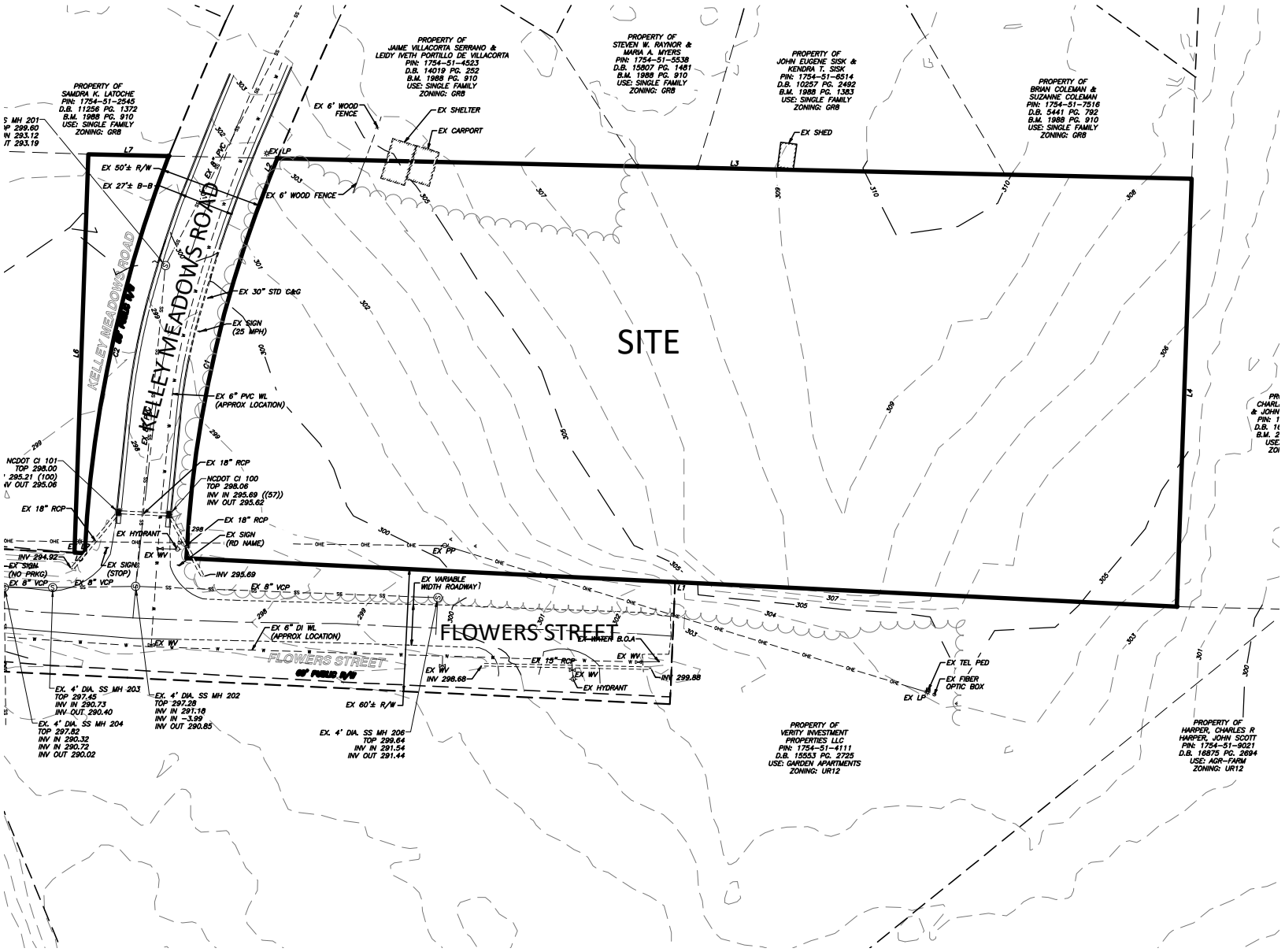
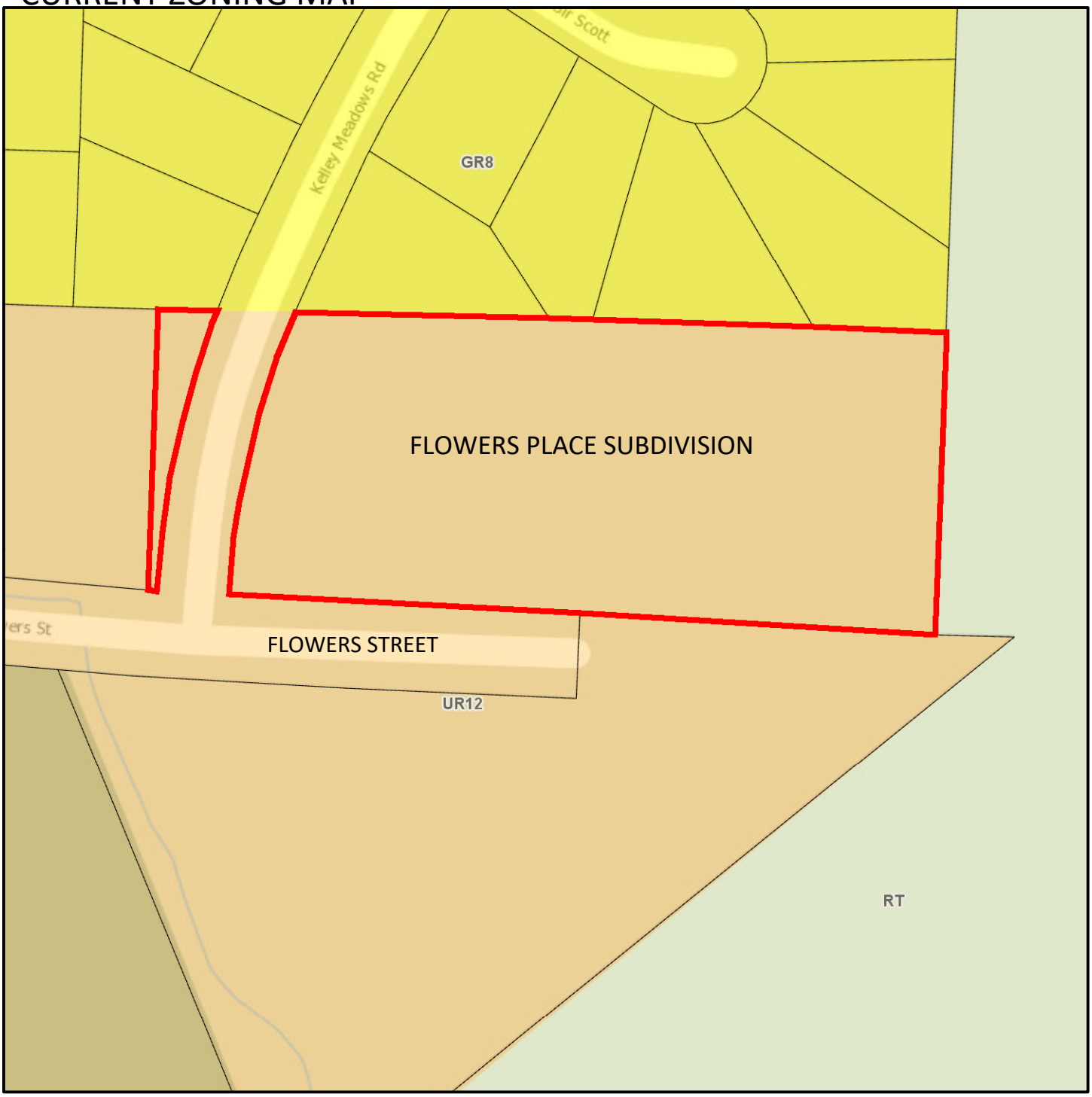
0 50 100 200 ft

1 inch = 100 feet

FLOWERS PLACE SUBDIVISION EXISTING SITE



CURRENT ZONING MAP



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0 50 100 200 ft

1 inch = 100 feet

3. PUD MASTER PLAN

PLANNED UNIT DEVELOPMENT MASTER PLAN

FLOWERS PLACE is a 17 lot single family subdivision designed to the UR-12 and Planned Unit Development standards of the Town of Knightdale Unified Development Ordinance. It is located at the intersection of Kelley Meadows Street and Flowers Street. The 2-story dwelling units will front along existing Flowers Street and Kelley Meadows. Street improvements will be made to Flowers Street. Parking access will be by an alley along the rear of the units. The developed site will include a small fenced playground with active and passive open space. Flowers Place will serve to complement and provide an alternative housing option for the existing neighborhood.

REAR LOADED SINGLE FAMILY DWELLING STANDARDS

Modifications to UDO Standards

In order to reduce the amount of impervious surface on the lots and to increase the developable area, rear loaded single family dwellings will be served by driveways that are a minimum length of 20’ rather than the UDO requirement of 35’.

- Minimum lot size 3,210 sq.ft.
- Lot width 30’
- Front setback (min) 10’
- Side set back (min) 3’
- Side setback aggregate (min) 6’
- Rear setback (min) 20’ (Measured from centerline of alley)
- Maximum building Height 3 stories
- Minimum driveway length 20’

Proposed exceptions

- Rear loaded driveway minimum length to be 20’.
- Exception for 20-foot Type B Buffer along northern property line. A reduced buffer width of 5-feet along lot 1 and a reduced buffer width of 10-feet along the proposed playground area. A 6-foot height solid wood fence along with vegetation are proposed for the reduced buffer areas.
- Exception for the mail kiosk covered structure. Since this is a small subdivision with only 17 lots the developer feels the size of the required mail kiosk would not warrant the expense of building a covered structure. Therefore, the developer feels this is a reasonable request.

Rick Thompson
Architect

www.thompsonplans.com

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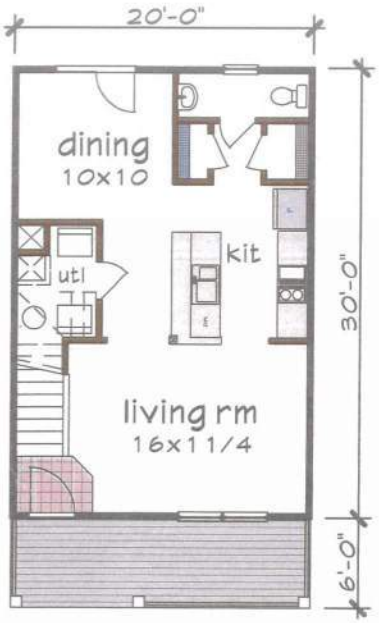
P O Box 160
Lake Junaluska, NC
28745

828-734-2553

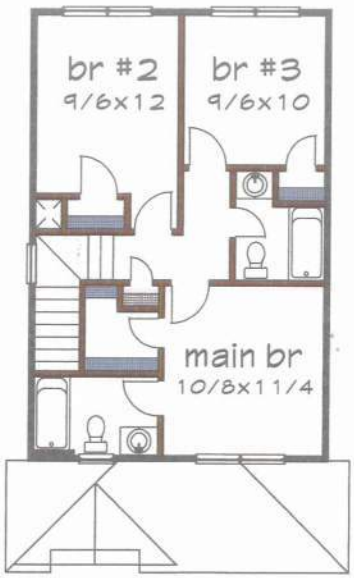
plan #

1114A

5/6/2003



Floor 1 plan



Floor 2 plan

Size fl 1	600
Size fl 2	567
Size Total	1167
Width	20'-0"
Depth	30'-0"
Porch	6'
Fl 1 ceiling	8'
Fl 2 ceiling	8'
Roof pitch	9/12
Height	25'-6"

	Please see
PDF single use	web site for
PDF unlimited	current
Material list	pricing
CAD	thank you

Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement

Rick Thompson
Architect

www.thompsonplans.com

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P O Box 160
Lake Junaluska, NC
28745

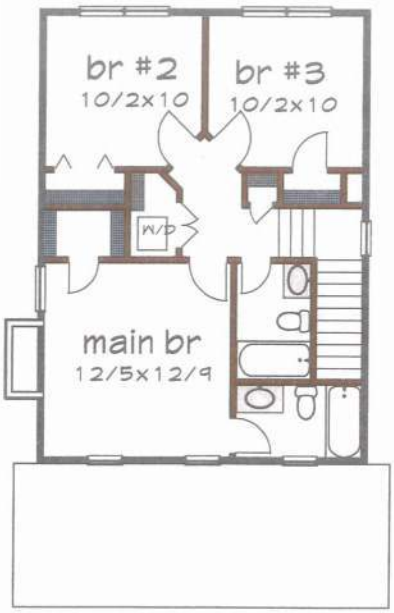
828-734-2553

plan #

1209A

9/3/2008

Floor 1 plan



Floor 2 plan

Size fl 1	660
Size fl 2	617
Size Total	1277
Width	22'-0"
Depth	30'-0"
Porch	8'-0"
Fl 1 ceiling	9'
Fl 2 ceiling	8'
Roof pitch	9/12
Height	27'-0"

	Please see
PDF single use	web site for
PDF unlimited	current
Material list	pricing
CAD	thank you

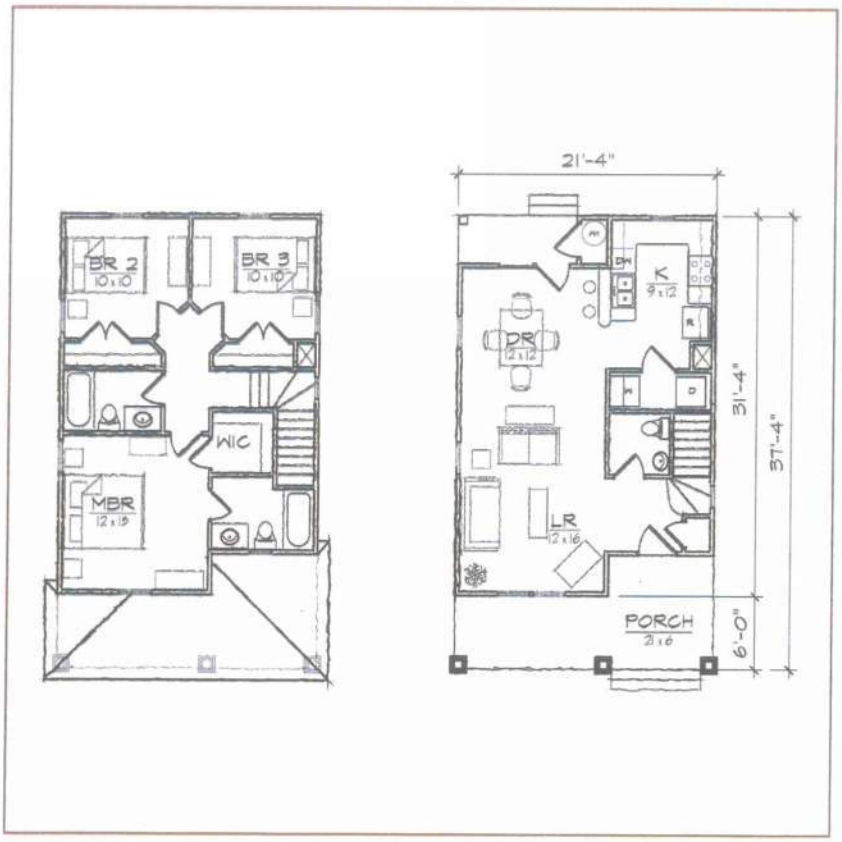
Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement

TightLines Designs

creating great places to live

Monique I

square footage	1190 sq ft
bedrooms	3
bathrooms	2.5
stories	2
width	21' 4"
depth	37' 4"
1st floor ceiling height	9' 0"
2nd floor ceiling height	8' 0"
roof pitch	8/12



This two story Queen Anne style house of 1190 square feet features a spacious living and dining room area and a private master bedroom suite with a walk-in closet. This open floor plan includes a total of three bedrooms, two full bathrooms and a powder room, a laundry room and U-shaped kitchen with a breakfast bar and opens to the dining room. The historically inspired exterior offers a main hip roof with a shingle accented front gable, a covered front and rear porch, and exterior storage room. At 21'-4" in width it is ideally suited for a narrow lot.

*Contact us for more information on handicap, basement, garage, foundation, or framing modifications.

4. UDO AND COMPREHENSIVE PLAN CONSISTENCY

UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

The Flowers Place subdivision will consist of 17 single family homes of exceptional design and quality. A community playground will be provided along with an undisturbed open space area of 0.52 acres. The open space area is 22.7% of the development land area. The development is located within an area bordered by existing single-family homes and an apartment complex. The development will be compatible with the surrounding land uses. Each home will be rear loaded single-family dwellings with driveways to accommodate 2 cars for each dwelling. An existing public street will be extended along the length of the development along with a public water main to serve the new development. Parallel street parking will be added along the length of the development to provide additional parking for residence of the Habitat development.

COMPREHENSIVE PLAN CONSISTENCY

The Flowers Place subdivision is consistent with the Town's Growth Framework, Growth and Conservation Map and the Guiding Principles in the 2035 Comprehensive Plan.

1. The Flowers Place subdivision will provide affordable housing in an existing residential area of the Town. Meadowview will be walking distance to the Old Town district of Knightdale.
2. The Flowers Place subdivision will provide a stormwater management facility for the additional stormwater runoff. This will help this area of Town that has had previous issues with stormwater runoff.
3. The Flowers Place subdivision is an infill development on a previously undeveloped property. The development is within walking distance to an existing elementary school and recreation facilities.
4. The Flowers Place subdivision is a compact development with consistent architectural designs to be visually attractive. All site maintenance for each home will be cared for by the Homeowners Association.
5. The Growth and Conservation Map calls for the area to be "Mixed Density Neighborhood". Because of the limited size of the property a mixed density development is not the most effective use of the property. The proposed Flowers Place subdivision site is located between existing single family residential and an existing apartment complex. The proposed Flowers Place subdivision homes will be oriented to the interior of the site with rear loaded driveways. An open space area will be provided. Some of the existing trees within the open space will be preserved. Stormwater detention will be provided for this new development. These are the Guiding Principles that are applicable to this development.

5. DESIGN GUIDELINES

SINGLE FAMILY DWELLING ARCHITECTURAL STANDARDS

1. All dwellings are 2-story homes built on lots 30 feet wide with a minimum house size
   containing 1,150 sq ft.

2. All driveways will be paved surface accessed from rear alley with space for 2 vehicles.

3. All homes shall be raised a minimum of 18” from the finished grade and shall have stem wall and foundations with crawl space. All foundations shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.

4. All homes shall have a combination of two or more of the following material on the front façade above the foundation: stone, brick, lap siding, shake or board and batten. All siding shall be fiber cement. Vinyl may be used for soffits, fascia, and corner boards.

5. All homes will have usable porches and stoops that are at least six (6) feet deep and extend more than 50% of the façade. Front porch posts will be a least 6”x6”.

6. Main roof pitches (excluding porches) shall be at least 7:12. Some dwelling may have hip roof design. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building and shall have a pitch of at least 3:12.

7. There shall be 12” overhang on every gable roof end and hip roof end.

8. For every 30 linear feet (or fraction) of continuous side elevation, there shall be one window or door added to the side elevation.

6. RECREATIONAL OPEN SPACE AND AMENITIES

Flowers Place subdivision will provide both active and passive recreation areas within the development. Approximately 20% of the property area will remain undeveloped and set aside as open space.

Recreational Open Space Calculations:

(Entire site is within ¼ mile of a public park)

Density:	17 units/2.24 acres = 7.5 units/acre
Bedroom Estimate:	Total bedrooms = 17 x 3.5 = 59.5 bedrooms
Open Space Required:	59.5 bedrooms x 275 square feet = 16,363 s.f. (16.9%)
50% Active:	16,363 x 0.50 = 8,182 s.f.
50% Passive:	16,363 x 0.50 = 8,181 s.f.

The active open space area will include a 2,500 SF ground space with play equipment. The remaining active open space will have amenities that meet the criteria for active open space. Such as an area for cornhole game setup as show on the plan. The developer to have concrete cornhole boards.

The passive open space will have amenities that meet the criteria for passive open space. Such as picnic tables and benches for relaxing.

Playground Equipment for Knightdale

Swing Set*

Classic Standard- 6 seats, ages 2-12
Space required: 32’ 2” x 48’ 8”

Seesaw

Slide

Free Standing Glide Slide (48-in deck)
Space Required: 15’2’x 24’6”

Bench

48-inch Steel Bench- Manufacturer: Global Industrial

Park Grills

*All playground equipment manufactured by Playworld.

FLOWERS PLACE SUBDIVISION PR0PERTY - PROXIMITY TO EXISTING PARKS

N

0 105 210 420 ft

1 inch = 200 feet

7. INFRASTRUCTURE

STREETS & SIDEWALKS

Streets and alleys within the Flowers Place subdivision are designed to meet the standards of the Town of Knightdale.

- Flowers Street will be extended along the entire frontage of the Flowers Place development along with a 5' wide sidewalk. Flowers Street will be widened to provide parallel parking along the frontage of the Flowers Place Property.
- Flowers Place development will provide a 5' sidewalk on both sides of Kelley Meadows Road along the frontage of the Flowers Place development.

STORMWATER

The Flowers Place subdivision is located within the Neuse River basin with the site's stormwater runoff draining to Poplar Creek. The proposed development shall be subject to stormwater management requirements found in Chapter 6: Environmental Protection of the Town of Knightdale's Unified Development Ordinance (UDO). Per the regulations of Chapter 6 of the Town of Knightdale's UDO, stormwater runoff provision shall address peak flow mitigation and water quality management. The Developer to make a formal request to the Town of Knightdale to use the Town property for the proposed SCM device.

One above ground stormwater control measure (SCM) is proposed to meet the regulations established in Chapter 6 of the Town of Knightdale's UDO be providing peak flow mitigation and water quality management for the site.

WATER & SEWER

- Water and sanitary sewer within the Flowers Place development are designed to meet the standards of the City of Raleigh.
- All sanitary sewer mains within the Flowers Place development will be 8" diameter minimum.
- A water system analysis will be submitted at the time of construction drawing submittal to determine watermain sizes within the development.

8. NEIGHBORHOOD MEETING REPORT

FLOWERS PLACE (HABITAT FOR HUMANITY) NEIGHBORHOOD MEETING
November 19, 2019, 6:30PM
Knightdale Recreation Center, 102 Lawson Ridge Road, Knightdale, NC 27545

A neighborhood meeting was held on November 19, 2019 at 6:30PM at the Knight Recreation Center at 102 Lawson Ridge Road, Knightdale, NC 27545. There were three neighbors in attendance: A neighbor that lives at 102 Sir Scott and a couple that lives at 106 Sir Scott. The neighbors liked the idea of this project being a buffer between them and the existing apartments and asked the following questions about the development:

- Buffer or Fence: The neighbors asked if a privacy fence could be installed along the common property line. The applicant indicated they would be willing to install a wooden privacy fence along the developed portion of the property but would prefer to add plants along the portion of the property not being disturbed.

- Stormwater: The neighbors asked if their property would be impacted by the development. The applicant indicated the stormwater would be collected and routed to a stormwater pond on the property across Kelly Meadows Drive. The stormwater would not affect their property.

- Yard Maintenance: The neighbors asked if each individual owner would be responsible to maintain their yards. The applicant indicated the Homeowners Association would be responsible for all maintenance of the grounds including the private lots

FLOWERS PLACE
KNIGHTDALE HABITAT FOR HUMANITY SUBDIVISION
NEIGHBORHOOD INFORMATIONAL MEETING
Tuesday, November 19, 2019
6:30 P.M.

Sign-In Sheet

	Name	Address
1.	JIM MIDDLETON	Habitat
2.	David Dunn	BNK
3.	Tom Harrell	BNK
4.	Steven Rupp	102 SN SCOTT
5.	Scott & Suzanne Coleman	106 SIR Scott
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

9. ZONING CONDITIONS

SINGLE FAMILY DWELLING ARCHITECTURAL STANDARDS

1. All dwellings are 2-story homes built on lots 30 feet wide with a minimum house size
   containing 1,150 sq ft.

2. All driveways will be paved surface accessed from rear alley with space for 2 vehicles.

3. All homes shall be raised a minimum of 18” from the finished grade and shall have stem wall and foundations with crawl space. All foundations shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.

4. All homes shall have a combination of two or more of the following material on the front façade above the foundation: stone, brick, lap siding, shake or board and batten. All siding shall be fiber cement. Vinyl may be used for soffits, fascia, and corner boards.

5. All homes will have a front porch with a minimum depth of six (6) feet. Front porch posts will be a least 6”x6”.

6. Main roof pitches (excluding porches) shall be at least 7:12. Some dwelling may have hip roof design. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building and shall have a pitch of at least 3:12.

7. There shall be 12” overhang on every gable roof end and hip roof end.

8. For every 30 linear feet (or fraction) of continuous side elevation, there shall be one window or door added to the side elevation.

10.
FLOWERS PLACE SUBDIVISION – KNIGHTDALE, NC
WATER ALLOCATION POLICY WORKSHEET 02-03-2020

This project is a land use of Major Subdivision
Any subdivision of land of five (5) or more lots.
This is worth 15 base points.

Bonus Points
Bonus Point Categories for items over and above the UDO or Standard Specification Requirements.
Category 2B – Stormwater Wet Pond with Fountain – 4 Points
Category 2B – Provision of on-street public parking – 4 Points
Category 2C – Building/Site Design – House – 15 Points
Category 2C – Development or Redevelopment within Old Town District – 4 Points
Category 3A – Outdoor Display of Public Art (Hardscape at entrance) – 4 Points
Category 4F – IPEMA Certified Playground Equipment – 4 Points

WATER ALLOCATION POINTS
Base Points = 15
Bonus Points = 35

TOTAL WATER ALLOCATION POINTS = 50

Habitat for Humanity®
of Wake County
Serving Wake and Johnston Counties

December 9, 2019

Honorable James Roberson, Mayor
Mr. Bill Summers, Town Manager
Town of Knightdale

RE: ~~Kelley Meadows Subdivision~~ Flowers Place Subdivision

Dear Sirs,

Habitat for Humanity of Wake County has applied to develop a seventeen-lot single-family subdivision in Knightdale. The location is at the northeast corner of the intersection of Kelley Meadows Drive and Flowers Street.

The proposed engineering for the project provides for a stormwater management pond to be located on a small vacant parcel of land owned by the Town adjacent to the subdivision. Due to the topography and current drainage in the area, this location on Town property is the most favorable area for the stormwater device. The pond will be owned and managed by the Home Owners Association created for the subdivision.

In addition, engineering plans require major improvements to existing Flowers Street that provides access and frontage for most of the homes to be built. There are no public streets to be constructed within the subdivision.

In our efforts to provide new affordable houses for homeowners in Knightdale, Habitat is requesting the following financial support from the Town of Knightdale.

1. Town of Knightdale transfers the small parcel of land for the stormwater device to the Home Owners Association to be created to own and manage the common areas of the subdivision.

2. Town of Knightdale provide funding for the improvement to Flowers Street in the amount of $124,306.00 per the attached estimate provided and reviewed by the Town Engineering staff.

Habitat greatly appreciates the support the Town of Knightdale has provided in the past and hopes you will favorably consider our requests for the current project.

Sincerely

Bill Ahern
President/CEO

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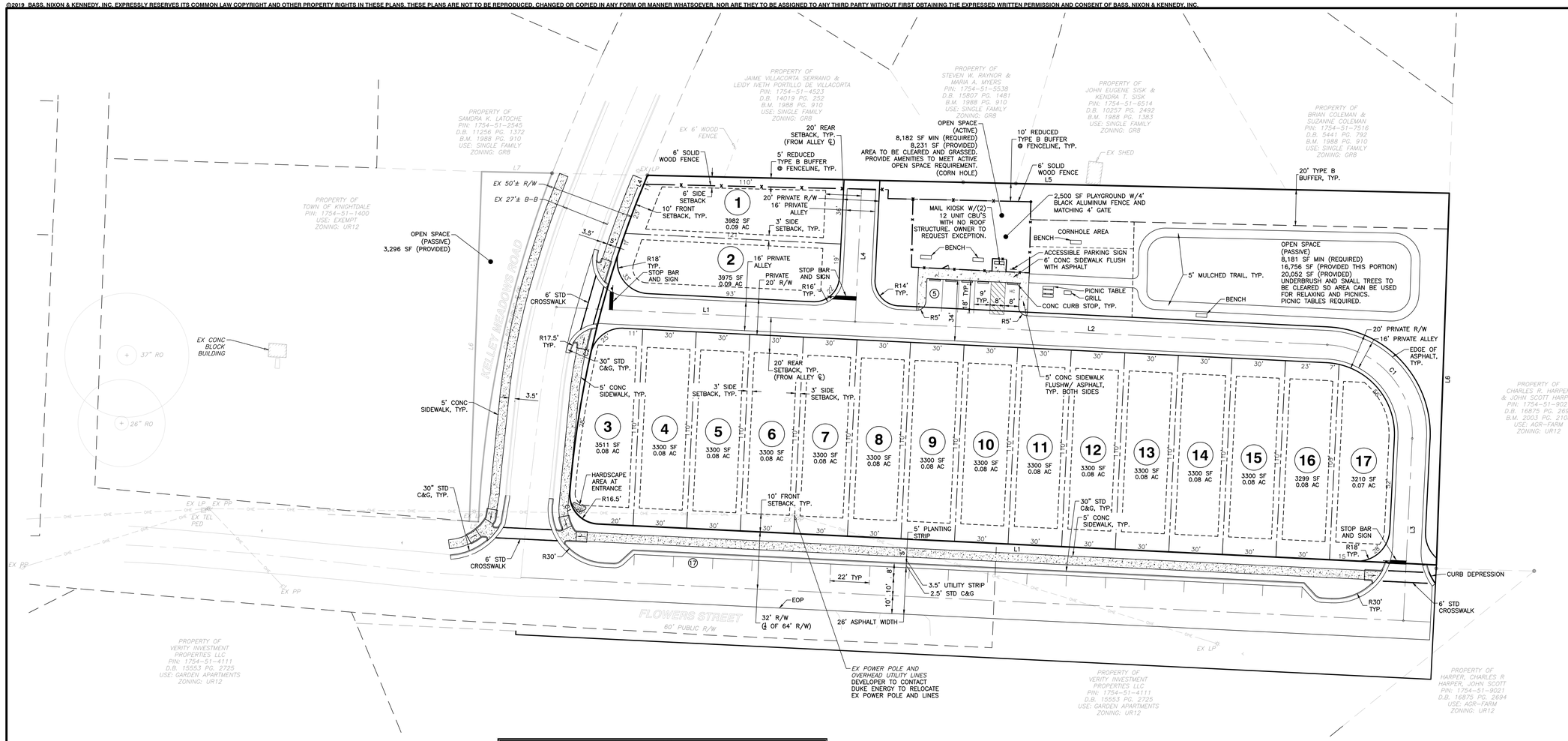
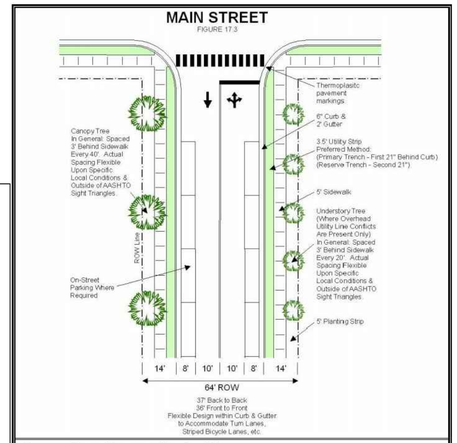




Common Street Features *(Section 2.2)*:

- Curb & gutter with striped parking in mixed use and commercial areas
- Street Tree Planting strips – 5 ft. minimum on each side (*see introduction of Section 17.3A for further notes about NCDOT maintained streets*)
- Sidewalks – 5 to 13.5 ft. on each side (*Where sidewalk, utility and planting strips combined in commercial use areas, approved tree grates must be used and trees planted according to standard specification location.*)
- Bicycle Markings: (*If no on-street parking is required and this section is identified for use with a designated bikeway, a minimum 4-foot striped outside bicycle lane excluding gutter shall be provided – see Appendix C*)

Buildings & Land Use:

- Commercial and mixed use street or a major roadway in neighborhoods
- Consistent building line recommended with buildings next to sidewalk
- Pedestrian awnings and arcades recommended except in MI District

TOWN OF KNIGHTDALE STANDARD DETAILS

REVISIONS		
REVISION	DESCRIPTION	DATE

STREET FEATURES:

STREET WIDTH OF 12 FT. MINIMUM, 16 FT. DESIRABLE
REQUIRES 20 FT. OF RIGHT-OF-WAY
UTILITY LOCATION UNDERGROUND
TWO TO SIX BLOCKS LONG
AVERAGE SPEED OF 10 MPH

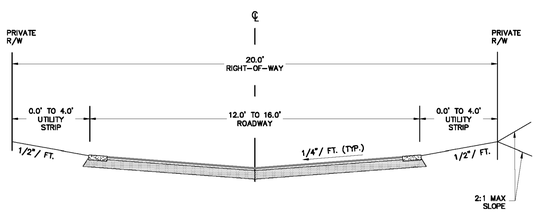
BUILDINGS & LAND USE:

RESIDENTIAL – PRIMARILY SINGLE FAMILY
COMMERCIAL

MINIMUM PAVEMENT DESIGN:

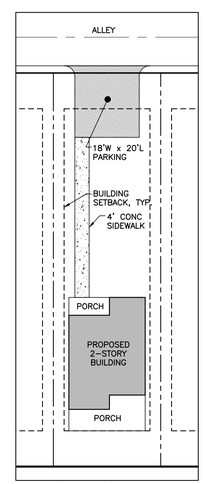
BITUMINOUS SURFACE COURSE: 2-½" S 9.5A
BASE COURSE: 8" ABC

ALLEY SECTION



NO SCALE

STD. NO. 3.01



TYPICAL LOT LAYOUT

SCALE: 1" = 20'

Proposed Boundary Line Table		
Line #	Length	Direction
L1	469.70'	N87°12'13.41"W
L4	11.35'	N22°02'02.96"E
L5	448.66'	S88°43'22.02"E
L6	207.97'	S1°58'59.11"W

Proposed Boundary Curve Table		
Curve #	Length	Radius
C1	26.46'	16.50'
C2	171.77'	575.10'

Road CL Line Table		
Line #	Length	Direction
L1	167.31'	S87°12'13.41"E
L2	264.46'	S87°12'13.41"E
L3	102.00'	S2°47'46.59"W
L4	74.02'	S2°47'46.59"W

Road CL Curve Table		
Curve #	Length	Radius
C1	78.54'	50.00'

NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF KNIGHTDALE AND NCDOT

NORTH CAROLINA PROFESSIONAL SEAL 019268 ENGINEER DAVID L. DUNN

PRELIMINARY

N

SCALE IN FEET
0 15 30 60 90 120

TOWN OF KNIGHTDALE PROJECT NO. ZMA-9-19

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

REVISIONS		
NO.	DATE	DESCRIPTION
1	01-13-2020	TOWN OF KNIGHTDALE COMMENTS

BY: RAB

JOB NO. 03-18082 | DATE 12-09-19 | DRAWN BY RAB

SITE PLAN

SCALE: 1" = 30' | CHK BY: MDB

FLOWERS PLACE SUBDIVISION
0 KELLEY MEADOWS ROAD
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

SHEET C1.1

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

R:\2018\18082 - Knightdale Habitat SD\CIVIL\03 Preliminary\02 - 18082_Site.dwg, SITE, 2/3/2020 4:06:27 PM, robert burgoon

Town of Knightdale

Staff Report Cover Sheet

Title: Street Tree Project Update

Staff: Donna Tierney, Planner

Date: February 10, 2020

PURPOSE

- To continue discussions on the Fiscal Year 2021 Street Tree Project. Staff will present several corridors for consideration and ask the LURB to rank them in order of preference.

STRATEGIC PLAN PRIORITY AREA(S)

- Sustainable

GENERAL STATUTE REFERENCE(S), *if applicable*

- N/A

TYPE OF PUBLIC HEARING, *if applicable*

- N/A

FUNDING SOURCE(S), *if applicable*

- N/A

ATTACHMENT(S)

- N/A

STAFF RECOMMENDATION

- Consider the potential street tree corridors and rank them in order of preference.

Town of Knightdale

Staff Report Cover Sheet

Title: Arbor Day Update

Staff: Donna Tierney, Planner

Date: February 10, 2020

PURPOSE

- To provide an update on the Tree City USA application and continue discussions on Arbor Day 2020. Development Services staff is in the process of coordinating with other Town departments, as well as the YMCA Track Out Camp. Staff will continue to provide LURB members with the updates as details are confirmed.

STRATEGIC PLAN PRIORITY AREA(S)

- Sustainable

GENERAL STATUTE REFERENCE(S), *if applicable*

- N/A

TYPE OF PUBLIC HEARING, *if applicable*

- N/A

FUNDING SOURCE(S), *if applicable*

- N/A

ATTACHMENT(S)

- N/A

STAFF RECOMMENDATION

- Receive as information.