# KNIGHTDALE TOWN COUNCIL MEETING AGENDA

**950 Steeple Square Court, Knightdale, North Carolina 27545**

**August 19, 2020**
**7:00 p.m.**

WELCOME by Mayor Roberson.
INVOCATION by Councilor Swan

## ITEM I. ADOPTION OF AGENDA

## ITEM II. PRESENTATIONS, RECOGNITIONS, AWARDS

Proclamation Recognizing the 100th Anniversary of The League of Women Voters

## ITEM III. PUBLIC COMMENT

*Due to the COVID-19 pandemic, the Knightdale Town Council meeting will be held electronically and therefore the Town has planned for alternate ways to submit Public Comment. General Public Comments will be accepted up to 24 hours prior to the meeting and can be submitted online (Knightdale Public Comment Form), at the drop box at Town Hall (950 Steeple Square Ct), or by calling (919) 217-2289 and leaving a message. Speaker comments are limited to three (3) minutes and large groups are asked to designate a spokesperson. Speakers should not expect action or deliberation on subject matter brought up during the Public Comment period. Thank you for your consideration of the Town Council, staff, and other speakers.*

A. Open to the Public
B. Report on Citizen Inquiries

## ITEM IV. CONSENT AGENDA

*All items on the Consent Agenda are considered routine, to be enacted by one motion without discussion. If a Council Member requests discussion of an item, the item will be removed from the Consent Agenda and considered separately.*

A. July 15, 2020 Regular Meeting Minutes
B. August 3, 2020 Work Session Minutes
C. Council Meeting Policy
D. Parkstone Subdivision and Street Name Approval
   RES #20-08-19-001
E. Flowers Place Utility Allocation Agreement
   ORD #20-08-19-001

## ITEM V. JOINT PUBLIC HEARINGS

*Due to the COVID-19 pandemic, the Knightdale Town Council meeting will be held electronically. Comments may be submitted online (Knightdale Public Comment Form), at the drop box at Town Hall (950 Steeple Square Ct), or by calling (919) 217-2291 and leaving a message. Speaker comments are limited to three (3) minutes and large groups are asked to designate a spokesperson.*

*All comments will be shared with the Town Council, posted online, and included in the minutes of the meeting. Comments received 24 hours prior to the meeting will be summarized during the live electronic meeting. Public comments will be accepted up to 24 hours after the hearing.*

ZMA-1-20 7630 Knightdale Blvd Mixed Use — DS Director

**ITEM VI. PUBLIC HEARINGS**

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Parkstone Utility Allocation Agreement Amendment — DS Director

**ITEM VII. SET PUBLIC HEARINGS**

**ITEM VIII. OLD BUSINESS**

A. ZMA-6-19 The Collection — DS Director
   ORD #20-08-19-002
B. ZMA-3-20 Merritt Hinton Oaks Blvd — DS Director
   ORD #20-08-19-003

**ITEM IX. NEW BUSINESS**

A. Strategic Priority Implementation & Performance Management Plans — Town Manager
B. Traffic Concerns Along First Avenue — Asst. Town Manager

**ITEM X. ADMINISTRATIVE REPORTS**

**ITEM XI. UPCOMING EVENTS**

**ITEM XII. ADVISORY BOARD REPORTS**

A. Land Use Review Board — Councilor Morgan
B. Parks and Recreation Advisory Board — Councilor Young
C. Public Safety Advisory Board — Councilor McDonald

**ITEM XIII. OTHER ITEMS**

*Other Items is an opportunity for the Council, attorney, or staff to present unscheduled items that need consideration by the Board.*

**ITEM XIV. CLOSED SESSION**

**ITEM XV. ADJOURNMENT**

FYI: August Development Services Insider
Budget Transfer

# PROCLAMATION
## *of the* TOWN OF KNIGHTDALE

**PROCLAMATION RECOGNIZING THE CENTENNIAL OF THE 19TH AMENDMENT AND THE 100TH ANNIVERSARY OF THE LEAGUE OF WOMEN VOTERS**

**WHEREAS,** the movement to enfranchise women began in July 1848, at a convention in Seneca Falls, New York; and

**WHEREAS,** the women's suffrage movement led to the passage of the 19th Amendment to the Constitution of the United States in 1919 and was ratified by the states in 1920; and

**WHEREAS,** the National Women's Suffrage Association dissolved in 1920 to create the League of Women Voters for the purpose of educating voters and registering women to vote; and

**WHEREAS,** the League of Women Voters of Wake County first met on September 27, 1920; and

**WHEREAS,** approximately 120,000 North Carolina women registered to vote for the November 1920 election; and

**WHEREAS,** women today constitute a majority vote in North Carolina and in the United States, are running for office in greater numbers, and are more active in the election process than ever before in history; and

**WHEREAS,** the Town of Knightdale recognizes the historic impact of the 19th Amendment on women's voting rights and on the civic life of women in our community, in North Carolina, and in the nation; and

**WHEREAS,** the Town of Knightdale recognizes the League of Women Voters of Wake County for their work to promote citizen engagement since their founding in 1920.

**NOW THEREFORE,** I, James A. Roberson, Mayor of the Town of Knightdale, North Carolina, do hereby recognize the Centennial of the 19th Amendment and the 100th Anniversary of the League of Women Voters.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Knightdale to be affixed this 19th day of August, 2020.

_____
James A. Roberson, Mayor

_____
Heather M. Smith, Town Clerk

# Town of Knightdale

*Staff Report Cover Sheet*

Title: Town Council Minutes

Staff: Heather Smith, Town Clerk

Date: August 19, 2020

**PURPOSE**

- To provide meeting minutes for Council review and approval

**STRATEGIC PLAN PRIORITY AREA(S)**

- Organizational Excellence

**GENERAL STATUTE REFERENCE(S),** *if applicable*

- § 143-318.10(e): *"Every public body shall keep full and accurate minutes of all official meetings, including any closed sessions held pursuant to G.S. 143-318.11."*

**TYPE OF PUBLIC HEARING,** *if applicable*

- N/A

**FUNDING SOURCE(S),** *if applicable*

- N/A

**ATTACHMENT(S)**

- July 15, 2020 Regular Meeting Minutes
- August 3, 2020 Work Session Minutes

**STAFF RECOMMENDATION**

- Approve the minutes from the July 15, 2020 Regular Meeting and the August 3, 2020 Work Session

# KNIGHTDALE
# TOWN COUNCIL MINUTES

**950 Steeple Square Court, Knightdale, North Carolina 27545**

## July 15, 2020

Due to the State of Emergency issued in response to the COVID-19 pandemic, the Knightdale Town Council met electronically at 7:00 p.m. via Zoom.

| | |
|---|---|
| PRESENT (*remotely*): | Mayor James Roberson, Mayor Pro Tem Jessica Day, Councilors Stephen Morgan, Ben McDonald, Mark Swan and Randy Young. |
| ABSENT: | No one. |
| Staff Members Present (*remotely*): | Town Manager Bill Summers, Assistant Town Managers Dustin Tripp and Suzanne Yeatts, Interim Town Attorney Roger Knight, Development Services Director Chris Hills, Public Works Director Phillip Bunton, and Town Clerk Heather Smith. |

Meeting called to order by Mayor Roberson at 7:02 p.m.

WELCOME
Welcome by Mayor Roberson

INVOCATION
Invocation by Mayor Roberson

ITEM I. ADOPTION OF AGENDA
**…Motion by Councilor Young to adopt the agenda. Motion seconded by Councilor Swan and carried unanimously.**

ITEM II. PRESENTATIONS, RECOGNITIONS, AWARDS
None at this time

ITEM III. PUBLIC COMMENT

A. Open to the Public
Town Clerk Heather Smith summarized public comments received through the town's website from the following individuals:

Dick Streno – 3711 Ramsey Creek Drive
Sean Donahue – 529 Silverliner Drive
Lindsey Calverley – 606 Sunland Drive
Joseph Olivia - 611 Sunland Drive

DRAFT

The full comments, along with any comments received up to 24 hours after the meeting, are attached as Exhibit A.

B. Report on Citizen Inquiries
Councilor McDonald noted a citizen inquiry regarding disc golf and requested the item be forwarded to the Parks and Recreation Advisory Board, as well as staff, for review and consideration. Councilor McDonald also requested that staff follow up with the citizen inquiring about mask regulations.

Councilor Morgan shared a citizen inquiry about development of 55 and older communities and requested that staff maintain a list of communities, both planned and under development, that fit this category. The email between the citizen and Councilor Morgan is attached as Exhibit B.

ITEM IV. CONSENT AGENDA

A. June 17, 2020 Regular Meeting Minutes
**…Approve the June 17, 2020 Regular Meeting Minutes.**

B. Land Use Review Board Appointment
**…Recommend that Wake County Board of Commissioners appoint Tom Carrigan to fill the vacancy on the Land Use Review Board with a term expiring on February 28, 2021.**

C. Knightdale Marketplace Shopping Center Renaming
RES #20-07-15-001
**…Adopt Resolution #20-07-15-001 approving the proposed development name.**

D. Stoneriver Subdivision Name and Street Name Approval
RES #20-07-15-002
**…Adopt Resolution #20-07-15-002 approving the proposed subdivision and street names.**

E. On-Call CEI Contract for Mingo Creek Greenway
**…Authorize the Town Manager to execute a Master Agreement for on-call CEI services with Kleinfelder, JMT, and SEPI.**

F. GoRaleigh Municipal Agreement
**…Authorize the Town Manager to execute the GoRaleigh Route 33 Municipal Agreement with GoRaleigh and GoTriangle.**

G. Sale of Surplus Body-Worn Cameras
RES #20-07-15-003
**…Adopt Resolution #20-07-15-003 authorizing the Police and Finance Departments to facilitate the private sale of surplus body-worn cameras.**

H. 2021 Governor's Highway Safety Program Grant Resolution
RES #20-07-15-004
**…Adopt Resolution #20-07-15-004 confirming approval for Governor's**

DRAFT

**Highway Safety Grant Program participation.**

**…Motion by Councilor McDonald to adopt the consent agenda. Motion seconded by Mayor Pro Tem Day and carried unanimously.**

ITEM V. JOINT PUBLIC HEARINGS

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***Land Use Review Board Members Present (remotely):*** Chair Latatious Morris, Vice-Chair Gentry Lassiter, Steve Evans, Tiffanie Meyers, Rita Blackmon, and Chris Parker

***Land Use Review Board Members Absent:*** Bradley Pope and Darryl Blevins

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ZMA-3-20 Merritt Properties Conditional District Rezoning
Public Hearing opened at 7:11 p.m.

Development Services Director Chris Hills presented ZMA-3-20, a request to rezone property located at 123 Hinton Oaks Boulevard from Highway Business (HB) and Manufacturing & Industrial (MI) to Manufacturing & Industrial Conditional District (MI-CD) in order to develop flex office space for light industrial and light manufacturing. The proposed land use would consist of 271,450 square feet across five buildings and include 543 parking spaces.

Mr. Hills reviewed the project timeline, vicinity map, surrounding area land uses, proposed site plan and provided both a site plan analysis including proposed elevations and permitted uses and a transportation analysis, addressing both vehicular and pedestrian access and improvements.

Mr. Hills answered questions from Council regarding street trees on the site as well as the applicants' willingness to work with the Midway shopping center owners on transportation improvements and with staff on recommended prohibited uses.

Town Clerk Heather Smith summarized public comments received for ZMA-3-20 from the following individuals:

David Eisen - 20 S. Clark St. Suite 3000 Chicago, Illinois
Charles Silver – PO Box 1277 Knightdale, NC

The full comments, along with any others received up to 24 hours after the meeting, are attached as Exhibit C.

Nate Robb, representing Merritt Properties, highlighted the Baltimore-based company, noting they develop, construct, lease, and maintain buildings and currently have locations underway in Durham and Wake Forest.

DRAFT

Mr. Robb expressed willingness to continue evaluating the driveway alignment if the Development Review Committee has concerns and agreed with Council on the importance of landscaping quality and planting of native species.

Mr. Robb discussed the traffic impact analysis and noted that Merritt Properties will work with neighbors such as Wilkow, Target, and Wake Stone in an effort to balance the needs of entry to the park as well as safety for pedestrians. Mr. Robb indicated they are still reviewing the formal request received by BBK Midtown.

Mr. Robb expressed concerns over the pond being an amenity due to environmental restrictions on the land and over pedestrian crosswalks across a busy highway such as Knightdale Boulevard.

Mr. Robb answered questions from Council about typical tenants and other locations in North Carolina.

**…Motion by Councilor Young to close the public hearing at 7:53 p.m. and refer ZMA-3-20 to the August 10, 2020 Land Use Review Board Meeting for advisory statement and recommendation. Motion seconded by Councilor McDonald and carried unanimously.**

ITEM VI. PUBLIC HEARINGS

Flowers Place/Habitat for Humanity UAA

Public Hearing opened at 7:54 p.m.

Development Services Director Chris Hills presented the Utility Allocation Agreement for ZMA-9-19 which was approved on February 19, 2020. The approved land use is for a 17-lot single family subdivision.

Mr. Hills reviewed the approved site plan, project timeline, and utility allocation elements, including phasing and infrastructure improvements, stormwater pond easement, recreational open space, community design exceptions, and architectural standards and elevations.

Mr. Hills answered questions from Council about stormwater pond maintenance.

Town Clerk Heather Smith stated that no public comments were received and indicated the comment period would remain open for 24 hours.

**…Motion by Councilor Young to close the public hearing at 8:02 p.m. and refer the Flowers Place/Habitat for Humanity UAA to the next Town Council Meeting. Motion seconded by Councilor McDonald and carried unanimously.**

ITEM VII. SET PUBLIC HEARINGS

None at this time.

DRAFT

ITEM VIII. OLD BUSINESS

ZMA-6-19 The Collection PUD
ORD #20-07-15-001
Development Services Director Chris Hills presented an update on ZMA-6-19 The Collection, indicating the applicant has requested a continuation due to pending lot and housing design amendments.

**…Motion by Councilor Swan to continue ZMA-6-19 to the August 19, 2020 Town Council Meeting. Motion seconded by Councilor Young and carried unanimously.**

ITEM IX. NEW BUSINESS

Environmental Pond Bid Award
Public Works Director Phillip Bunton discussed the Environmental Park behind Town Hall which serves as a great amenity for the town as well as a regional stormwater facility for surrounding neighborhoods. Mr. Bunton noted that over the past several years, sedimentation infill and invasive plant infill have created significant issues with water quality and general degradation of the park atmosphere.

Mr. Bunton presented a proposed plan to make improvements to the park, provided an overview of the bid process, highlighted the responses received, and summarized the qualifications of the low bidder.

Mr. Bunton answered questions from Council regarding future maintenance of the Park.

**…Motion by Councilor Swan to accept Phase 2 and Alternate #2 in the amount of $233,940.00, to award Project 21-6000-0001 Environmental Park Plunge Pool and Pond Rehabilitation Project to Credence Inc, to authorize the Town Manager to execute the contract for the same project pending legal review by the Town Attorney, and to authorize the Town Manager to sign potential change orders on the project up to $25,000, provided the change does not exceed the total project budget ordinance. Motion seconded by Mayor Pro Tem Day and carried unanimously.**

ITEM X. ADMINISTRATIVE REPORTS

None at this time.

ITEM XI. UPCOMING EVENTS

None at this time.

ITEM XII. ADVISORY REPORTS

A. Land Use Review Board
Councilor Morgan shared that the Land Use Review Board approved a variance for an electric substation and that staff recognized the service of board member Michael Blake.

B. Parks & Recreation Advisory Board
Councilor Young stated that the Mingo Creek basketball court project is complete.

C. Public Safety Advisory Board

DRAFT

Councilor McDonald highlighted the last meeting, which included a review of roles and responsibilities, discussion on the recently completed fire merger, and the review of a proposed golf cart ordinance. The Public Safety Advisory Board voted to recommend the ordinance which will come before Council. In addition, members of the Public Safety Advisory Board thanked the police department for their participation in the peaceful protests.

ITEM XIII. OTHER ITEMS

*Other Items is an opportunity for the Council, attorney, or staff to present unscheduled items that need consideration by the Board.*

Mayor Pro Tem Day shared about a recent stakeholder meeting with representatives from the faith-based community and the police department, indicating that it created a space for discussions on how the police department can better serve the community.

Councilor Young offered words of encouragement, sharing that while we are all unsure of what the future holds, he has faith that the Knightdale community will stand strong and unified and thanked the town staff, fellow council members, and Mayor Roberson for their leadership.

ITEM XIV. CLOSED SESSION

None at this time.

ITEM XV. ADJOURNMENT

**...Motion by Councilor Swan to adjourn at 8:26 p.m. Motion seconded by Councilor Morgan and carried unanimously.**

_____

James A. Roberson, Mayor

_____

Heather M. Smith, Town Clerk

DRAFT

# Exhibit A

## General Public Comment

(July 15, 2020)

# Knightdale Public Comment

For Public Hearing or General Public Comment

THERE IS CURRENTLY NO IN-PERSON PUBLIC COMMENT AT TOWN MEETINGS.

Please complete this form if you would like to provide comment on an item to be discussed during a Public Hearing at a Knightdale Town Council meeting, or have a general comment for the Town Council.

We respectfully request that all comments be expressed in a courteous manner.

If you choose to submit public comment, please remember the following rules:

- Public Comment, including comments submitted in written form, is limited to three minutes.
- Comments should be addressed to the Board as a whole, not to an individual member.
- Large groups are asked to designate a spokesperson.
- Only one submission per person will be accepted. If multiple entries are received from the same individual, only the initial submission will be included in the record.

Thank you for your cooperation and participation.

**PLEASE NOTE**: Comments MUST include name and address and be received 24 hours in advance to be summarized during the meeting. Any comments received up to 24 hours after the meeting will be included in the official record.

**Name**

Dick Streno

**Address**

3711 Ramsey Creek Dr., Knightdale, North Carolina 27545

**Phone Number**

[redacted]

**Email**

[redacted]

**Public Comment Subject**

General Public Comment

**Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.**

In favor

**Permission to use phone number or email for contact**

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

**Written Public Comment**

What are the current rules from Knightdale about wearing masks? What if any are the enforcement guidelines?

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov

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**Name**

Sean Donahue

**Address**

529 Silverliner Dr, Knightdale, North Carolina 27545

**Phone Number**

[redacted]

**Email**

[redacted]

**Public Comment Subject**

General Public Comment

**Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.**

No position stated - Concerned or Neutral

**Permission to use phone number or email for contact**

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

**Written Public Comment**

Honorable Councilmen and Land Use Members,

My name is Sean Donahue and I am a constituent residing at 529 Silverliner Dr. I appreciate your taking this time and devoting your efforts during such a challenging time as we now face.

I would like to share my concerns about the proposed re-zoning of the land at 7630 Knightdale Blvd. First and foremost I am very disquieted about the proposed process and public meetings taking place during a time of quarantine where citizens do not fully have the ability to be heard as they would during "normal times". I understand the town is doing the best that they can to adapt and stay agile to meet the public forum requirements using the latest technology. However, we must agree that there is a significant hindrance inherent in the available technologies in creating an equal opportunity for all citizens to make their voices heard. Whether in favor of or opposed to any initiative, the mere fact that we cannot guarantee all members of our community have access to internet connections of sufficient speed and reliability brings into question the validity of such meetings. Speaking as an industry veteran of over 20 years, I can say with confidence that not all internet connections are created equal. Nor are all of our citizens able to afford or technical astute enough for such access from their homes.

I would encourage this committee to consider postponing any zoning issues, or other such publicly imperative subjects until such time that free and open meetings can safely take place once again.

Aside from the validity of such a virtual meeting, I am also very alarmed that this proposed development is being considered with such impunity. On its own merits the plan as stated lacks sufficient parking and tree placement as is minimally required by the town's own planning. My understanding is that these would need to be waived by the land use board in order for the proposed plan to move forward. I deplore you to hold this developer, and any developer who wishes to do business in this town, be held to this very basic, pre-defined requirement. By allowing this exemption "we" as a town are opening our community and future development to a very dangerous precedence. A precedence that may have short term immediate gains but whose long term net negative impact could be irreversible.

Additionally, while I do not claim to be a traffic engineer I have conducted a basic calculation of the potential impact of such a dense development with an equally condensed populace. According to these calculations, taking only 20% of the proposed added vehicles this development puts forward, and using a median car length of only ten feet, the impact on traffic on Knightdale Station Run could cause vehicle congestion extending as far back as the rotary at Thales Academy. I think we can all agree that forecasting only 20% of occupants exiting in the same time period such as "rush hour" would easily be possible.

In summary, I want to be clear, I am not diametrically opposed to an apartment style development on the aforementioned land. My concerns are all rooted in the high density being proposed on what is already a populated and busy crown jewel of this beautiful town. I welcome the opportunity to speak on this subject at your discretion.

I thank you in advance for your time, consideration and service to Knightdale. Stay safe.

Yours,
Sean Donahue
781.626.0582

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov

# Knightdale Public Comment

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**Name**

Lindsey Calverley

**Address**

606 Sunland Dr., Knightdale, North Carolina 27545

**Phone Number**

[redacted]

**Email**

[redacted]

**Public Comment Subject**

General Public Comment

**Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.**

In favor

**Permission to use phone number or email for contact**

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

**Written Public Comment**

Knightdale Town Council:

Thank you for your service and commitment to our community. I appreciate the opportunity to submit my comment during these odd times when we can't be together in person.

I'd like to briefly introduce myself to give you some context for my comment. My husband Dave Calverley and I reside in the Knightdale Station development and our property looks out over the park and the YMCA pool. We have such a diverse community and we enjoy sitting on our back porch and watching people walk the trails, use the YMCA shelter for workouts or football games, and enjoy the pool. We walk by the bus stop at Knightdale Station Park and hope to one day, see a lot of people utilizing it. We walk by Prime BBQ and waited patiently for it to open. Now we see people lined up outside of their door.

I think our park community has so much to offer and so much potential, that we should extend a broad invitation to live/work/play in the park. What does this mean, exactly? In my opinion, it means that we will not interfere with economic forces because of the lack of vision of a few residents. We want Knightdale Station to be an inclusive community and this requires higher density development. I work in the private sector in the commercial real estate field and I encounter developers that would consider building more affordable communities, but they encounter issues with rezoning procedures, neighborhood opposition, and cost prohibiting infrastructure and architectural standards. I've studied the Wake County Affordable Housing Plan, and we clearly intend to overcome these challenges, but we need for our local legislation to support these goals. In the rezoning proceedings with Brown Investment Properties for their land located on

Knightdale Blvd. near Money Ct. and Knightdale Station Run, it has come to my attention that you have encountered many who have opposed the development. This is not the general consensus of the neighborhood. Many neighbors welcome diversity and others are fine with the multifamily building, as long as there is retail space included in the development. A very small fraction actually oppose the development. My position and my husband's position remain the same. We love our community and we would like to share it with others. The more the merrier!

My husband is a builder, so you can imagine our conversations as we walk past that vacant piece of land. There is an opportunity cost to a town for allowing a prime piece of land stay vacant due to issues with a few noisy neighbors. Obviously missed tax revenues, missed opportunities for in-migration, developers deciding not to build in Knightdale leading to a lack of new inventory of commercial space and housing. Every community wants to offer places to live, work and play but it can't be done without a variety of inventory and healthy vacancy rates. I don't think my neighbors understand, by prohibiting a developer from improving a vacant piece of land that is currently doing nothing for the economy, you have essentially prohibited the surrounding community from becoming a place to live work and play.

At the heart of our comprehensive plan is this idea that we would have unique activity centers with multiple property types. Knightdale Station needs higher density housing, retail and office; these are all product types that we are lacking. Brown Investment Properties is willing to build that. Please grant their rezoning petition as is economically feasible to develop their vacant land and in line with the guiding principles of our comprehensive plan (see "Unique Activity Centers" on page 4).

Best Regards,

Lindsey Calverley

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov

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**Name**

Joseph Olivia

**Address**

611 Sunland Dr, Knightdale, North Carolina 27545

**Phone Number**

[redacted]

**Email**

[redacted]

**Public Comment Subject**

General Public Comment

**Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.**

In opposition

**Permission to use phone number or email for contact**

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

**Written Public Comment**

One council member tried to de-legitimize our petition drive that has made it clear ; The people of Knightdale would like a voice in the planning of our Park Community and demand that the Safety, Health and Well Being of this neighborhood, and all neighborhoods in Knightdale, are held to a high standard by the Developers that come to do business in our Town. Give us a seat at the table to work together and hold management accountable for their decisions. Do this right. Now is the time. Open, Transparent, Public Meetings are your obligation. Make meetings more accessible . Thank you

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov

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**Name**

Karen Kistner

**Address**

709 Fireball Ct, KNIGHTDALE, North Carolina 27545

**Phone Number**

[redacted]

**Email**

[redacted]

**Public Comment Subject**

General Public Comment

**Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.**

In opposition

**Permission to use phone number or email for contact**

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

**Written Public Comment**

Petition has been circulating opposing the 175 unit townhouse development adjacent to Knightdale park. The developer has no intention of improving the flow of traffic or streets to accommodate the additional traffic. Safety is our main concern including bus stop safety for the children.

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov

# Exhibit B

## Citizen Inquiries

(July 15, 2020)

## Heather Smith

**From:** Stephen Morgan
**Sent:** Wednesday, July 15, 2020 12:58 PM
**To:** Heather Smith
**Cc:** Suzanne Yeatts; Dustin Tripp; Bill Summers; CouncilMembers
**Subject:** Citizen inquiry

Heather,

I've been meaning to submit this citizen inquiry for the last couple meetings. In summary, Ms. Peruso believes there is a market and need for affordable, maintenance-free housing for the active 55+ community such as the apartment homes she forwarded. She is particularly interested in the area around the downtown district or a pedestrian- friendly area near shopping conveniences.

I will also report during the session tonight, just forwarding for the record.

Thanks,
Stephen

**Stephen Morgan**
*Town Council*

*stephen.morgan@knightdalenc.gov*
*919-961-0887*

KNIGHTDALE
*start something*

Town of Knightdale | KnightdaleNC.gov
950 Steeple Square Ct. | Knightdale, NC 27545 | 919-217-2200

*The Town of Knightdale has declared a State of Emergency and closed Town facilities to the public until further notice. Police and Fire operations continue uninterrupted. For more information, please visit our website or call 919-217-2200. We appreciate your patience as response times from Town employees working remotely may be longer than usual.*

This message and any attachments may be considered public record and are subject to public review.

---

**From:** Brenda Peruso [redacted]
**Sent:** Monday, May 11, 2020 8:11 AM
**To:** Stephen Morgan <stephen.morgan@knightdalenc.gov>
**Subject:** RE: Schedule A Personalized Virtual Tour Today

**Be Advised: This email originated from outside of the Town of Knightdale, NC**

Good Morning Stephen,
I do believe a community like this would benefit Knightdale.
I am one of many that have been in here for quite some time and am ready to downsize and want to stay in Knightdale. The cost of housing has gone up and the houses have gotten bigger and I would like smaller. The smaller homes are not pleasant or are in an area that is not pleasing to me.

If there were more small houses in downtown Knightdale that were not so over priced, it would be nice to move there and walk to the park and the few businesses that are there. I see the downtown area growing to accommodate those of us that want to walk to the store, the shop, etc. Or something on the back side of Shoppes at Midway.

Thank you for replying to my email.
Have a marvelous Monday.

Sent from Mail for Windows 10

---

**From:** Stephen Morgan
**Sent:** Saturday, May 9, 2020 9:25 PM
**To:** Brenda Peruso
**Subject:** Re: Schedule A Personalized Virtual Tour Today

Ms. Peruso,

Excuse the typo.

Thanks again.

Stephen

Sent from Outlook Mobile

---

**From:** Stephen Morgan <stephen.morgan@knightdalenc.gov>
**Sent:** Saturday, May 9, 2020 9:22:22 PM
**To:** Brenda Peruso[redacted]
**Subject:** Re: Schedule A Personalized Virtual Tour Today

Ms. Peruso, Get

To my knowledge there are no communities such as this or any planned. Would you think such a community would be a benefit to the town?

Thanks for your inquiry.

Stephen

Sent from Outlook Mobile

---

**From:** Brenda Peruso [redacted]
**Sent:** Friday, May 8, 2020 9:12:57 AM
**To:** Stephen Morgan <stephen.morgan@knightdalenc.gov>
**Subject:** FW: Schedule A Personalized Virtual Tour Today

**Be Advised: This email originated from outside of the Town of Knightdale, NC**

Good Morning Stephen,
As a curious Knighdale resident, are there any types of developments like the one below? Ones that are designed for the 55+ Active Adults?
I have seen a lot of these advertised around Raleigh and other towns.

Thank you for any information.

Sincerely,
Brenda Peruso
Clay Hill Drive

Sent from Mail for Windows 10

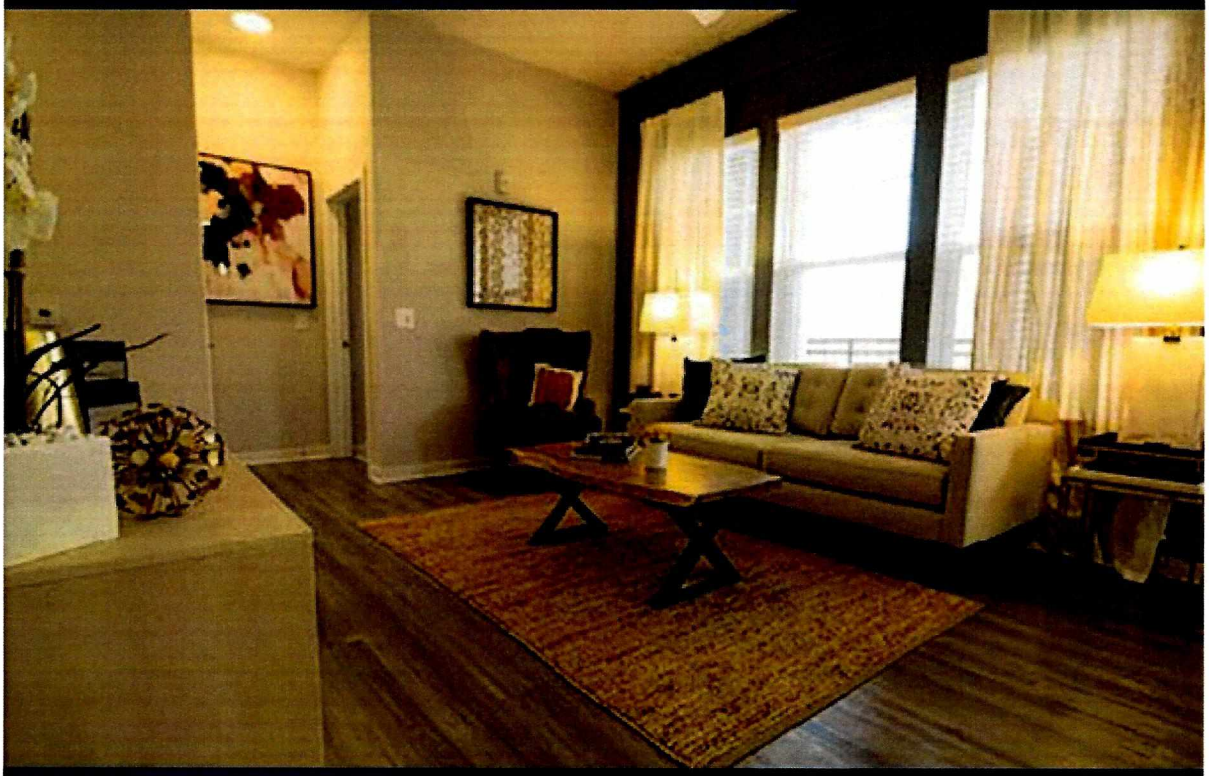
---

**From:** WRAL
**Sent:** Thursday, May 7, 2020 10:02 AM
**To:** [redacted]
**Subject:** Schedule A Personalized Virtual Tour Today

Email not displaying correctly? View the web version

# OVERTURE®

CENTENNIAL



## 55+ ACTIVE ADULT APARTMENT HOMES

**SCHEDULE A PERSONALIZED VIRTUAL TOUR TODAY!**

GREYSTAR

Click here to unsubscribe and manage your email subscriptions.

Capitol Broadcasting Company PO Box 12000, Raleigh, NC 27606-2125

# Exhibit C

## Public Hearing: ZMA-3-20 Merritt Properties Conditional District Rezoning

(July 15, 2020)

# Knightdale Public Comment

For Public Hearing or General Public Comment

THERE IS CURRENTLY NO IN-PERSON PUBLIC COMMENT AT TOWN MEETINGS.

Please complete this form if you would like to provide comment on an item to be discussed during a Public Hearing at a Knightdale Town Council meeting, or have a general comment for the Town Council.

We respectfully request that all comments be expressed in a courteous manner.

If you choose to submit public comment, please remember the following rules:

- Public Comment, including comments submitted in written form, is limited to three minutes.
- Comments should be addressed to the Board as a whole, not to an individual member.
- Large groups are asked to designate a spokesperson.
- Only one submission per person will be accepted. If multiple entries are received from the same individual, only the initial submission will be included in the record.

Thank you for your cooperation and participation.

**PLEASE NOTE**: Comments MUST include name and address and be received 24 hours in advance to be summarized during the meeting. Any comments received up to 24 hours after the meeting will be included in the official record.

**Name**

David S. Eisen Eisen

**Address**

20 South Clark Street, Suite 3000, Chicago, Illinois 60603

**Phone Number**

[redacted]

**Email**

[redacted]

**Public Comment Subject**

ZMA-3-20 Merritt Properties Conditional District Rezoning

**Please indicate if you are in favor, in opposition, or do not have a stated position and have a concern or neutral statement.**

No position stated - Concerned or Neutral

**Permission to use phone number or email for contact**

I agree to allow the Town of Knightdale to use this phone number or email to contact me on this subject.

**Written Public Comment**

BBK Midway Plantation, LLC ("BBK Midway") is the owner of The Shoppes at Midway Plantation, and BBK Midtown Commons LLC ("BBK Midtown") is the owner of Midtown Commons Shopping Center, both of which shopping centers are located to the south of the proposed industrial site on Hinton Oaks Boulevard. As required by the North Carolina Department of Transportation (NCDOT) and the Town of Knightdale, a traffic study was performed for the proposed industrial site. Based on our review of the information presented in the study, we have been in coordination with Town of Knightdale staff to express our concerns.

BBK Midway and BBK Midtown acquired the shopping centers, consisting of an aggregate of approximately 322,000 sf, on July 15, 2019. At that time, we contracted with a traffic consultant to review the existing Shoppes at Midway Plantation/Midtown Commons overall site to assess internal circulation and establish directives to improve pedestrian connectivity on site and between the centers. At that time, BBK Midway, BBK Midtown and Town staff shared a vision to create a more pedestrian friendly development to serve the Town of Knightdale. Due to the anticipated increase in density and change in type of traffic on Hinton Oaks Boulevard attendant to the proposed industrial development, we have concerns on how the increase in density and presence of truck traffic will impact the safety of our site and the overall operation along Hinton Oaks Boulevard, including the ability of: northbound vehicles (on the boulevard) to crossover southbound traffic to make their way via left hand turn into Midtown Commons; and pedestrians to make their way across the boulevard to and from each of the shopping centers.

We understand that the developer of the proposed industrial site (Merritt Properties) is required to construct the following improvements on Hinton Oaks Boulevard based on the results of its own traffic study:

• Provide two northbound through lanes from Knightdale Boulevard to the Target/Qdoba driveway, with one terminating as the existing northbound left-turn lane.
• Construct an exclusive northbound right-turn lane with 75 feet of full-width storage at the Shoppes of Midway Drive.
• Construct an exclusive southbound right-turn lane with considerable length (unknown at this time) of full-width storage at Knightdale Boulevard.

In addition to these committed improvements, BBK Midway and BBK Midtown would like to formally request that Merritt construct the following pedestrian improvements on Hinton Oaks Boulevard to address safety concerns related to the additional northbound through lane and the volume of trucks expected to access the proposed site (both southbound and northbound) throughout the day during Midtown Commons/Shoppes at Midway Plantation operating hours:

At the intersection of Hinton Oaks Boulevard and Target/Qdoba driveway:

• Install a "Pedestrian-activated Warning Beacon" (otherwise known as a Rectangular Rapid Flash Beacon or RRFB) on the north side of the intersection. This may be used in conjunction with signs such as "Stop When Flashing." By law, vehicles would be required to stop only when the sign is flashing. This would allow the traffic on Hinton Oaks Boulevard to flow freely unless a pedestrian is present and increase driver awareness when pedestrians are present.

• A raised crosswalk on the north side of the intersection to improve pedestrian safety and encourage reduced speeds.

At the intersection of Hinton Oaks Boulevard and the first access to Midtown Commons:

• Install a high-visibility crosswalk on the north side of the intersection with a pedestrian refuge island in the median to improve pedestrian safety by allowing pedestrians to navigate one direction of traffic at a time and reducing the overall crossing length.

In addition to the pedestrian improvements listed above, BBK Midway and BBK Midtown would like to formally request that Merritt construct an exclusive northbound left-turn lane on Hinton Oaks Boulevard at the southernmost access to Midtown Commons to address safety and congestion concerns along the corridor. Our traffic consultant, Exult Engineering, submitted a Technical Memorandum (dated June 9, 2020) for the Town's review that analyzed the addition of this proposed northbound left-turn lane. This intersection currently operates as a right-in/right-out driveway. By constructing the proposed northbound left-turn lane at this location, a portion of the northbound left-turn traffic currently utilizing the Target/Qdoba driveway would alternately use the first opportunity to access Midtown Commons. Consequently, this shift in left-turn traffic would result in less congestion at the intersection of Hinton Oaks Boulevard and the Target/Qdoba driveway. BBK Midway and BBK Midtown believe that the additional northbound left-turn lane will improve overall traffic flow along the corridor and improve access to Midtown Commons. Based on the analysis submitted in the memorandum, the proposed northbound left-turn lane is expected to operate with acceptable delays and queue lengths, if constructed. We understand the construction of this desired northbound left-turn lane is contingent upon approval by the Town.

From a design and construction perspective, we have been advised by our roadway engineer that there would be cost and schedule benefits for the requested improvements to occur simultaneously with the improvements already deemed necessary for the proposed development. Due to the additional construction planned for the area and the efficiency of constructing all roadway improvements along Hinton Oaks concurrently, we would like to propose a joint effort between Merritt, on the one hand, and BBK Midway and BBK Midtown, on the other hand, where Merritt will be responsible for constructing the committed and requested roadway improvements and BBK Midway will convey the necessary right-of-way for the improvements. We would like to express our support of the proposed industrial project, if Merritt is able to sufficiently address our safety and congestion concerns by agreeing to these improvements. The attached conceptual exhibit portrays the requested improvements as well as the industrial developer's committed improvements.

Thank you for your consideration. Please let us know if you have any questions or concerns.

If you have questions or concerns with this form, please contact Knightdale Town Clerk, Heather Smith at 919-217-2225 or email Heather.Smith@KnightdaleNC.gov

**To: Knightdale Town Council**
**From: Charles Silver**
**Re: Merritt Rezoning Petition**

Lady and Gentlemen:

The zoning of the property under consideration came about in the following manner.

When the Kohl's center was being built, the zoning Highway Business was extended to the rear of their lot. As this was being accomplished and as the adjacent property owner, I asked if we could zone the southern portion of my property Highway Business also. My thinking was that we might be able to have some retail/commercial development on that part of the property. It was zoned Industrial at the time.

So the town agreed and extended the zoning east from the rear of Kohl's lot to the northwest corner of the Thomas Concrete leased lot.

So there was no compelling reason to rezone the land, other than it might be useful someday.

So, I support wholeheartedly the rezoning of the property back to its original Industrial zoning (or the zoning requested by Merritt) since it conforms to the adjacent zoning and would be the highest and best use of the land.

Regards,

Charles H Silver Jr
Property Owner
[redacted]
PO Box 1277
Knightdale
27545

**RE: ZMA-3-20 Merritt Properties Conditional District Rezoning**

**July 16, 2020**

Dear Mayor Roberson and Members of the Council,

Thank you for holding a public hearing last night on our project and allowing Nate to speak for us. We appreciate your progressiveness in keeping the public process in motion, and look forward to when we might be able to meet you all in person. We want to follow up with this letter for the record to give you an opportunity to know our history and our journey towards development in Knightdale.

In 1967 the cornerstone for what has become Merritt Companies was founded by the late Leroy Merritt, a building and a block mason from Baltimore MD. Today Merritt has developed over 16 Million square feet, we build, lease, maintain every building we develop, and all 200 employees have been given ownership in the company. While core product for our business has always been catered towards small bay user's that served a needed service to the community, our core values have always been dedicated to creating personal relationships and Building Homes for Business's. Commitment to the communities where we do business can be seen in places in and around the Baltimore Region, as well as the Northern Virgina- Loudon County Area. In 2018 we began the process of identifying where we want to grow not only our company, but our people. We worked deligently with local real estate brokers to identify opportunies, and have utilized local consultants and engineering firm to make these opportunities feasible. A core group of 7 Team members have decided to relocate from Maryland and Virginia make the Triangle home and grow with our company. As we need additional resources, we are excited to utilize local talent to grow with us. We now own land in the City of Durham, and the Town of Wake Forest. Our Durham property, Merritt TW Crossing, features 4 single story light industrial/ flex warehouse space, totaling just over 280,000 Square Feet. We started construction in April of this year, and are excited to have our first few tenants take occupancy in January 2021. Merritt Capital Business Park, located in Wake Forest, will have over 450,000 square feet of the same product. We have over 1300 tenants, who we prefer to call customers and partners in our existing portfolio. The overage tenant size is 7,000 Square feet, typically with 40% office and 60% warehouse/ manufacturing/ storage/ and distribution space. We have a variety of customers to include many local contracting companies (plumbers, HVAC, cabinet makers, tile installers/ suppliers, metal fabricators, door and hardware suppliers/ installers, and so on), professional offices (insurance, banking, engineering, and sometimes medical), and services (light auto repair/ truck liner/ window repair/ etc..), and many others. Because we own and maintain our buildings, we want them to feel and present as high quality class A business Parks. Keeping with our founders traditions, our buildings are primarily brick on all four sides, and are landscaped to the highest level with native species that add color and texture to our development.

We chose Knightdale as one of our first locations because we can see this is a growing community with new rooftops and we want to be here to be part of that growth and provide new and existing businesses a place to call home in Knightdale. Our business park will be 300,000 square feet of flex space that will allow businesses to use their space for showrooms, offices, and warehousing. As businesses grow, they

can expand their own space within the park. This business park compares to our business park Durham and in Wake Forest, as well as many others in our existing markets.

We began our feasibility process for the Silver property in September 2019. When we, first approached the town with our plan, we did not think we would need to rezone the parcels currently in front of you. While the zoning is split, we thought we could accommodate the uses in Highway Business towards the south while placing the Flex (MI) uses to the remainder of the parcel. When we learned that the split zoning would also require us to install a 50' buffer at the zoning line (through our business park), the planning department presented us two options to eliminate the buffer through the middle of the site; we could ask to create a new zoning for the entire parcel, or we could re-zone the entire parcel as MI. After proceeding through some further discussions with Chris Hills and Kevin Lewis, we determined the best direction would be to simply re-zone the HB portion of the parcel to MI. This way we would be able to keep the current uses allowable in the MI zoning. A critical component to us identifying land is conforming with the existing zoning and comprehensive plan of the Town.

Through the development process we have submitted plans and established a working dialog with the Town. Through this process, at a meeting with the planning group in March of 2020, we agreed to eliminate Sweepstakes Centers, Stone Mining/ Cutting, and Outdoor Storage as a primary use. We have also amended our plan to accommodate a 70' wide landscape buffer between The Shoppes at Midway and our development. We have also increased the depths of our landscape areas within the site, added larger pedestrian seating areas, and added additional screening to the functional side of our buildings. Just last month we agreed to remove some additional uses to include, Adult business, campsites, airports, equestrian facilities. In accordance with our Traffic Impact Analysis and in discussion with our neighbors, we have agreed to extend the left turn lane on Knightdale blvd turning north on Hinton Oaks, extend one additional northbound through lane to Target's second entrance, and provide enhanced pedestrian safety features to include textured paving, and illuminated crossing signals at the northern most entrance to Target. While we still need to work out the details with our neighbors and the Town, we feel that we are not only mitigating any current traffic issues, but we are also enchancing the walkability of the shopping center.

In addition to working with the Town, we have had this site accepted into the NCDEQ Development Now Brownfields program. This will be our second Brownfield development with NCDEQ, and one of many of varying scope we have completed in Maryland. We bring unique expertise and experience in developing Brownfield sites, and have adopted construction procedures to keep our customers, and our workers safe during construction and after occupancy. We are still in the middle process of identifying the limits of the contamination on site, and expect to finalize our agreement with NCDEQ near the end of this year. The agreement process not only includes a vast amount of testing, but also identifying uses that will be restricted for environmental concerns, and ultimately concludes with a public notice and comment period.

Our project is expected to be the home to over 600 employees and a tax value of over $40 million complete build out. As mentioned last night, we already have a 70,000 Square Foot customer who is also looking to expand in Knightdale with us and needs to take occupancy by December of next year. The sooner we can get a shovel in the ground, the sooner we can open up our spaces to tenants and bring new businesses to Knightdale. We are looking forward to continuing our dialog with you all, and would be happy to provide better insight and a visual understand of our current development.

Respectfully,

The North Carolina Merritt Team

Nathan Robb, Keith Wallace, Bryan Cornell, Brittany Callahan, John Cantrall, Gordon Holland Jr.

# KNIGHTDALE TOWN COUNCIL
# WORK SESSION MINUTES

**950 Steeple Square Court, Knightdale, North Carolina 27545**

## August 3, 2020

Due to the State of Emergency issued for the COVID-19 pandemic, the Knightdale Town Council met electronically at 6:00 p.m. via Zoom.

| | |
|---|---|
| PRESENT (remotely): | Mayor James Roberson, Mayor Pro Tem Jessica Day, Councilors Mark Swan, Randy Young, and Stephen Morgan. |
| ABSENT: | Councilor Ben McDonald. |
| Staff Members Present (remotely): | Town Manager Bill Summers, Assistant Town Managers Dustin Tripp and Suzanne Yeatts, Development Services Director Chris Hills, Police Chief Lawrence Capps, Town Clerk Heather Smith, and Interim Town Attorney Roger Knight. |

Meeting called to order by Mayor Roberson at 6:01 p.m.

WELCOME
Welcome by Mayor Roberson.

ITEM I. ADOPTION OF AGENDA
**…Motion by Councilor Swan to adopt the agenda. Motion seconded by Councilor Young and carried unanimously.**

ITEM II. DISCUSSION

A. Electronic Meeting Policy Review

Assistant Town Manager Suzanne Yeatts reviewed current procedures for accepting public comments during electronic meetings, discussed additional options that are available, and reviewed opportunities and challenges of those options.

Interim Town Attorney Roger Knight noted that the Town is meeting all legal requirements with the current procedures and shared his concerns related to live call-in comments during meetings.

Council discussed options for citizen engagement for electronic meetings, such as live call-in comments and a webpage dedicated to displaying public comments.

Ms. Yeatts and Town Manager Bill Summers answered questions from Council.

DRAFT

**…Motion by Councilor Morgan to direct staff to post all public comments for electronic meetings on the Town website. Motion seconded by Mayor Pro Tem Day and carried unanimously.**

B. Police Department Quarterly Briefing
Police Chief Lawrence Capps provided data related to incident reports, crime, traffic accidents, citations, arrests, use of force, and citizen complaints.

Chief Capps reviewed important milestones in 2020, recent promotions within the department, and upcoming projects and answered questions from Council about the Cadet program and diversity on the police force.

C. Development Services Briefing
Development Services Director Chris Hills presented an update on the following development projects and answered questions from Council:

- Eastgate 540 Expansion
- Broadway Street Townhomes
- Panther Rock Blvd Multi-Family Development
- Mixed-Use Multi-Family Project on Knightdale Blvd
- Merritt Properties
- The Collection
- 608 N. First Ave Restaurant

Mr. Hills summarized construction projects such as Knightdale Station Phase R6D, Haywood Glen Phase 2, Glenmere Phase 6 and 7, and the Environmental Park Project and reviewed construction drawings that are currently in review including Stoneriver Phase 1 and 2 revisions, Stoneriver Phase 3 and 5, Silverstone Harden Hill Lane extension, and Flowers Place.

Town Manager Bill Summers highlighted steps taken to address COVID-19, such as mask distribution and the KnightdaleCares initiative, addressed nationwide civil unrest, acknowledged the peaceful protests that occurred locally, and indicated that staff is prepared for potential weather emergencies.

Councilor Morgan and Councilor Young shared concerns about speeding near Knightdale Station Park and along First Avenue. Staff will bring back a proposal addressing the traffic and safety concerns of this area for consideration at the next Council Meeting.

ITEM IV. ADJOURNMENT

**…Motion by Councilor Young to adjourn at 7:45 p.m. Motion seconded by Mayor Pro Tem Day and carried unanimously.**

_____
James A. Roberson, Mayor

_____
Heather M. Smith, Town Clerk

DRAFT

# Town of Knightdale

*Staff Report Cover Sheet*

Title: Council Meeting Policy

Staff: Heather Smith, Town Clerk

Date: August 19, 2020

**PURPOSE**

- To update the Electronic Meeting Policy to reflect that General Public Comments for Electronic Meetings will be displayed on the Town website for 30 days and Public Hearing Comments will be displayed on the Town website until a decision is made by the Town Council on the matter.
- To combine the following policies into one comprehensive document titled Council Meeting Policy:
    - Public Comments
    - Legislative Public Hearings
    - Electronic Meetings
    - Minutes

**STRATEGIC PLAN PRIORITY AREA(S)**

- Connected & Inclusive
- Organizational Excellence

**GENERAL STATUTE REFERENCE(S),** *if applicable*

- §160A-81.1
- §143-318.10
- §143-318.13(a)
- §166A-19.24

**TYPE OF PUBLIC HEARING,** *if applicable*

- N/A

**FUNDING SOURCE(S),** *if applicable*

- N/A

**ATTACHMENT(S)**

- Council Meeting Policy

**STAFF RECOMMENDATION**

- Approve the Council Meeting Policy

# Town of Knightdale Council Meeting Policy

**SUBJECT:** Council Meeting Policy

**EFFECTIVE DATE:** August 19, 2020 **APPROVED BY:** Town Council

**DISTRIBUTION:** Mayor and Council Members, Town Manager, Town Clerk, Town Attorney, and Department Directors.

## SECTION I. PUBLIC COMMENTS

Per NCGS §160A-81.1, the Knightdale Town Council will provide at least one period for public comment per month at a regular meeting. This public comment period provides members of the Knightdale community and general public the opportunity to address the Town Council.

Per authority granted by NCGS §160A-81.1, the Knightdale Town Council has implemented the following rules governing the conduct of the general public comment period:

1. All persons wishing to speak shall sign in before the meeting begins.
2. All persons wishing to speak shall do so from the podium. No one is permitted to speak from the audience.
3. Each speaker shall state their name and address for the record.
4. Each speaker shall have one opportunity to speak for a period not to exceed 3 minutes in duration. The speaker will not be permitted to speak again once they leave the podium or their 3 minutes expire.
5. Speakers should direct their comments to the Town Council, not the audience or staff. In addition, speakers will not be permitted to direct or answer questions from the audience.
6. The Council requests that groups of three or more designate a spokesperson.
7. Speakers should not expect action or deliberation on subject matter brought up during the Public Comment Period.
8. Speakers shall be civil and courteous in their language and presentation. Insults,

profanity, use of vulgar, racist, or sexist language or gestures or other inappropriate behavior are not allowed.

## SECTION II. LEGISLATIVE PUBLIC HEARINGS

Meetings of the Knightdale Town Council typically include a segment dedicated to public hearings as required by state statute and the Unified Development Ordinance. The purpose of each Public Hearing is for members of the Knightdale community and general public to make their views known to the Town Council on the subject matter of the hearing. After staff introduces the case, all speakers should address their comments to the Town Council, who, after the Public Hearing is closed, can use the information in their deliberations on the case.

To ensure a fair proceeding for all who wish to speak, the following rules will be observed during public hearings:

1. All persons wishing to speak shall do so from the podium to ensure an accurate record of testimony. No one is permitted to speak from the audience.

2. Each person who has signed up to speak shall have one opportunity to speak for a period not to exceed 3 minutes in duration. The speaker will not be permitted to speak again once they leave the podium or their 3 minutes expire.

3. The Council requests that a group be represented by a spokesperson in order to keep repetitive testimony at a minimum.

4. Comments must be limited to the subject matter of the hearing. Testimony that is unrelated to the case cannot be considered by the Council in making their decision.

5. Inflammatory or immaterial testimony will not be allowed. Use of vulgar, racist, or sexist language is grounds to immediately terminate the speaker's turn.

6. In addition to the comment period during the public hearing, individuals can provide written comments to the Council by submitting them to the Town Clerk.

## SECTION III. ELECTRONIC MEETINGS

This policy defines an Electronic Meeting, describes the conditions under which any official meeting of the Council or a board, panel, committee or staff that constitutes a "public body" for purposes of NCGS Section 143-318.10(c) and would ordinarily be subject to the open meetings requirements of Article 33C of the North Carolina General Statutes, may be held via electronic means and sets out the procedures for conducting electronic meetings.

N.C.G.S.§143-318.10(d) defines an official meeting as a *"meeting, assembly, or gathering together at any time or place or the simultaneous communication by conference telephone or other electronic*

*means of a majority of the members of a public body for the purpose of conducting hearings, participating in deliberations, or voting upon or otherwise transacting the public business within the jurisdiction, real or apparent, of the public body."*

N.C.G.S.§143-318.13(a) states that if a public body *"holds an official meeting by use of conference telephone or other electronic means, it shall provide a location and means whereby members of the public may listen to the meeting and the notice of the meeting required by this Article shall specify that location."*

N.C.G.S.§166A-19.24 states that an electronic meeting notice issued during a state of emergency declared by the Governor or General Assembly must specify the means by which the public can access the remote meeting "as that meeting occurs." It does not have to specify a physical location where members of the public can go to hear the meeting. The statute also notes that remote meetings must be simultaneously streamed online so that live audio, and video, if any, is available to the public. If the means of the remote meeting is a conference call, the public body can provide access by providing an opportunity to dial in or stream the audio live and listen to the meeting.

Definition of an Electronic Meeting

An Electronic Meeting is any duly advertised meeting where a quorum of the public body participates through electronic means that allow simultaneous communication by multiple parties, or other similar means that allow members of the public body to hold a meeting without being physically present in the same room.

The Electronic Meeting shall use any available technology necessary to ensure: (i) unrestricted communication between all members of the public body; (ii) the ability to record the audio of the proceedings; and (iii) viewing or telephonic listen-only access to members of the general public.

Conditions for an Electronic Meeting

There are two conditions under which an Electronic Meeting can be held.

1. An Electronic Meeting shall apply when both (i) a State of Emergency has been declared by at least one of the following: President of the United States, Governor of North Carolina, Chairman of the Wake County Board of Commissioners, or Mayor of the Town of Knightdale and (ii) it is prudent and advisable for the public body to avoid holding in-person meetings. (Example: Natural Disaster).
2. An Electronic Meeting shall apply when both (i) a State of Emergency has been declared by either the Governor of North Carolina or the North Carolina General Assembly and (ii) it is prudent and advisable for the public body to avoid holding in-person meetings. (Example: A crisis associated with a highly contagious viral illness).

Electronic Meeting Rules and Procedures

1. The meeting will be properly advertised according to N.C.G.S. §143-318.12.

2. The agenda will be published online at the Town's official website.
3. If the Electronic Meeting is held according to Condition #1, then town staff must provide a location and means whereby members of the public may listen to the meeting unless an exception applies pursuant to N.C.G.S. §143-318.11. (N.C.G.S.§143-318.13). If the Electronic Meeting is held according to Condition #2, then town staff will provide a means for the public to view or listen to the meeting unless an exception applies pursuant to N.C.G.S. §143-318.11. (N.C.G. S 166A-19.24).
4. All discussions, deliberations, and actions must be clear to the listening public; board members must not refer to a matter merely by letter, number, or other designation.
5. Per N.C.G.S 166A-19.24, all votes must be conducted by roll call during a remote meeting.
6. The Town Attorney will participate in the Electronic Meeting.
7. Anyone wishing to provide comments during a General Public Comment Period or Public Hearing will be allowed to do so by using the Cognito Form on the Town's website, submitting written comments in the Town Hall drop box, or by leaving a voicemail on the designated phone line. All comments submitted 24 hours in advance of the meeting will be provided to Council prior to the meeting, summarized during the meeting, and included as part of the official record. As required by N.C.G.S § 166A-19.24, comments for Public Hearings will be accepted up to 24 hours after the Public Hearing and will be shared with the Council, posted on a dedicated webpage on the Town website, and included in the official record of the meeting.
8. General Public Comments will be displayed on a dedicated page on the Town website for 30 days. Public Hearing comments will remain displayed on the dedicated webpage on the Town website until a decision is made by Town Council on the matter.
9. All quorum rules will remain applicable. A board member only counts as present during the period when he or she maintains communication; if the connection is dropped, the member is no longer present for quorum. Similarly, votes by board members are counted as if the member were physically present only while the simultaneous communication is maintained. If a member attending through electronic means becomes disconnected from the meeting, the Mayor or presiding officer shall pause the meeting for a reasonable amount of time to allow for the member to reconnect.
10. The Town Clerk will record minutes as required by N.C.G.S §143-318.10(e). The minutes of the meeting shall designate the name of each Council Member who participated electronically, the nature of the electronic communication, and the duration of the Council member's participation. Minutes shall also record the number of votes on each matter voted upon (i.e. 6-1 in favor or opposed).

11. At the start of the meeting, the Mayor or presiding official will take a roll call to determine which members are participating electronically and such designation shall be recorded in the minutes.

## SECTION IV. MINUTES

Per N.C.G.S §143-318.10, a public body is any elected or appointed authority, board, commission, committee, council, or other body of the town that exercises a legislative, policy-making, quasi-judicial, administrative, or advisory function. It is the public policy of this State and Town that discussion, motions, debate, and deliberation of a public body be heard openly and that minutes recording the same be published. Minutes may be in written form, video, or audio recording and shall be considered public record as outlined in the Public Records Law §132-1. With limited exceptions, a public body is permitted to enter into closed session.

Upon such cases in which a closed session would appear to be in the public interest, N.C.G.C §143-318.10 and §143-318.11 list permitted reasons to hold a closed session meeting and outline the appropriate procedures to be followed. Written minutes providing a general account of the closed session discussion and deliberation shall be kept sufficient to provide a person not in attendance with a reasonable understanding of what transpired. The closed session minutes shall be maintained in a binder or in another manner separate from other general meeting minutes preventing public access.

Once a set of regularly scheduled or special meeting minutes are finalized by the Town Clerk and ready for Town Council approval, they will be listed on the Consent agenda at the next regularly scheduled Town Council meeting. Once minutes of a regularly scheduled or special meeting have been approved, the Town Clerk shall file them digitally on the Town's server, in paper form in the Minute Book, and submit them to American Legal Publishing for online posting. Minutes are available for public inspection in paper form at Town Hall and online.

The Council will approve closed session minutes on the Consent agenda at the next regularly scheduled meeting. Closed session minutes will be distributed to all Council members prior to the meeting in a sealed envelope for review. Upon approval of such minutes, the Town Clerk will collect all copies of the closed session minutes to be destroyed. Once approved by the Town Council, closed session minutes shall be kept in a separate, sealed binder from any public meeting minutes. Upon joint determination of the Council that the matter for which the closed session was held has been resolved and that the minutes should be released for public review, the closed session minutes shall be placed on the next Town Council meeting consent agenda for action. Contingent upon Council approval of the recommendation, the closed session minutes shall be unsealed and thereafter maintained in the Town Clerk office in a binder accessible to the public.

# Town of Knightdale

*Staff Report Cover Sheet*

Title: Street & Subdivision Name Approval – Parkstone Village

Staff: Donna Tierney, Planner

Date: August 19, 2020

**PURPOSE**

- In accordance with UDO Section 15.3, street and development names shall be reviewed and approved by Town Council; therefore, the developer of Parkstone has submitted an application for subdivision and street names applicable to the townhome development, approved under ZMA-8-19. The developer proposes four new street names and a subdivision name of "ParkStone Village." The proposed street names have been approved by Wake County Addressing.

**STRATEGIC PLAN PRIORITY AREA(S)**

- Connected & Inclusive
- 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)**

- Resolution #20-08-19-001

**STAFF RECOMMENDATION**

- Review and approve the proposed subdivision and street names
- Adopt Resolution #20-08-19-001

TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

**RESOLUTION #20-08-19-001**

**RESOLUTION APPROVING SUBDIVISION & STREET NAMES**

**WHEREAS**, the Town Council has the authority to name streets and subdivisions in the corporate limits and the extraterritorial planning jurisdiction of the Town of Knightdale; and

**WHEREAS**, these names have been reviewed and approved by Wake County Addressing.

**NOW, THEREFORE, BE IT RESOLVED**, that the Knightdale Town Council hereby approves the following street names for Parkstone Phase 2 referred to as ParkStone Village, which is located off Parkstone Towne Blvd., south of Village Park Drive, and on the parcel identified by PIN 1744-84-3799:

| | |
|---|---|
| George Pine Way | Hickory Plains Road |
| Irving Hill Drive | Palmetto Tree Way |

Adopted this 19th day of August, 2020

_____
James A. Roberson, Mayor

ATTEST:

_____
Heather M. Smith, Town Clerk

# Town of Knightdale

*Staff Report Cover Sheet*

Title: Flowers Place Utility Allocation Agreement

Staff: Donna Tierney, Planner

Date: August 19, 2020

**PURPOSE**

- To provide an overview of a Utility Allocation Agreement request for the recently approved Flowers Place subdivision
- Items updated in this staff report since the July 15, 2020 Town Council meeting include the Public Hearing Summary (Section VII) and Staff Recommendation (Section VIII)

**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*

- N/A

**FUNDING SOURCE(S)**, *if applicable*

- N/A

**ATTACHMENT(S)**

- Staff Report
- Ordinance #20-08-19-001
- Utility Allocation Agreement document

**STAFF RECOMMENDATION**

- Approve the Flowers Place Utility Allocation and Infrastructure Agreement
- Adopt ORD #20-08-19-001

# Town of Knightdale

*Staff Report*

Title: Flowers Place Utility Allocation Agreement

Staff: Donna Tierney, Planner

Date: August 19, 2020

Director Signature: CH

Asst. Town Manger Signature: DT

Town Manager Signature: WRS

## I. REQUEST:

Tom Harrell of Bass, Nixon, & Kennedy Inc., on behalf of Habitat for Humanity of Wake County, has requested that the Town Council consider approving the proposed Utility Allocation and Infrastructure Agreement (UAA) for the Flowers Place development. The developer, Town Attorney, and staff have reviewed the proposed UAA and find it acceptable.

## II. PROJECT PROFILE:

| | |
|---|---|
| PROPERTY LOCATION: | Kelley Meadows Rd. & Flowers St. |
| WAKE COUNTY PIN: | 1754-51-5410 |
| ZONING DISTRICT | Urban Residential 12 Planned Unit Development |
| NAME OF PROJECT: | Flowers Place |
| APPLICANT: | Bass, Nixon & Kennedy Inc. |
| PROPERTY OWNER: | Habitat for Humanity of Wake County |
| PROPERTY SIZE: | 2.29 acres |
| APPROVED LAND USE: | 17 single-family dwellings |
| APPROVED DENSITY: | 7.502 units/acre |
| APPROVED OPEN SPACE: | 28,283 sf (0.65 acres) |

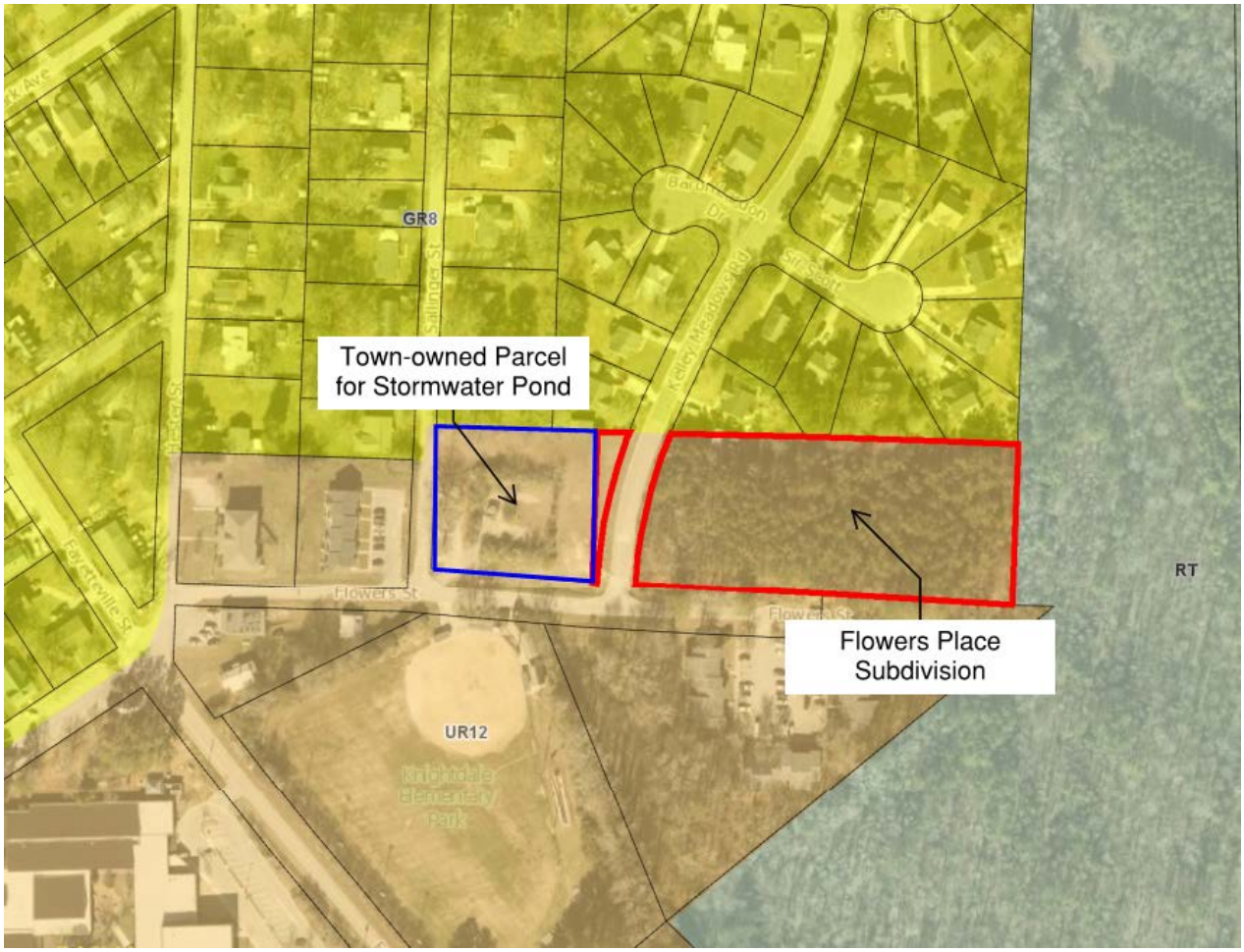
## III. PROJECT HISTORY:

On February 19, 2020, the Town Council approved a request (ZMA-9-19; ORD#20-02-19-003) to rezone the parcel identified by Wake County PIN 1754-51-5410 from Urban Residential 12 (UR12) to Urban Residential 12 Planned Unit Development (UR12-PUD) for a 17-lot residential subdivision. All lots are 35 ft. wide and are alley-loaded. Under a separate action on February 19, 2020, the Town Council approved a request to authorize the Town Manager to proceed with the dedication of adjacent Town owned land to Habitat for Humanity for the use of a storm pond.

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

The parcel is located east of Kelley Meadows Rd. and north of Flowers Street.

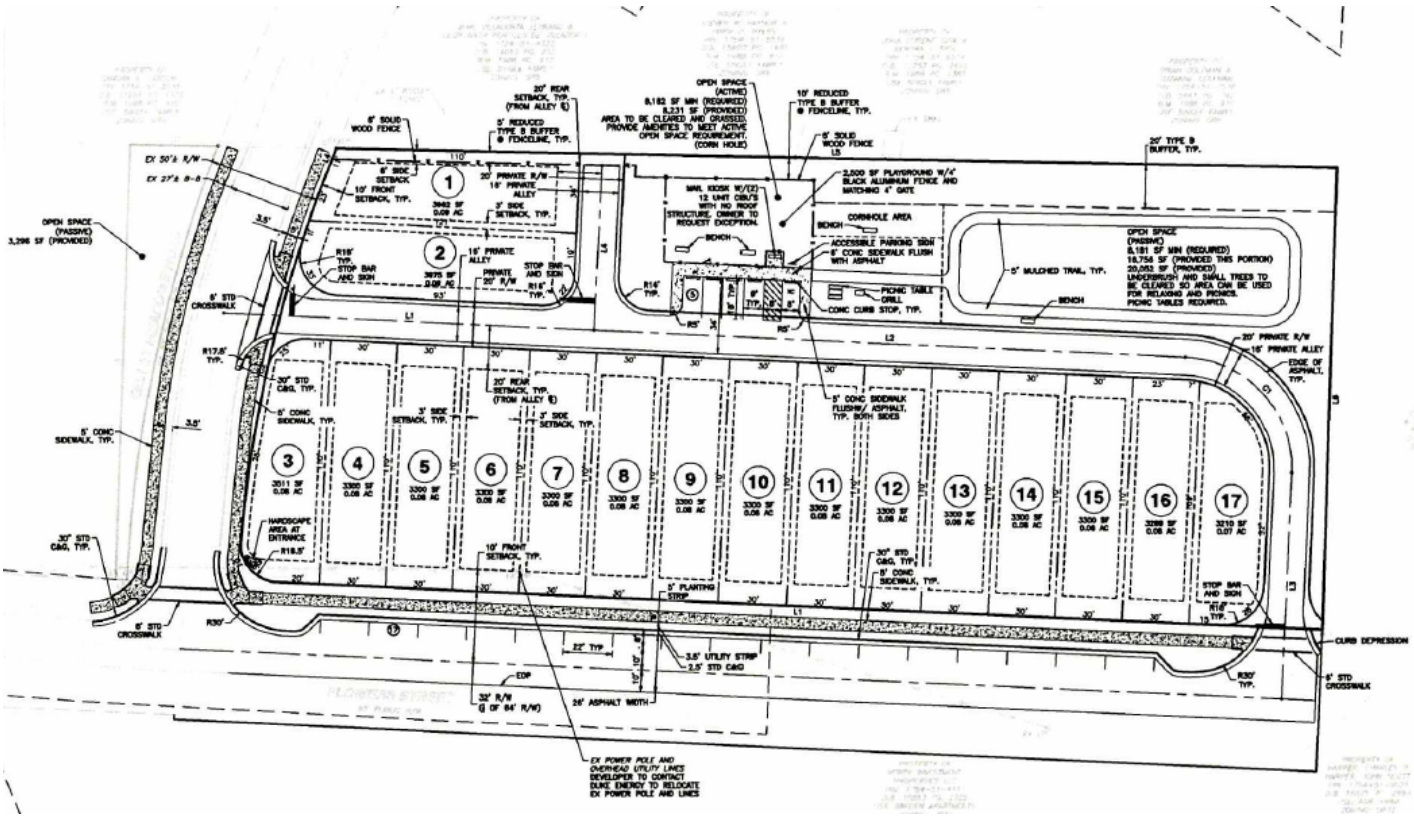
| DIRECTION | LAND USE | ZONING |
|---|---|---|
| North | Wil Ros Meadows Subdivision | GR8 |
| South | Multi-Family | UR12 |
| East | Vacant/Undeveloped | RT |
| West | Townhomes & Proposed stormwater pond | UR12 |




Zoning map of the subject property and adjacent properties

**V. APPROVED MASTER PLAN & PLANNED UNIT DEVELOPMENT:**

A Master Plan and PUD was approved for a 17-lot residential subdivision. The plan consists of 17 rear loaded 30 ft. wide lots, a privately owned and maintained alley, eastern 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.



**VI. PROPOSED ELEMENTS OF UTILITY ALLOCATION AGREEMENT:**

The following elements and terms are proposed for the Flowers Place Utility Allocation Agreement. Full details of each items can be found in the attached draft document of the UAA.

A. **Water Allocation Policy Compliance:**

Per the adopted Water Allocation Policy, the development would be awarded 15 base points toward the required 50 total points. The applicant proposes the following improvements to achieve the remaining 35 points:

| | 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:* | *35* |
| **TOTAL POINTS (50 points required)** | **50** |

B. **Phasing & Public Infrastructure Improvements:**
The 17-lot development will be developed entirely within one phase with anticipated completion by December 31, 2022. The developer will install asphalt pavement, curb and gutter, on street parking, and a five ft. wide sidewalk across the entire Property frontage on Flowers Street. Additionally, the developer will install a five ft. wide sidewalk on the east and west sides of Kelley Meadows Road, along the Property frontage. A top-lift treatment is required for all new street sections and to existing sections that are impacted by development (see Exhibit C in attached UAA)

C. **Recreational Open Space:**
The developer will provide both active and passive recreational open space in accordance with the approved Master Plan and PUD. Amenities will include playground equipment, game areas, benches, picnic tables, grills, and natural areas.

D. **Community Design Exceptions:**
Several zoning conditions were granted with the approved PUD and Master Plan. Those exceptions are listed below and are contained in the attached UAA.

i. Driveways will be a minimum length of 20 ft.
ii. The Cluster Mailbox Unit will be uncovered
iii. The required 20 ft. Type B landscape buffer along the northern property line will be reduced in accordance with the approved Master Plan. A wood privacy fence will be installed in addition to the variable buffer.

E. **Architectural Standards:**
The developer submitted actual home elevations that will be built in the development. In addition to the elevations, the applicant agrees to the Single-Family Dwelling Architectural Standards found in UDO Ch. 5.7 and provided additional conditions listed in Exhibit D of the attached UAA.

F. **Stormwater Pond Easement:**
As part of the approved Master Plan, the Town agreed to grant an easement on the adjacent parcel to the west (PIN 1754-51-1400) for the use of a stormwater pond to serve the development. The easement will be maintained by the developer or transferred to an Owners Association who will be responsible for its maintenance.

## VII. PUBLIC HEARING SUMMARY:

A public hearing was held at the July 15, 2020 Town Council meeting. No one from the public spoke in favor or opposition to the proposed UAA. Due to statutory requirements for electronic meetings, the Public Comment Period had to remain open for 24 hours after the meeting, and the Town Council was not able to take action on the item. Therefore. the proposed UAA is being brought back to the Town Council for recommended approval and adoption.

## VIII. STAFF RECOMMENDATION:

It is staff's recommendation that Town Council approves the Flowers Place Utility Allocation and Infrastructure Agreement and adopt Ordinance #20-08-19-001.

TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

**ORDINANCE #20-08-19-001**
**AN ORDINANCE TO ADOPT THE FLOWERS PLACE SUBDIVISION UTILITY ALLOCATION AGREEMENT**

**WHEREAS**, the Town of Knightdale has received a request to consider approving the Flowers Place Subdivision Utility Allocation and Development Agreement; and

**WHEREAS**, the proposed development will add to the Town's tax base, diversify housing options, and contribute to the quality of life for Town of Knightdale residents; and

**WHEREAS**, the Town Council finds that the proposed agreement is consistent with the requirements in NCGS Sections 160A-400.20 through 160A-400.32.

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

**Section 1.** That the Flowers Place Subdivision Utility Allocation Agreement be adopted as proposed.

**Section 2.** That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

**Section 3.** 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 4.** That this ordinance has been adopted following a duly advertised public hearing of the Town Council.

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

**Section 6.** That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 19th day of August, 2020

(SIGNATURE PAGE TO FOLLOW)

(SIGNATURE PAGE FOR ORDINANCE #20-08-19-001)

_____
James A. Roberson, Mayor

ATTEST:

_____
Heather M. Smith, Town Clerk

APPROVED AS TO FORM:

_____
Roger Knight, Town Attorney

Instrument Prepared By Roger W. Knight
Brief Description for Index: Flowers Place UAA
Parcel Identification Number: 1754515410
Parcel Identifier: BM:1988 Page: 1383

Mail After Recording to: Chris Hills
Director of Development Services
Town of Knightdale
950 Steeple Square Ct.
Knightdale, NC 27545

**STATE OF NORTH CAROLINA**
**WAKE COUNTY**

**FLOWERS PLACE SUBDIVISION**
**UTILITY ALLOCATION AGREEMENT**

THIS UTILITY ALLOCATION AGREEMENT (the "Agreement") is made effective as of the _____ day of _____2020 by and between the TOWN OF KNIGHTDALE, a municipal corporation existing under the laws of the State of North Carolina ("Town"), and HABITAT FOR HUMANITY OF WAKE COUNTY, INC. ("Owner"), a North Carolina corporation.

WITNESSETH:

WHEREAS, Owner possesses legal title to real property (PIN 1754515410) consisting of 2.29 acres, more or less, within the planning jurisdiction of the Town, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

WHEREAS, Developer is the owner of the Property;

WHEREAS, Owner warrants that all parties having an interest in the Property have executed this Agreement except for those specifically set out on Exhibit A, that the Property is free and clear of encumbrances except for those specifically set out on Exhibit A, and that Developer shall warrant and defend the Property against the claims of all persons whomsoever;

WHEREAS, Owner, by executing this Agreement, assumes all affirmative obligations to develop the Property and consents to develop the Property in accordance with the terms of this Agreement;

WHEREAS, the terms of this Agreement imposing obligations on the Owner shall be effective upon signing of this Agreement;

WHEREAS, Owner has received Town approval of a Master Subdivision Plan, with case number ZMA-9-19 (a copy of which is attached hereto as Exhibit B), authorizing development of the Property as a detached single-family residential subdivision, which shall include residential uses and ancillary public and private facilities including streets, sidewalks, water and sewer lines, storm drainage improvements, and certain active and passive recreation facilities (collectively the "Project"), all to be developed pursuant to the terms of this Agreement;

WHEREAS, the Master Subdivision Plan proposes a residential subdivision of not more than 17 residential dwelling units compliant with all Town ordinances and development standards, to be built within one phase, and Town has agreed to allocate utilities for the development.

WHEREAS, Owner has committed to Property enhancements as shown on the Master Subdivision Plan and as described in this Agreement in order to satisfy the Town's Water Allocation Policy and to supplement the tax base of the Town and contribute to the quality of life of current and future Town residents.

NOW, THEREFORE, in consideration of Owner's development of the Property in accordance with the terms hereof and Town's allocation of water and wastewater capacity as described herein for the same, and other mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. Definitions. Whenever used in this agreement, the following terms shall have the definitions indicated hereinafter in this Section 1. Other terms may be defined elsewhere in this agreement.

A. "Infrastructure" shall mean all public and private infrastructure necessary to serve the Property including, but not limited to, police and fire protection facilities, water mains, valves, fittings, fire hydrants, service connections, service lines, shutoffs, meter boxes, sewage pumping stations, force mains, gravity sewer mains, manholes, laterals, streets, curbs, gutters, sidewalks, greenways, bikeways, transit facilities, park and recreation facilities, storm drainage facilities, and stormwater retention facilities. Infrastructure to be located within or abutting the Property shall be referred to as "Onsite" and is also referred to herein as "Community Amenities." Other Infrastructure serving the

Property shall be referred to as "Off-site." Infrastructure shall either be owned by Town or other government entity (Public Infrastructure) or by Developer or the property owners association for the Project or a subassociation thereof, if applicable (each an "Owners Association") (Private Infrastructure).

B. "Master Subdivision Plan " shall mean the approved plans for the Project (Site Plan, Subdivision Plan, Planned Unit Development or other approval required by the Town's Unified Development Ordinance, however termed), and all subsequent modifications, amendments and extensions, construction drawings, and specifications that may hereafter be made a part thereof, but all of which will be contained in the Town Development Services Department's file for this project.

C. "Standard Specifications" shall mean all applicable legal requirements pertaining to the development of the Property including, but not limited to, Master Subdivision Plan, applicable permits, and construction drawings required for all Infrastructure, including, without limitation, the Town's Unified Development Ordinance, Knightdale's Water Allocation Policy (Ordinance # 13-06-19-001 and Ordinance # 16-09-06-001) and Standard Specifications and Construction Details Manual. The failure of this Agreement to describe any other permit, condition, or term of restriction applicable to the Property does not relieve Owner of the necessity of complying with the same.

D. "Owners Association" shall mean a nonprofit association incorporated under North Carolina law by Developers. The Owners Association shall among other things have primary enforcement responsibility for subdivision restrictive covenants within the residential portion of the Project and for maintenance of Onsite Private Infrastructure provided by Owner. All future property owners within the residential portions of the Project shall be members of the Owner's Association or a subassociation thereof.

Section 2. Town Approval of Development Covenants, Etc. Town's reasonable legal expenses associated with the Town Attorney's review and approval of this Agreement, any Articles of Incorporation, Declaration of Covenants, and Bylaws for any Owners Association created, all deeds, easements, documents, plans or covenants related to the Property that affect Town's ability to enforce any part of this Agreement, shall be reimbursed to Town by Owner in a timely manner. Any requested approval or review by the Town Attorney shall not be unreasonably delayed or withheld, and legal expenses allocated to the Developer, and/or by Town shall not exceed fees charged for like services in the Research Triangle, North Carolina market area. Notwithstanding the foregoing or any other language in this Agreement, the Town Attorney shall represent only Town and his duties shall run to Town as his sole client.

Section 3. Owner Filings.

A. Annexation & Phasing.Owner acknowledges Project is currently within the Corporate Limits of the Town and no further petition is required. Developer acknowledges that Project will be developed within one phase and in accordance with the Phasing Schedule set forth on Exhibit C.

B. Master Subdivision Plan Approval Schedule. Owner has received Town approval of a Master Subdivision Plan, with case number ZMA-9-19 and Ordinance # 20-02-19-003, and subsequent extensions of vested rights. Owner intends to develop the Project, submitting a subdivision site plan for approval by Town for the Project. Owner will construct the Project in accordance with the approved Master Subdivision Plan. At the time of approval of a subdivision site plan, the

subdivision site plan shall be deemed to be a "Site Specific Development Plan" pursuant to Section 15.18 of the Unified Development Ordinance of Town entitled to the Vested Rights set forth in such ordinance. Town shall not unreasonably deny a submitted subdivision site plan that substantially conforms to the approved Master Subdivision Plan and Standard Specifications. Without limiting the generality of the foregoing, Owner expressly acknowledges that Town determination as to whether Infrastructure required to be provided by Owner is sufficient to meet the requirements of any subdivision site plan, the applicable calculation shall be made based on the approved Master Subdivision Plan for the Project as a whole. However, the amount of improved open space dedicated or proposed to be dedicated by each subdivision site plan shall equal or exceed the amount of open space required to be dedicated under the terms of the UDO, taking into account the previously dedicated open space submitted for site subdivision plan approval.

Section 4. Infrastructure to be Provided by Owner. Except as set forth in this Agreement, Owner shall design, construct and install at its expense all required Infrastructure in accordance with the design criteria set forth in the Standard Specifications.

A. Procedure. The plans for Infrastructure shall be prepared by a licensed engineer employed by Owner and approved by Town, with such approval not to be unreasonably withheld. Owner shall obtain, at its expense, all required permits and approvals from all governmental agencies prior to commencing construction of the Infrastructure. Town agrees to cooperate with and reasonably assist Owner in its efforts to obtain necessary permits, approvals, or licenses from other governmental entities necessary or beneficial for the development of the Property in accordance with this Agreement and as otherwise approved by Town.

B. As-Built Drawings. Owner shall provide Town a complete set of as-built drawings showing all the Infrastructure, if any, and any easements as located by a North Carolina licensed surveyor and certified by Owner's engineer of record. The as-built drawings shall be submitted prior to the acceptance of public infrastructure for maintenance and shall be submitted in a digital format compatible with the Town's GIS system and approved by the Town Manager.

C. Contracts for Public Infrastructure. Owner will ensure that all contracts for engineering, design, construction, and/or construction management for Public Infrastructure include specific language that provides (1) that the contract does not limit any warranties provided under operation of statute or common law concerning the engineering, design, construction, adequacy, or performance of the Improvements; (2) the contract does not limit or shorten any statute of limitations provided by law regarding claims concerning the engineering, design, construction, adequacy, or performance of the Improvements; (3) the Town is named a third-party beneficiary of the contract for the purpose of making any claims regarding the engineering, design, construction, adequacy, or time of installation of the Improvements; and (4) all warranties available to the Owner under the contract are, in addition to, available and assignable to the Town. Owner shall provide or acquire all easements and/or right-of-way necessary for all Infrastructure.

D. City of Raleigh and State of North Carolina Approval of Utility Plans. Sanitary sewer lines and water distribution infrastructure to serve the Project shall be constructed at Owner's sole expense in accordance with plans approved by the State of North Carolina, City of Raleigh and Town. Town shall facilitate any discussions required with the City of Raleigh or State of North Carolina with respect to the Sewer and Water Infrastructure.

E. Public Road Improvements. The public right-of-way dedication and street improvements required of Owner related to Flowers Place development shall be governed by this Section 4.E and, where applicable, the requirements of the North Carolina Department of Transportation, the approved Master Plan and Standard Specifications.

1. Flowers Street. Owner shall install asphalt pavement, curb and gutter, on street parking, and a five feet (5') wide sidewalk across the entire Property frontage on Flowers Street.

2. Kelley Meadows Road. Owner shall install a five feet (5') wide sidewalk on the east and west sides of Kelley Meadows Road, along the Property frontage.

3. Owner shall provide a top lift treatment to all new street sections and to existing street sections that are impacted by development, including street cuts for installing infrastructure. Top lift treatment shall extend to the areas designated in Exhibit C.

F. Easements. The parties acknowledge that the installation of the public infrastructure may require Owner to acquire certain easements or rights-of-way located outside the Property (the "Off-site Easements") or North Carolina Department of Transportation (NCDOT) Right-of-Way Encroachment Agreements. Developer shall acquire the Off-site Easements at its sole cost and expense; provided that if, after reasonable efforts, Owner is not able to acquire one or more of the Off-site Easements or rights-of-way, Owner may, at its discretion and by written notice to the Town, request the Town to acquire those Off-site Easements or rights-of-way through its exercise of eminent domain or similar proceedings. The request shall describe the easement or right-of-way needed and include copies of offers or other evidence of unsuccessful acquisition efforts. After notice to the affected property owner and upon finding that the easement or right-of-way is needed by the Town or other public authority for the limited purpose of extension of street, water, sewer or other public facilities, the Town may exercise its power of eminent domain to acquire the same. All expenses incurred by the Town, including the purchase price or court- awarded compensation, appraisal fees, attorneys' fees and court costs, shall be reimbursed by Owner on demand. The Off-site Easements and NCDOT Encroachment Agreements acquired by Owner shall be in a form reasonably acceptable to the Town and shall, in any event, be dedicated to the Town or another public agency designated by Town.

1. Easement for Stormwater Pond. As part of the approved Master Subdivision Plan, Town agreed to grant an easement to Owner on the parcel identified by Wake County Parcel Identification Number 1754-51-1400 for the use of a stormwater pond to serve the Property. In accordance with NCGS Section 160A-278, municipalities are permitted to lease land upon such terms and conditions as it deems wise to any person, firm or corporation who will use the land to construct housing for the benefit of persons of low income, or moderate income, or low and moderate income. Conveying an interest in the property by granting an easement is also included in this provision. Easement shall be maintained by Owner or transferred to an Owners Association, who shall be responsible for its maintenance. (add plat reference). The stormwater easement is identified on the plat recorded in and on Book of Maps _____, Page _____, Wake County Registry.

Section 5. Single-Family Dwelling Construction Standards. Dwellings constructed on the Property shall comply with those standards set forth on Exhibit D.

Section 6. Community Design Exceptions. Owner hereby agrees that the following

zoning conditions were granted by the approved Master Subdivision Plan:

A. All lots will be 30 feet in width, rear loaded on a private alley, and served by driveways that are a minimum length of 20 ft. rather than the UDO requirement of 35 ft.

B. The 20 foot Type B landscape buffer yard required between the proposed subdivision and existing Wil-Ros Meadows subdivision to the north will be reduced accordingly: the buffer will be reduced to a width of 5 ft. along Lot 1 and the alley; and to a width of 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. The applicant will provide an uncovered Cluster Mailbox Unit (CBU) instead of a CBU covered by a shelter as required by UDO Ch. 4.7.E.

Section 7. Community Amenities: On-Site Recreational Amenities to be Provided by Owner. Owner acknowledges that Town requires on-site amenities for the residents of the Project for the following reasons, among others: (i) the size, scope, and location of the Project; (ii) to ensure a suitable tax base to support the increase in municipal services as a result of the Project; and (iii) to increase the desirability of the Property for residents and potential residents of Town. All onsite recreational amenities shall be provided at the expense of Owner. Owner's proposed amenities shall include at a minimum the following, which shall be deemed Private Infrastructure unless designated otherwise below:

A. Approximately 16,756 square feet of active and passive open space, consisting of playground equipment, corn hole game area, benches, picnic tables, grills, and natural areas in substantially the locations shown on the Master Subdivision Plan.

B. All Onsite Amenities will be owned and maintained by Owner or transferred to an Owners Association, who shall be responsible for its maintenance. Owner shall be responsible for establishing the Owners Association in such a way that the Owners Association has the necessary authority and resources to maintain the Onsite Amenities. If Owner or any successor in interest desires to materially change, substitute, and/or remove any community amenity included in an approved Master Subdivision Plan and/or Site Plan, Town first must consent in writing to such change or removal, such consent not to be unreasonably withheld, conditioned, or delayed.

Section 8. Reimbursements. Any reimbursements or credits available to the Owner hereunder for costs related to providing Infrastructure will be provided in accordance with Town and/or City of Raleigh policies in effect at the time of completion of such Infrastructure. Town makes no representation, expressed or implied, that any reimbursement or credit will be available to or applied for Owner's benefit.

Section 9. Water and Sewer Capacity Reservation, Allocation & Fees.

A. Upon Subdivision Plan approval, water and sewer allocation from the Town shall be reserved in an amount appropriate to serve 17 residential dwellings. Such reserved capacity from the Town shall be allocated to new development on the Property once Owner's Master

Subdivision Plan/Site Plan approved and recorded.

B. Subject to denial of approval from another superior governmental agency, the timely performance by Owner of its obligations set forth described in Section 8 of this Agreement, Town shall maintain the water and sewer allocation available for the Property in accordance with time periods established in the approved Schedule. The Town Development Services Department shall maintain a public list of all assigned flows and the Town's available capacity for allocation of water and sewer.

C. The amount of flow assigned for a development shall be the average flow requirement for the type of development as determined by Town and/or the City of Raleigh sufficient to support the development approved, which is currently 250 gallons per day per unit

D. Owner and Town acknowledge that the Master Subdivision Plan was submitted under the Town's Water Allocation Policy (Ordinance # 13-06-19-001) then in effect, which required a project be awarded at least 50 total points to merit water allocation. Owner and Town also acknowledge that the Town's Water Allocation Policy (Ordinance # 13-06-19-001) now in effect awards a major subdivision 15 base points and requires a project be awarded at least 50 total points to merit water allocation. Owner acknowledges that the Town has the authority to approve water allocation through a utility allocation agreement even if a project does not achieve the minimum of 50 total points. Operating under the current Water Allocation Policy, Owner acknowledges that it receives 15 base points for a single-family subdivision, and Owner acknowledges that it must achieve at least 35 bonus points. Town acknowledges that Owner achieves the minimum 35 bonus points through the provision of those project enhancements indicated on Exhibit E. The project enhancements as listed on Exhibit E shall not be changed unless approved by Town Council.

Section 10. Force Majeure. The parties hereto shall not be liable for any failure to perform hereunder as a result of an external event or events beyond the control of the party claiming force majeure, including acts of the United States of America, acts of the State of North Carolina (including the denial of or delay in granting permits that Owner or Town has, respectively, pursued in good faith), embargos, fire, flood, drought, hurricanes, tornadoes, explosions, acts of God or a public enemy, strikes, labor disputes, vandalism, civil riots, or acts of terrorism provided, the party claiming such force majeure (i) shall notify in writing the other party promptly upon becoming aware that the performance of any duty or obligation required under this Agreement will be delayed or prevented by a force majeure and (ii) shall diligently and in good faith act to the extent within its power to remedy the circumstances affecting its performance and to complete performance in as timely a manner as possible. Notwithstanding the foregoing, the Town's provision of municipal services, including water and sewer, to the Property is conditioned upon Owner's timely performance of its obligations hereunder.

Section 11. Indemnification of Town.

A. As used in this Section, "Charges" means claims, lawsuits, judgments, costs, damages, losses, demands, liabilities, duties, obligations, fines, penalties, royalties, settlements, and expenses (included within "Charges" are (1) interest; (2) reasonable attorney's fees; and (3) amounts for alleged violations of sedimentation pollution, erosion control, pollution, or other environmental laws, regulations, ordinances, rules, or orders, including any such alleged violation that arises out of the handling, transportation, deposit, or delivery of the items that are the subject of this Agreement). In this Indemnification, "Town" includes Town and its officers, officials,

employees, independent contractors, and agents, but shall not be construed to include Owner.

B. Indemnification. To the maximum extent allowed by law, Owner shall defend, indemnify, and save harmless Town from and against all claims for loss of life, personal injury and property damage, as well as Charges that arise in connection with this Agreement or as a result of negligent or willful acts or omissions of Owner or Owner's contractors or subcontractors or anyone directly or indirectly employed by or contracting with any of them or anyone for whose acts any of them may be liable in accordance with this Section. In performing its duties under this Section, Owner shall, at is sole expense, defend all claims with legal counsel selected by the Town and reasonably acceptable to Owner.

C. Other Provisions Separate. Nothing in this Section shall affect any warranties in favor of Town that are otherwise provided in or arise out of this Agreement. This Section is in addition to and shall be construed separately from any other indemnification provisions that may be in this Agreement.

D. Survival. With respect to Indemnification for which Owner is responsible pursuant to Section 9(B), which are caused by third-parties *(i.e.,* by parties other than Town), this Section shall remain valid despite termination of this Agreement (whether by expiration of the term or otherwise) for one (1) year after expiration of the applicable statute of limitations (and for the duration of any claims brought within the time period specified above) for such third-party claims. This Section shall automatically terminate after four (4) years following the termination of this Agreement (whether by expiration of the term or otherwise) with respect to all other Charges

E. Limitations of Owner's Obligation. Subsections "A" and "B" above shall not require Developer to indemnify or hold harmless Town against liability for Charges resulting from the gross negligence or willful act or omission of Town.

Section 12. Written Consents from Town. Where this Agreement refers to written approvals or consents to be given by Town and the person or position that may give consent is not identified, the authority to give such approvals shall be deemed to be with the Town Manager or his designee and Owner may rely on such authority and approvals to no detriment of their own. approval required by this Agreement shall not be effective unless given in writing. Unless provided otherwise herein, the written approvals or consents required by Town shall not be unreasonably withheld, conditioned, or delayed.

Section 13. No Waiver of Governmental Authority or Discretion. Nothing in this Agreement shall be construed to bind, estop, direct, limit, or impair the future regulatory, legislative, or governmental discretion of the Knightdale Town Council in a manner not permitted by law. Town shall incur no liability to the Owner for any losses or damages it may incur as result of or in connection with Town's exercise or performance of its regulatory, legislative, or governmental powers or functions, or any judicial determination regarding the same.

Section 14. Miscellaneous.

A. Choice of Law and Forum. This Agreement shall be deemed made in Wake County, North Carolina. This Agreement shall be governed by and construed in accordance with

the laws of North Carolina. Except for any cause of action for which a federal court has exclusive jurisdiction, the exclusive forum and venue for all actions arising out of this Agreement shall be the North Carolina General Court of Justice, in Wake County. Such actions shall neither be commenced in nor removed to federal court. This Section shall not apply to subsequent actions to enforce a judgment entered in actions heard pursuant to this Section.

B. Waiver. No action or failure to act by either party shall be deemed to constitute a waiver of any of its rights or remedies that arise out of this Agreement, nor shall such action or failure to act constitute approval of or acquiescence in a breach hereunder, except as may be specifically agreed in writing.

C. Severability. If any provision of this Agreement shall be determined by a court of competent jurisdiction to be unenforceable, the unenforceable provisions shall be severed from the remainder of this Agreement, which shall remain enforceable in accordance with its terms, and the severed provision shall be deemed to be replaced with an amended provision that is as near to achieving the intent of the parties hereto as the severed but is not unenforceable.

D. No Third-Party Rights Created. This Agreement is intended for the benefit of Town and Owner and their successors and assigns as permitted under this Agreement and not for any other person, and no such persons shall enjoy any right, benefit, or entitlement under this Agreement

E. Principles of Interpretation and Definitions. In this Agreement, unless the context requires otherwise: (1) the singular includes the plural and the plural, the singular. The pronouns "it" and "its" include the masculine and feminine. References to statutes or regulations include all statutory and regulatory provisions consolidating, amending, or replacing the statute or regulation. References to contracts and agreements shall be deemed to include all amendments to them. The words "include," "includes," and "including" are to be read as if they were followed by either the phrase "without limitation" or "but not limited to." (2) References to a "Section" or "section" shall mean a section of this Agreement. (3) "Contract and "Agreement," whether or not capitalized, refer to this instrument. (4) Titles of sections, paragraphs, and articles are for convenience only and shall not be construed to affect the meaning of this Agreement. (5) "Duties" includes obligations. (6) The word "person" includes natural persons, firms, companies, associations, partnerships, trusts, corporations, governmental agencies and units, and other legal entities. (7) The word "shall" is mandatory. (8) The word "day" means calendar day. (9) Attorneys for all parties have participated in the drafting of this document, and no future interpretation shall favor or disfavor one party over another on account of authorship. (10) All exhibits, attachments, or documents attached to this Agreement or referred to in this Agreement are incorporated by reference into this Agreement as if fully set forth herein.

F. Covenant of Good Faith and Fair Dealing. The Town and Owner shall cooperate and act in good faith to perform their obligations under this Agreement and shall refrain from any action inconsistent with their contractual rights or obligations that would prejudice or injure the other party's rights to receive the benefits of this Agreement.

G. Consideration. The parties hereto agree that this Agreement is mutually beneficial

in that it provides for orderly urban growth and systematic extension of municipal improvements while at the same time saving a substantial amount of money for the development by relieving it of certain infrastructure expenses for which it would otherwise have been obligated. The major subdivision, single-family dwelling construction standards and the project enhancements required pursuant to the Town's Water Allocation Policy (Ordinance # 16-09-06-001) are considered by the parties to be the minimum additions to the Town's corporate tax basis sufficient to enable the Town to finance the provision of municipal services to the Property. The parties acknowledge that these mutual benefits are sufficient to constitute good and valuable consideration in support of this contractual agreement.

H. Construction of Agreement. This Agreement supersedes and replaces all prior understandings and agreements *between* Town, Owner in their entirety with respect to the subject matter hereof. In the event of a conflict or inconsistency between this Agreement and any currently existing agreement between Town and Owner the provisions of this Agreement shall control. In the event of a conflict or inconsistency between this Agreement and the Standard Specifications, the provisions of this Agreement shall control.

I. Amendment. This Agreement shall not be modified in any manner except in writing, signed by each of the parties, except that Owner shall not be required to join in any amendment once Owner no longer owns any lot, common area or other portion of the Property.

J. Applicability of Agreement. This Agreement shall be applicable to the Property and the Master Subdivision Plan as approved by Town and as the same shall thereafter be amended or modified by agreement of the then-owner(s)/developer(s) of the Property and Town in writing.

K. Preambles. The preambles to this Agreement are a part of the agreement of the parties as set forth in this Agreement and shall be binding upon the parties in accordance with their terms.

L. Acreages. Where specific acreages and distances are set forth herein, such amounts are subject to change based on actual conditions on the Property and necessary or desirable adjustments made during construction.

M. Further Assurances. Town and Owner shall, at the request of the other, take such further actions and enter into such further agreements as are reasonably required to effectuate the intent of this Agreement.

N. Multiple Originals and Counterparts. This Agreement may be executed in multiple originals and separate counterparts each of which shall constitute an original and all of which taken together shall constitute the whole Agreement. Facsimile signatures shall be deemed to have the same effect as originals.

Section 15. Term. The term of this Agreement shall be a period of seven (7) years following execution by both parties.

Section 16. Real Covenant: Delegation of Duties. This Agreement shall be recorded in

the office of the Register of Deeds of Wake County, North Carolina and shall be a real covenant running with and appurtenant to the Property, and any portion thereof, as it may be subdivided or recombined, and shall apply to the development of all or any portion of the Property. Owner may assign all or a portion of its interest in this Agreement and/or be released from all or a portion of its obligations under this Agreement only upon the assumption of all or a portion of Owner's obligations hereunder by a successor in title to the Property and only with the prior written consent of Town. Town's consent shall not be unreasonably withheld, conditioned or delayed and in any event shall not be withheld if the party assuming all or a portion of Owner's obligations possesses adequate financial resources, ownership interests and development expertise needed to complete the requirements of this Agreement being assigned, and provided Owner delegates, and proposed assignee assumes and agrees to fulfill, in writing, all of Owner's duties set forth in this Agreement which are being assigned.

Section 16. Consideration: Authority to Enter Agreement. The parties hereto agree that this Agreement is mutually beneficial in that it provides for orderly urban growth and systematic extension of municipal improvements while at the same time relieving Town of the expense of constructing additional infrastructure and providing for a predictable increase in the real property tax base with development of the Property as provided herein. The parties acknowledge that these mutual benefits are sufficient to constitute good and valuable consideration in support of this contractual agreement. This Agreement was ratified by the Town Council at an open meeting on _____ following any notice required by applicable law, if any. Such ratification shall be deemed to satisfy any requirements for Town Council approval of any item contained herein whether or not specifically stated in such ratification.

Section 17. Default by Owner. The Town's Land Use Administrator or his designee shall conduct an annual investigation on each anniversary date of recording this Agreement to determine if Owner is in compliance with the construction obligations attached hereto. In addition to other remedies provided for in this Agreement or by law or equity, any material breach which remains uncured for a period of thirty (30) days after receipt of written notice from the Town of non-compliance shall entitle the Town to require specific performance of Owner's obligations thereunder and recover such damages as to which the Town may be entitled, plus reasonable attorneys' fees and costs of any such litigation. Furthermore, the Town may halt and enjoin further development activities on the Property by withholding the issuance of permits, map recordings, and/or utility extension or connections for any period of time within which the Development remains in material breach which is uncured for a period of thirty (30) days after receipt of written notice of non-compliance form the Town. Any failure of the Town to exercise any right or remedy as provided for herein shall not be deemed a waiver of the Town's right to strictly enforce Developer's obligations in any other instance. Owner shall reimburse Town for all costs, including reasonable attorneys fees, for action taken by the Town following Owner's default.

Section 18. Default by Town. In the event of a default by the Town in performance of its obligations hereunder, Developer's sole relief and remedy shall be limited to a suit for specific performance of this Agreement. No monetary damages or costs shall be recoverable from Town.

Section 19. Mutual Estoppel. As consideration for entering into this Agreement, all parties certify as follows:

A. This Agreement supersedes any and all previous agreements regarding the subject matter and neither party has asserted any claims, counterclaims, rights of offset against the other, and that no circumstances exist which would justify cancellation or termination of the Agreement.

B. In consideration of the mutual promises contained herein and other good and valuable consideration, Owner on behalf of themselves and their affiliates, divisions, parents, subsidiaries, predecessors, successors, assigns, agents, employees, officers, directors, shareholders, representatives and insurers, whether named herein or not, do hereby irrevocably and unconditionally release, remise, acquit and discharge the Town, including its elected officials, employees, former employees, representatives, attorneys, contractors and insurers, whether named herein or not, from any and all claims, demands, actions or causes of action, or suits of law or in equity for damages, declaratory relief, injunctive relief, or any other form of monetary or non-monetary relief, based upon legal or equitable theory of recovery, known or unknown, past, present, or future, suspected to exist or not suspected to exist, anticipated or not anticipated, which have arisen prior to the effective date of this Agreement and which are in any manner related to the subject matter of this Agreement.

C. In consideration of the mutual promises contained herein, and other good and valuable consideration, the Town, including its elected officials, employees, former employees, representatives, attorneys, contractors and insurers, whether named herein or not, except for past sums owed by Owner for fees, charges or reimbursements due pursuant to the Town's development fee schedule, for property taxes of general application, and/or due pursuant to applicable Sections of this Agreement, does hereby irrevocably and unconditionally release, remise, acquit and discharge Owner and Owner, their affiliates, divisions, parents, subsidiaries, predecessors, successors, assigns, agents, employees, former employees, officers, directors, shareholders, representatives, attorneys, contractors and insurers, whether named herein or not, from any and all claims, demands, actions or causes of action, or suits of law or in equity for damages, declaratory relief, injunctive relief, or any other form of monetary or non-monetary relief, based upon any legal or equitable theory of recovery, known or unknown, past, present, or future, suspected to exist or not suspected to exist, anticipated or not anticipate, which have arisen prior to the effective date of this Agreement and which are in any manner related to the subject matter of this Agreement.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed and sealed pursuant to proper authority as of the day and year first above written.

**ATTEST:** **TOWN OF KNIGHTDALE**

By: _____ By: _____

Heather Smith, Town Clerk James A. Roberson, Mayor

NORTH CAROLINA WAKE COUNTY

I certify that _____, Town Clerk of the Town of Knightdale, personally appeared before me this day and certified to me under oath or by affirmation that she is not a named party to the foregoing document, has no interest in the transaction, signed the foregoing document as a subscribing witness, and either (i) witnessed James A. Roberson sign the foregoing document, or (ii) witnessed the principal acknowledge the principal's signature on the already-signed document.

Today's Date _____, 20____

_____

[Notary's signature as name appears on seal]

_

[Notary's printed name as name appears on seal]

My commission expires:_____

[Affix Notary Seal in Space Above]

This agreement has been found to be in compliance with the North Carolina Local Government Fiscal Control Act.

_____

Finance Director

OWNER/DEVELOPER

Habitat for Humanity of Wake County

By: _____

STATE OF NORTH CAROLINA
COUNTY OF _____

I, certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document in the capacity indicated: _____.

Today's Date _____, 20____

[Notary's signature as name appears on seal]

[Notary's printed name as name appears on seal]

My commission expires: _____

[Affix Notary Seal in Space Above]

## List of Exhibits

| | |
|---|---|
| **Exhibit A** | Property Description |
| **Exhibit B** | Master Subdivision Plan/Planned Unit Development |
| **Exhibit C** | Phasing & Top Lift Schedule |
| **Exhibit D** | Family Dwelling Construction Standards & Elevations |
| **Exhibit E** | Bonus Points - Water Allocation Policy |

## Exhibit A

Property Description

BEING all of that certain tract of land containing approximately 2.29 acres and being represented by Wake County Parcel ID No.: 1754-51-5410 and further being that certain tract of land identified as "Future Development" on that certain map recorded in Book of Maps 1988, Page 1383, Wake County Registry.

**Exhibit B**

Planned Unit Development & Master Plan

[included on following pages]

EXHIBIT B

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

# TABLE OF CONTENTS


1. VISION & INTENT
2. EXISTING CONDITIONS
   - Summary
   - Existing Conditions Map
   - Aerial Photo
   - Current Zoning Map
3. PLANNED UNIT DEVELOPMENT MASTER PLAN
   - Summary with Rear Loaded Single-Family Dwellings
   - Proposed Site Layout
4. UNIFIED DEVELOPMENT ORDINANCE & KNIGHTDALENEXT 2035 COMPREHENSIVE PLAN CONSISTENCY
   - Unified Development Ordinance Consistency
   - KnightdaleNext 2035 Comprehensive Plan Consistency
5. DESIGN GUIDELINES
   - Single-Family Home Architectural Standards
6. RECREATIONAL OPEN SPACE & AMENITIES
   - Summary of Open Space and Amenities
   - Site Map
7. INFRASTRUCTURE
   - Streets and Sidewalks
   - Stormwater
   - Water & Sewer
8. NEIGHBORHOOD MEETING REPORT
   - Meeting Summary
   - Sign-In Sheet
9. ZONING CONDITIONS
   - Single-Family Architectural Standards
10. WATER ALLOCATION POLICY WORKSHEET
11. DEVELOPER REQUEST LETTER
    - Request for Road Improvement Allocation Funds and
    - Request for use of Town Property for Stormwater Control Measure (SCM)

# 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.

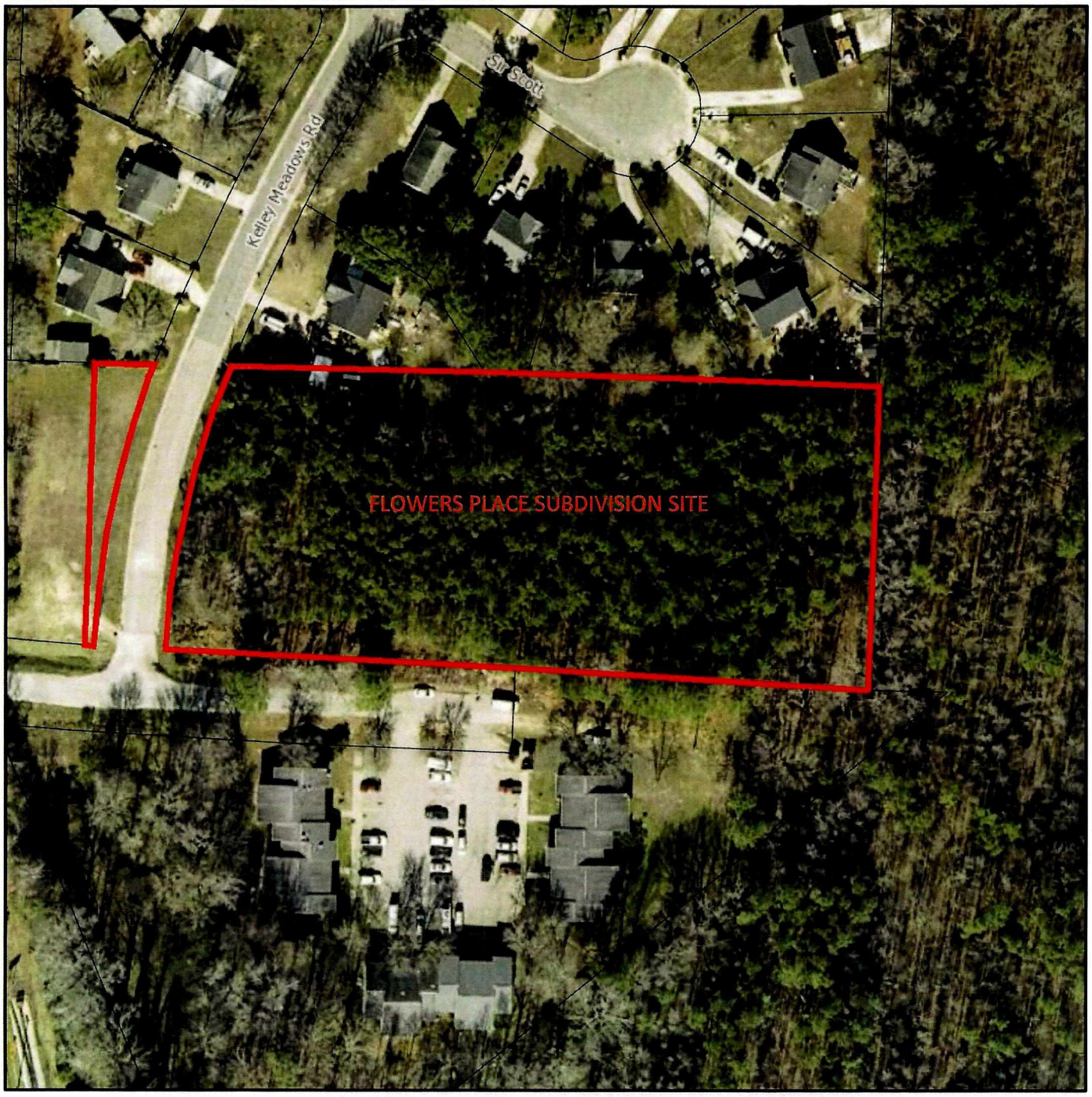
*Provide greater efficiency in the layout and provisions of roads, utilities, and other infrastructure:*
The development of Flowers Place will provide for improvements to existing public street and utilities without the necessity of creating new public streets.

# 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

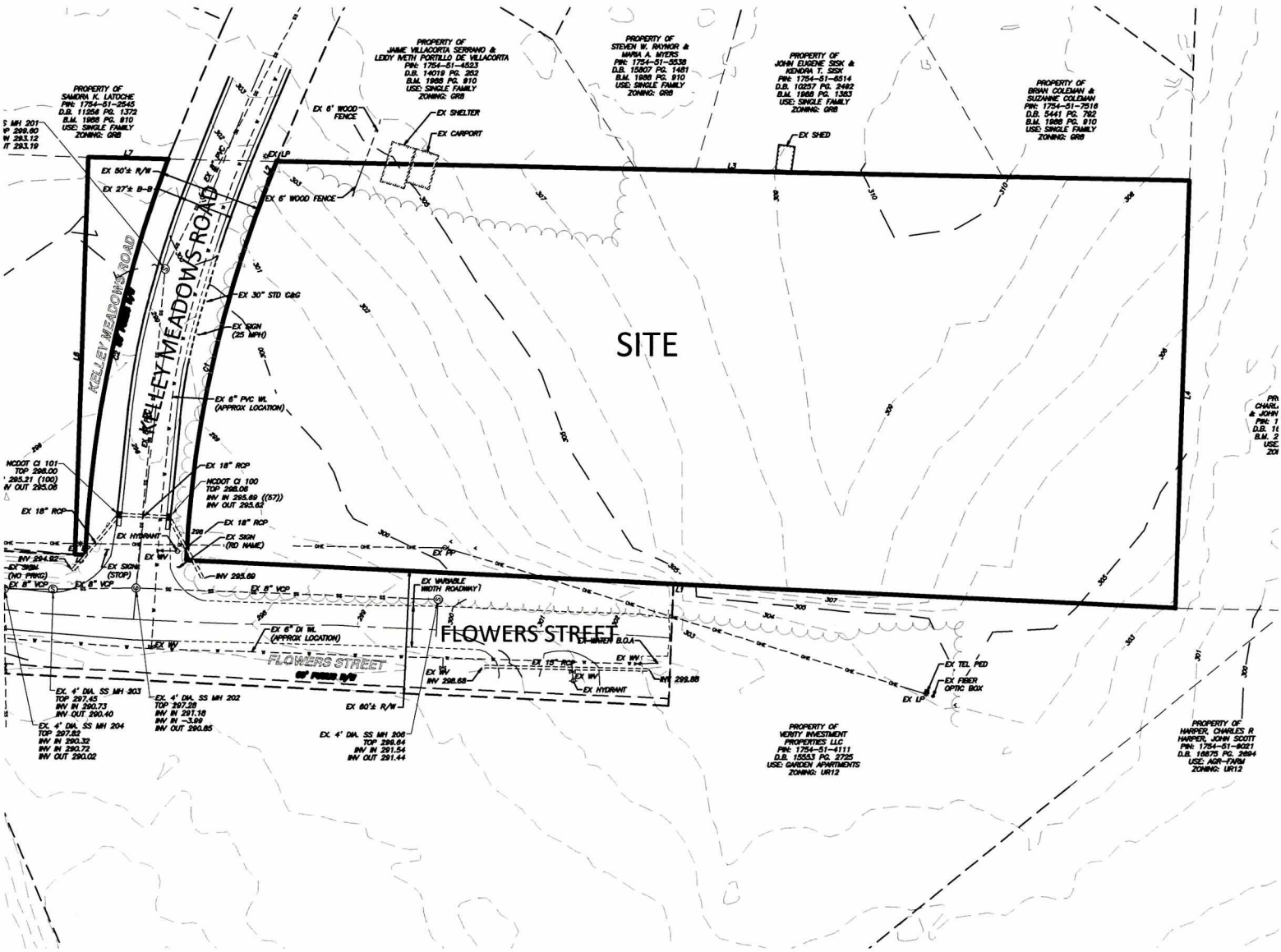



N

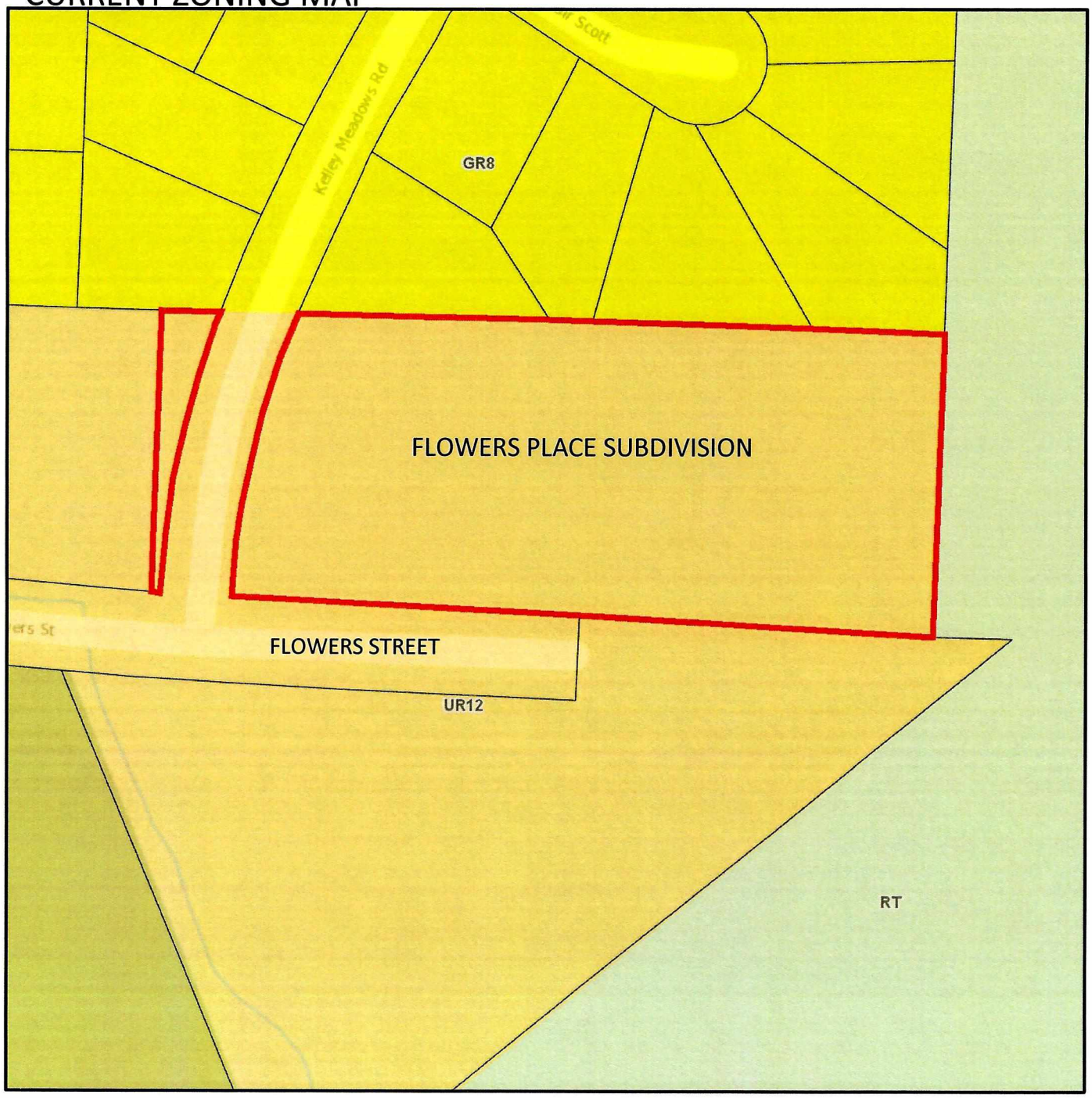
0 50 100 200 ft

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

© Rick Thompson Architect 2003

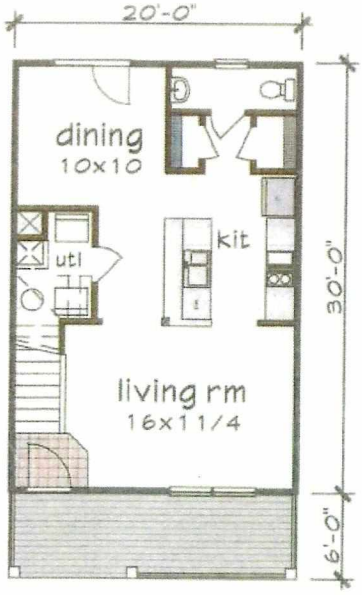

P O Box 160
Lake Junaluska, NC
28745

828-734-2553

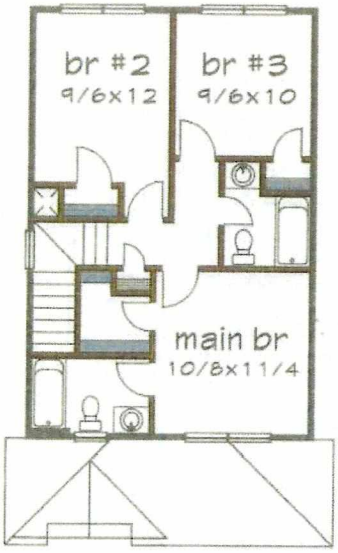

plan #

# 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

© Rick Thompson Architect 2008

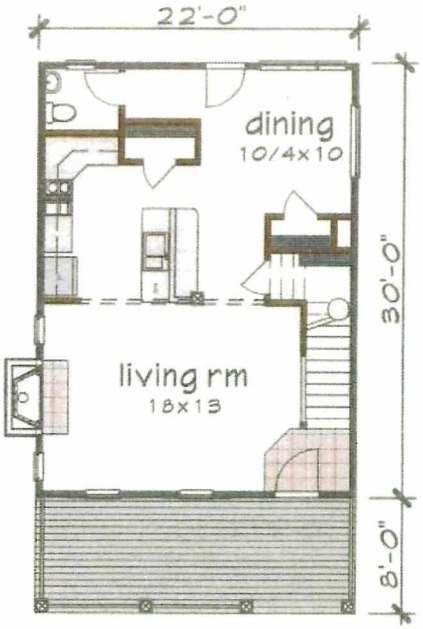

P O Box 160
Lake Junaluska, NC
28745

828-734-2553

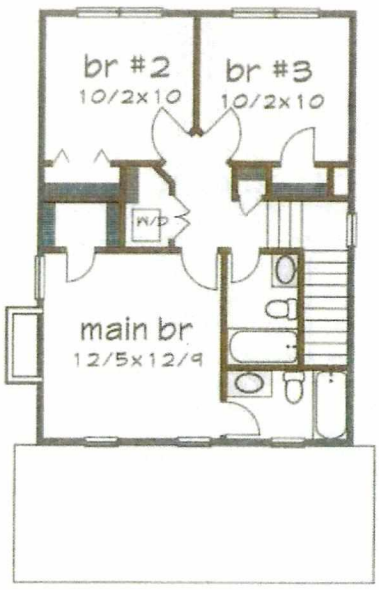

plan #

# 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 |

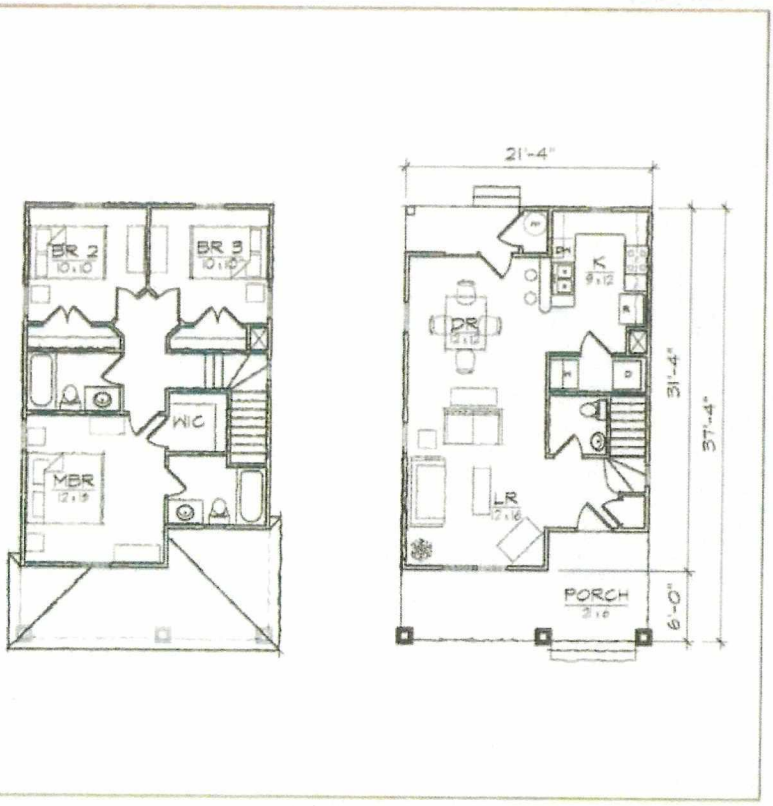
Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement

# 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

**These images are for illustrative purposes only. Staff will work with the applicant through the Construction Drawing approval process to determine particular specifications of the open space, including playground equipment.**

Swing Set*

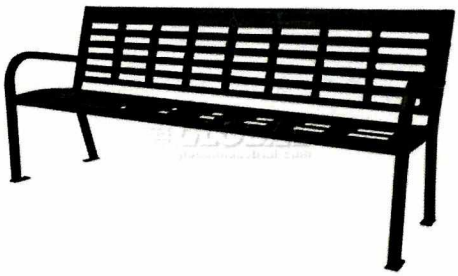
Classic Standard- 6 seats, ages 2-12
Space required: 32' 2" x 48' 8"

Seesaw

Slide

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

Bench

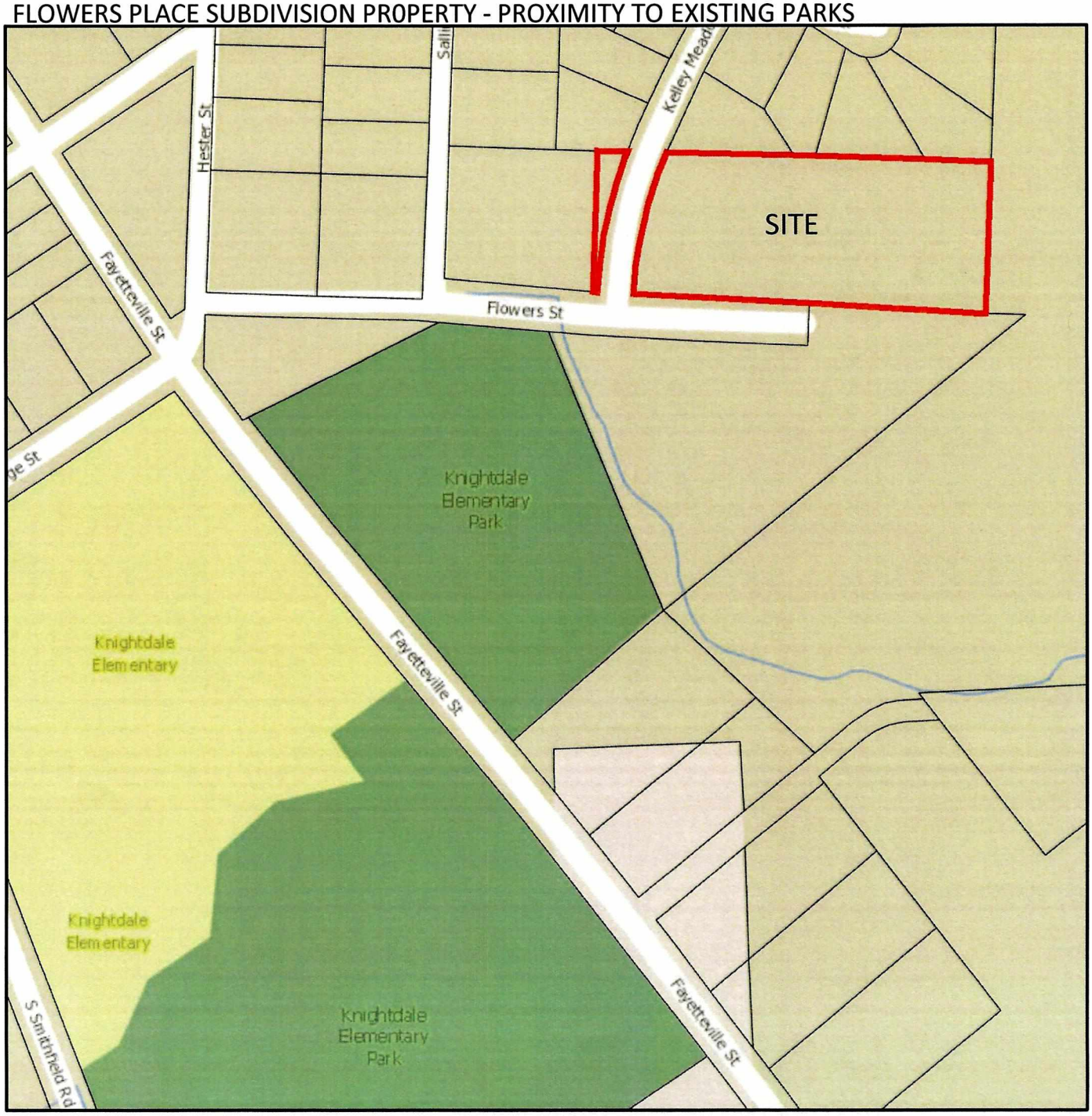


48-inch Steel Bench- Manufacturer: Global Industrial

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 | BWK |
| 3. | Tom Harrell | BWK |
| 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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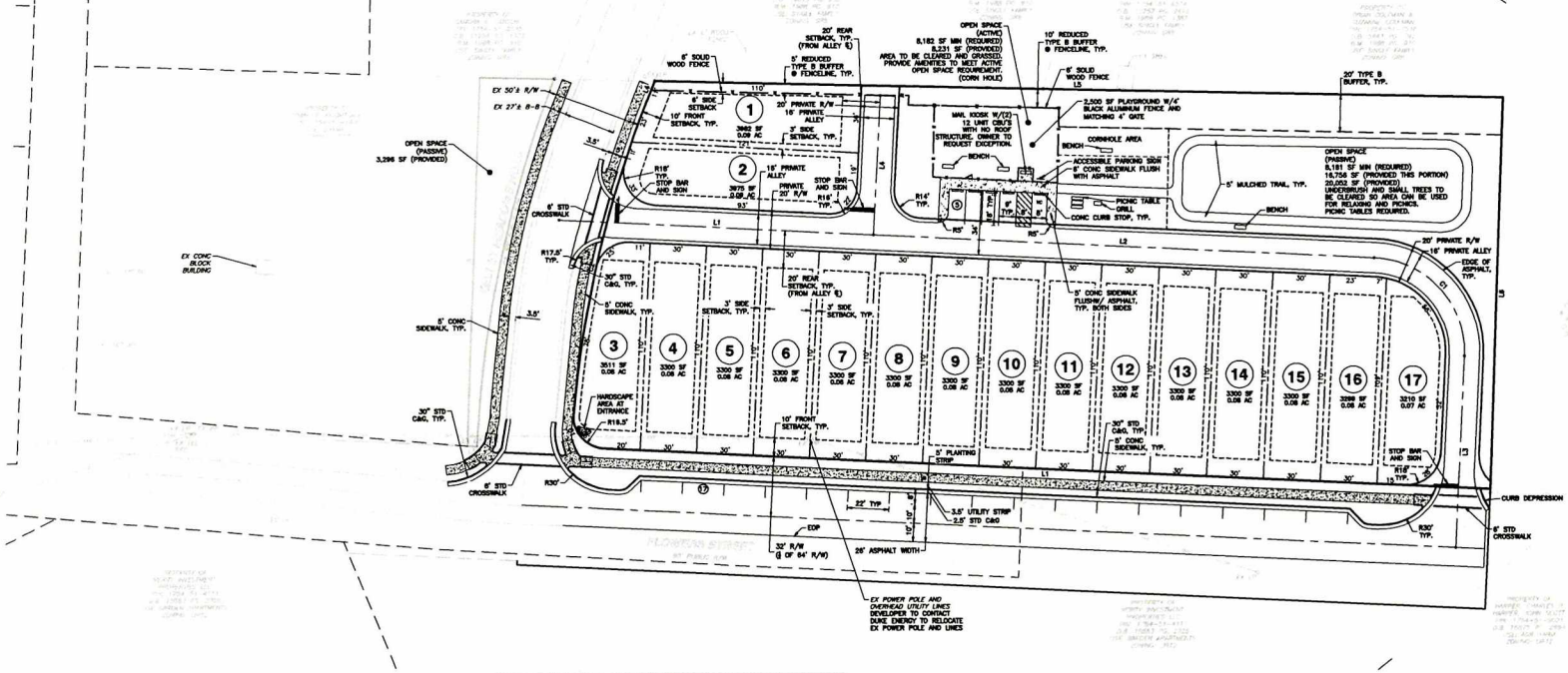
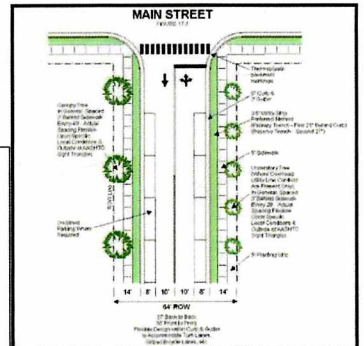
Exhibit 2



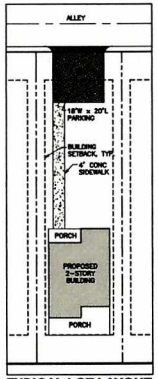




**Common Street Features** *(Section 2.2)*:

- Curb & gutter with striped parking in mixed use and commercial areas
- Street Tree Planting stops – 3 ft. minimum on each side *(see introduction of Section 17.3.A) for further voice about NCDOT maintained street)*
- Sidewalks – 5 to 13.5 ft. on each side *(When sidewalk, utility and planting strips combined in commercial use areas, approved tree grates must be used and trees planted according to standard specifications handbook.)*
- 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




TYPICAL LOT LAYOUT

SCALE: 1" = 20'

| Proposed Boundary Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 488.70' | N87°12'13.41"W |
| L4 | 11.30' | N22°02'02.96"E |
| L5 | 448.98' | S88°43'22.02"E |
| L8 | 207.97' | S1°58'38.11"W |

| Proposed Boundary Curve Table | | |
|---|---|---|
| Curve # | Length | Radius |
| C1 | 26.48' | 16.50' |
| C2 | 171.77' | 575.10' |

| Road CL Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 167.31' | S87°12'13.41"E |
| L2 | 244.49' | S87°12'13.41"E |
| L3 | 102.00' | S2°47'46.58"W |
| L4 | 74.02' | S2°47'46.58"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 ENGINEER SEAL 019681 DAVID L. DUNN — PRELIMINARY

SCALE IN FEET: 0 15 30 60 90 120

STREET/GEOMETRY STANDARDS

| | | |
|---|---|---|
| 10/10 | SIDEWALK | |
| 10/10 | SIDEWALK | |

STREET FEATURES:

STREET WIDTH OF 13 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

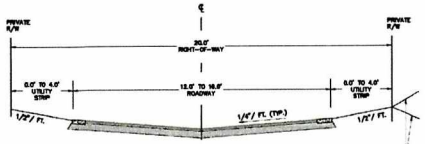
BUILDING & LAND USE:

RESIDENTIAL – PRIMARILY SINGLE FAMILY
COMMERCIAL

MINIMUM PAVEMENT DESIGN:

BITUMINOUS SURFACE COURSE: 2–½" S 9.5A
BASE COURSE: 6" ABC

ALLEY SECTION




NO SCALE

| | |
|---|---|
| 03-10082 | 12-09-19 |
| JOB NO. | DATE |
| DRAWN BY | RAB |
| SCALE: 1" = 30' | CHK BY: MDB |

SITE PLAN

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 01-13-2020 | TOWN OF KNIGHTDALE COMMENTS | RAB |

REVISIONS

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-1912 FAX: (919)851-2004
CERTIFICATION NUMBERS: NCBELS (C-0110) NCBOLA (C-0287)

# FLOWERS PLACE SUBDIVISION

## 0 KELLEY MEADOWS ROAD

TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

SHEET C1.1

TOWN OF KNIGHTDALE PROJECT NO. ZMA-9-19

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

R:\03-10082 - Knightdale Hotel\03-10082 Preliminary\02 - 10082_Site.dwg, MTB, 2/3/2020 8:06:27 PM, robert.burgess

**Exhibit C**

Phasing & Top Lift Schedule

The 17-lot subdivision will be developed within one phase. The portion of the site to be developed for lots will be cleared and graded. Once the project infrastructure is put in place the owner will begin building homes until each lot is complete.

A top lift of asphalt is required for the entire Flowers Street along the Habitat development. The top lift of asphalt is to be installed once all the street cuts for the water and sanitary sewer service taps are installed along with the sanitary sewer main extension. The top lift of asphalt for Flowers Street is to extend east past the intersection of Kelley Meadows Road to encompass the street cut for the new storm piping. The top lift of asphalt is also to extend north on Kelly Meadows Road to encompass the street cut for the new storm piping at that location.

The top lift shall be installed in accordance with the Town of Knightdale standards, but shall be completed no later than December 31, 2022.

The Owner shall record all 17 lots in their entirety by July 1, 2021.

The Owner shall complete development of the site no later than December 31, 2022.

**Exhibit D**

Single Family Dwelling Construction Standards

The Developer has provided actual home elevations that will be built in the subdivision (included in PUD document). 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. All dwellings will be 2-story single family homes built on 30 ft. wide lots and will have a minimum of 1,150 heated square feet.

b. All driveways will be a paved surface accessed from a rear alley with space to accommodate two vehicles. Garages will not be provided for this development. A paved or hard surface walking path will be provided from the driveway to the rear of the home.

c. All single-family homes shall be raised from the finished grade a minimum of 18” and shall have crawlspace foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.

d. 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 (subject to NC Building Code requirements).

e. 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 at least 50% of the façade.

f. 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.

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

h. 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.

**EXHIBIT E**

Water Allocation Policy - Project Enhancements for Point Compliance

| | 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:* | *35* |
| **Total Points (50 Points Required)** | **50** |

# Town of Knightdale

*Staff Report Cover Sheet*

Title: ZMA-1-20 – 7630 Knightdale Blvd. Mixed-Use

Staff: Kevin Lewis, Senior Planner

Date: August 19, 2020

**PURPOSE**

- The purpose of this staff report is to provide an overview of a Zoning Map Amendment request for the 7.4 acres at 7630 Knightdale Blvd., north of Knightdale Station Park. The parcel is identified by the Wake County PIN 1754-65-5899. The Zoning Map Amendment request is to rezone the property from Highway Business (HB) to Neighborhood Mixed Use Planned Unit Development (NMX-PUD) to allow for the development of two four-story multi-family apartment buildings with 195 total units and a two-story 12,000 square foot office/retail building.

**STRATEGIC PLAN PRIORITY AREA(S)**

- Sustainable
- 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
- Application Packet
- PUD Document
- Neighborhood Meeting Information
- Master Plan with Elevations

**STAFF RECOMMENDATION**

- After receiving public comment, close the public hearing.
- Refer to the September 14, 2020 Land Use Review Board Meeting for advisory statement and recommendation.

# Town of Knightdale

*Staff Report*

Title: 7630 Knightdale Blvd Mixed Use

Staff : Kevin Lewis, Senior Planner

Date: August 19, 2020

Director Signature: CH

Asst. Town Manger Signature: DT

Town Manager Signature: WRS

## I. REQUEST:

Brown Investment Properties submitted an application to rezone and develop 7.4 acres at 7630 Knightdale Blvd, north of Knightdale Station Park and Knightdale Station Run. The parcel is identified by the Wake County PIN 1754-65-5899. The Zoning Map Amendment request is to rezone the property from Highway Business (HB) to Neighborhood Mixed Use Planned Unit Development (NMX-PUD) to allow for the development of two four-story multi-family apartment buildings with 195 total units and a two-story 12,000 square foot office/retail building.

## II. PROJECT PROFILE:

| | |
|---|---|
| PROPERTY LOCATION: | 7630 Knightdale Blvd |
| WAKE COUNTY PIN: | 1754-65-5899 |
| CURRENT ZONING DISTRICT | Highway Business (HB) |
| PROPOSED ZONING DISTRICT: | Neighborhood Mixed Use Planned Unit Development (NMX-PUD) |
| NAME OF PROJECT: | 7630 Knightdale Blvd. Mixed Use |
| APPLICANT: | Tobias Coleman, SmithAnderson |
| PROPERTY OWNER: | G&F Properties LLC |
| DEVELOPER: | Brown Investment Properties |
| PROPERTY SIZE: | 7.4 acres |
| CURRENT LAND USE: | Vacant/Undeveloped |
| PROPOSED LAND USE: | Two four-story apartment buildings with 195 units<br>A two-story 12,000 square foot office/retail building |
| PROPOSED PARKING: | 316 spaces |
| PROPOSED OPEN SPACE: | 34,444 square feet (.79 acres) |

## III. BACKGROUND INFORMATION:

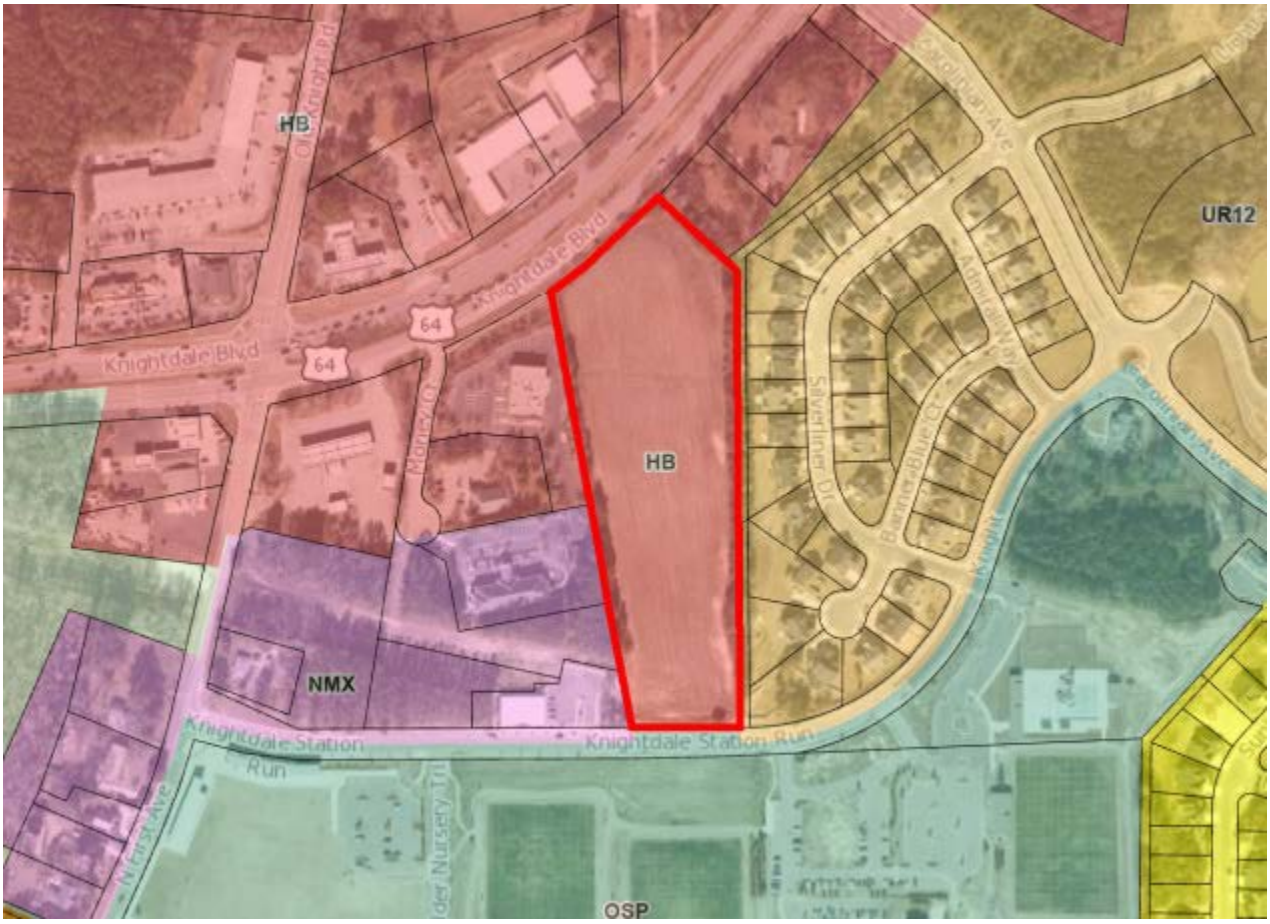
The Planned Unit Development District (PUD) is a re-zoning process which is designed to encourage master planning of development and to coordinate such development so as to manage the impacts of the development on the provision of Town Services and infrastructure. The PUD encourages creativity and innovation 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.

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

The proposed rezoning features a single parcel, located directly north of Knightdale Station Run and Knightdale Station Park, and south of Knightdale Blvd. The parcel is located within the Town's Extra Territorial Jurisdiction and requires annexation into Corporate Limits, if approved.

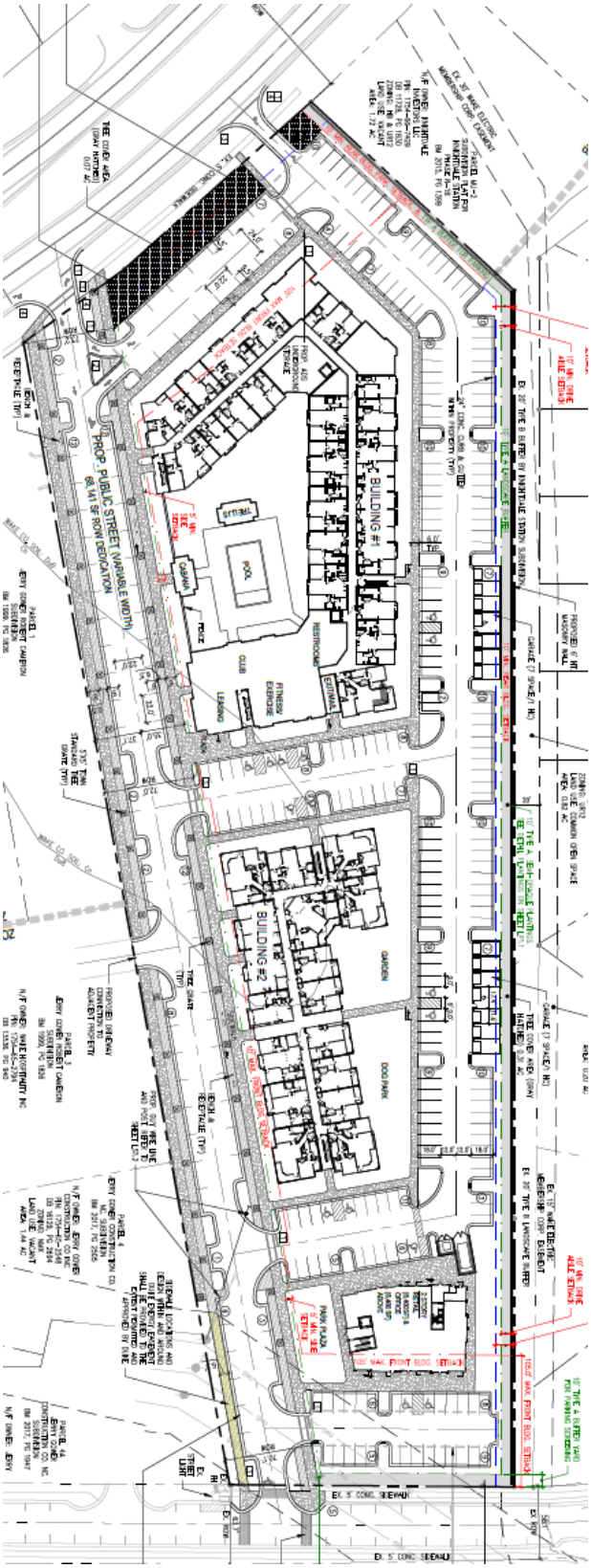
| DIRECTION | LAND USE | ZONING |
|---|---|---|
| North | Little Village retail center | HB |
| South | Knightdale Station Park | OSP |
| East | Knightdale Station neighborhood | UR12 |
| West | Burn Bootcamp, Heather's Dance, Prime BBQ, etc. | HB & NMX |




**V. PROPOSED MASTER PLAN:**

The applicant has submitted a full Master Plan in accordance Section 16.6 of the UDO. The applicant is proposing two four-story multi-family apartment buildings at four stories in height with a total of 195 units. The plan shows a two-story commercial/retail mixed use building with 12,000 square feet of space. The site contains 316 parking spaces, 60 of which are located on the new public street bisecting the site.

A 10-foot Type A buffer is provided along the eastern boundary of the property adjacent to the Knightdale Station neighborhood. In addition to the buffer, a six-foot masonry wall is shown. Over 34,000 square feet of open space is provided throughout the site containing amenities for residents and visitors.

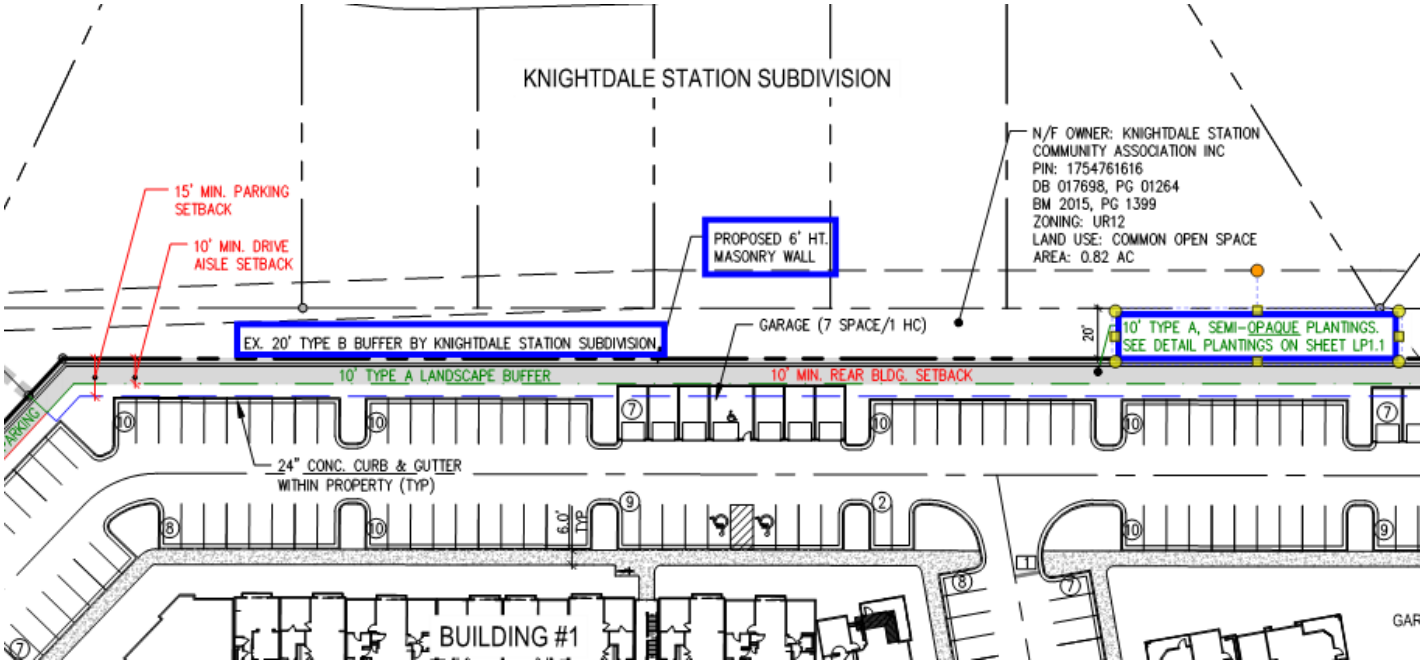

BUILDING #1
BUILDING #2
POOL
CLUB
FITNESS EXERCISE
RESTROOMS
GARDEN
DOG PARK
PROP. PUBLIC STREET (VARIABLE WIDTH)
EX. 5' CONC. SIDEWALK

**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.

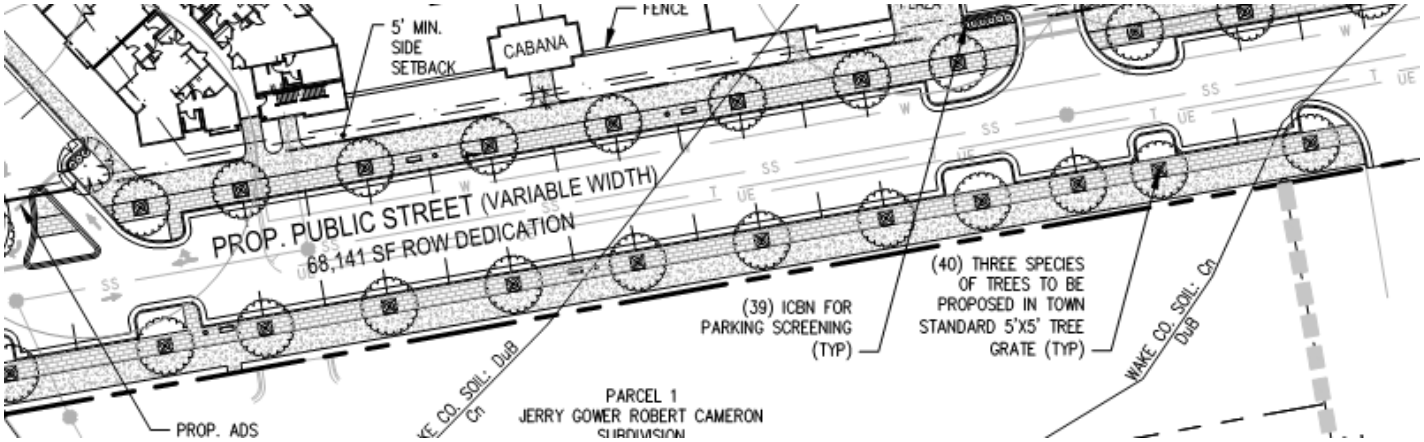
**Buffers**

UDO Section 8.6.A requires a 10-foot Type A buffer between the NMX and UR12 zoning districts. The Master Plan includes this required buffer along the eastern boundary adjacent to the Knightdale Station neighborhood. Additionally, to provide further screening and buffering, the applicant has agreed to install a 6-foot masonry wall in the buffer for additional screening after discussions with neighbors. As seen below, there is an existing 20-foot Type B buffer owned and maintained by the Knightdale Station HOA in place.



**New Public Road**

Initial iterations of this proposal depicted angled parking along the western boundary of the property similar to a typical multi-family parking lot. After discussions with Public Works, the parking lot configuration was changed to a new public road running north-south, providing a connection between Knightdale Blvd. and Knightdale Station Run. This new road features parallel parking, sidewalks, street trees, trash receptables, benches and streetlights on both sides. This design and cross section match that of First Ave. and Knightdale Station Run, extending the feel of Old Town and the Park further out and bringing additional character to the proposal.




**Open Space**

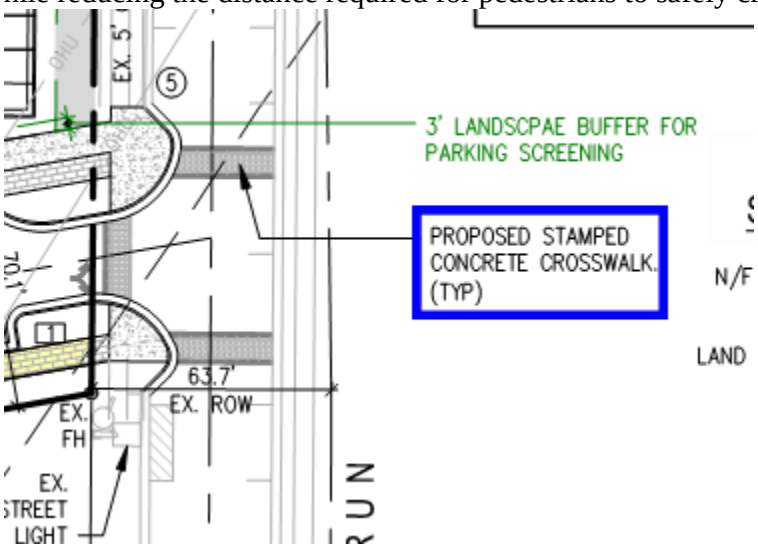
In addition to the typical amenities found at other multi-family developments, this proposal includes a "Sky Lounge" for residents, which overlooks the pool area, facing west away from the neighboring properties. Additional open space amenities include a garden, dog park, and enhanced landscaped area along Knightdale Blvd. A park plaza is also shown adjacent to the retail/office, fronting the new public street.

US HWY 64/KNIGHTDALE BOULEVARD FRONTAGE EXHIBIT

PARK PLAZA EXHIBIT AT OFFICE/RETAIL BUILDING

**Knightdale Station Run**

To assist in establishing pedestrian safety while creating a direct connection to Knightdale Station Park, the site plan shows a stamped concrete crosswalk at the site driveway and Knightdale Station Run, similar to what is seen along First Ave. Also shown in an extension of the curb, gutter, and sidewalk to help frame the on-street parking while reducing the distance required for pedestrians to safely cross.



**Elevations**

Multiple sections of the UDO require the design of multi-family and mixed-use buildings to incorporate certain architectural elements. Section 3.3.U requires all multi-family structures to have flat roofs, helping to achieve a more urban style building. Sections 5.9 and 5.10 require buildings to be designed to the pedestrian level featuring large windows and doors, orientation towards the street, and buildings with lots of articulation and contrast. Design of the office/retail building matches that of the multi0family buildings.

## VII. LEGISLATIVE CASE PROCEDURES:

Staff met with the development team in September 2019 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: September 3, 2019
- Neighborhood Meeting Notices Mailed: April 29, 2020
- Neighborhood Meeting: May 12, 2020

The virtual neighborhood meeting was held via WebEx on May 19, 2020. Approximately 56 interested neighbors attended the meeting and inquired about traffic impacts, pedestrian safety, buffers, building height and intensity of proposal, and timeline. A number of attendees spoke in opposition of the proposal and have provided comments since the meeting as well. 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: August 7, 2020
- Sign Posted On Property: August 7, 2020
- Legal Ad Published in N&O: August 7 & 14, 2020

Following the formal submittal and review of the proposed master plan, the applicant met with the Development Review Committee (DRC) on July 9, 2020 to discuss the technical comments and details associated with the proposed subdivision plan. Staff disused with the applicant concerns involving buffers, landscaping, parking, and elevations/design. The DRC requested that the applicant provide a revised copy of the Master Plan, which is shown above.

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 Neighborhood Mixed Use zoning district and other applicable UDO sections. The applicant's requested alternative standards are listed in the section below.

A. **Parking**: The applicant is proposing to provide 316 parking spaces, less than the 349 required by UDO Section 10.3. However, the applicant is developing a shared parking agreement to meet the needs of future residents and visitors to the site, in accordance with Section 10.3.G.3

B. **Public Utilities/Water Allocation Policy:** The applicant is proposing to connect to public water and sewer The proposed use meets the Water Allocation Policy with no further investment needed:

C. **Architectural Standards**: The proposed architectural standards are listed below. In addition to the proposed standards, the applicant generally adheres to the architectural standards in Sections 5.4, 5.9, and 5.10 of the UDO. Attached you will find the applicants PUD Document, containing building elevations.

   1. All stairwells in multistory buildings shall be located within the interior of the building.
   2. All exterior facades of buildings constructed upon the Property shall be constructed from one or more of the following materials: brick, stone, concrete masonry, wood, metal, and/or cementitious siding. This limitation shall not apply to soffits, fascia, corner boards, doors, and windows.
   3. Buildings constructed on the Property will have a roof with the following slope: no more than one (1) inch of vertical rise for every one (1) foot of horizontal run. Each building's roof with have raised parapets around the perimeter.
   4. Mechanical equipment for the buildings constructed on the Property will be located on the roof and will be screened by parapets at the edge of the roof.
   5. The exteriors of any apartment building constructed upon the Property shall be articulated with balconies. The balconies shall have a minimum depth of one and a half (1.5) feet in order to provide articulation to the façade.

D. **Stormwater – Underground Cisterns:** To maximize the amount of developable land on-site, the applicant is proposing to install two underground cisterns for the treatment of stormwater. The applicant is not proposing any deviation from the UDO requirements, found in Chapter 6, related to storm water management of the site, which shall meet town standards.

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

F. **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 RMX Zoning District.

G. **Zoning Conditions**: The following zoning conditions have been proposed by the applicant.

1. The following principal uses, if otherwise allowed in the NMX district, shall be prohibited uses on the Property:
    a. Cremation Facilities
    b. Drive-Thru Service
    c. Vehicle Services— Maintenance/Body Work/Repair
    d. Outdoor Amusements
    e. Outdoor Recreation Facilities
    f. Neighborhood Manufacturing
    g. Public Safety Facility establishments that serve primarily as jails, prisons, or other types of incarceration facilities are prohibited. All other Public Safety Facility uses otherwise allowed in the NMX district are permitted.
2. Beginning at the right-of-way of Knightdale Station Run as established at the time of site plan approval (or as close thereto as allowed by NCDOT and the Town's Transportation Services Staff) and extending along the boundary of the Property with parcel PINs 1754-76-1616 and 1754-65-7653 (Owner: Knightdale Station Community Association Inc.; deed recorded at Book 17698, Page 1264 of the Wake County Registry), there shall be constructed and maintained a masonry wall at least six (6) feet in height.
3. All stairwells in multistory buildings shall be located in the interior of the building.
4. All exterior facades of buildings constructed upon the Property shall be constructed from one or more of the following materials: brick, stone, concrete masonry, wood, metal, and/or cementitious siding. This limitation shall not apply to soffits, fascia, corner boards, doors, and windows.

**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. **Dimensional Requirements** (Section 2.9.B):

- **Required:** In accordance with UDO section 2.9.B, apartment and mixed-use buildings are required to have a maximum 25 foot and 10 foot front setback, respectively; and a minimum 10 foot side setback.
- **Requested**: Due to site constraints, the need to provide a drive isle around the front of the building, and an overhead powerline easement, the proposed front setback for Building #1 is 105 feet along Knightdale Blvd., while the side setback along the new public street is 5 feet. The front setback for

Building #3 is 105 feet along Knightdale Station Run. Additionally, parking is provided in the front yard, where otherwise it is required in the rear.

B. **Open Space** (Section 7.3)**:**

- **Required:** In accordance with UDO Section 7.3, a minimum of 43,645 square feet of open space is required for this proposal.
- **Requested**: The applicant is providing 34,444 square feet of open space, which includes innovate designs that promote an urban style feel.

C. **Vehicle Accommodation Area Screening** (Section 8.7.A)**:**

- **Required:** Vehicle accommodation areas, including parking lots, are required to be screened from the public right-of-way with a minimum 10 foot Type A buffer.
- **Requested:** Where the parking areas abut the new public road being constructed with this project, the applicant is proposing a 3 foot wide plating strip to maintain a connection to the public space while providing separation and landscaping.

D. **Type A Buffer Yard Requirement** (Section 8.6.B.1):

- **Required**: A 10-foot Type A buffer is required on-site to screen the parking lot adjacent to Knightdale Station Run. That buffer has required performance standards including semi-opacity and while creating visual obstruction, and must contain certain required plantings.
- **Requested**: Due to the presence of an overhead powerline easement, certain plantings are not permitted. The applicant is proposing a 10-wide buffer consisting of understory trees and shrubs.

E. **Type B Buffer Yard Requirement** (Section 8.6.B.2):

- **Required**: A 20-foot Type B buffer is required to screen the parking area along Knightdale Blvd. That buffer has required performance standards including semi-opacity and while creating visual obstruction, and must contain certain required plantings.
- **Requested**: To assist with creating an urban, walkable community, the applicant is proposing a landscaped area with paved walking areas and a water feature.

F. **Tree Cover Area Requirement** (Section 8.11)

- **Required**: All proposals must retain a minimum amount of existing trees on site to ensure adequate tree coverage is maintained and to protect important environmental features.
- **Requested**: The site was formerly used for agricultural purposes and maintains few large trees. Of the .56 acres required, the applicant is showing 0.38 acres of tree cover area, while creating a compact, walkable development.

**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, conditions, and detailed open space programming, as seen above. 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.

**VIII. TRANSPORTATION ANALYSIS**

As required by the UDO, 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 (Sec 9.4.B.1)".

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:

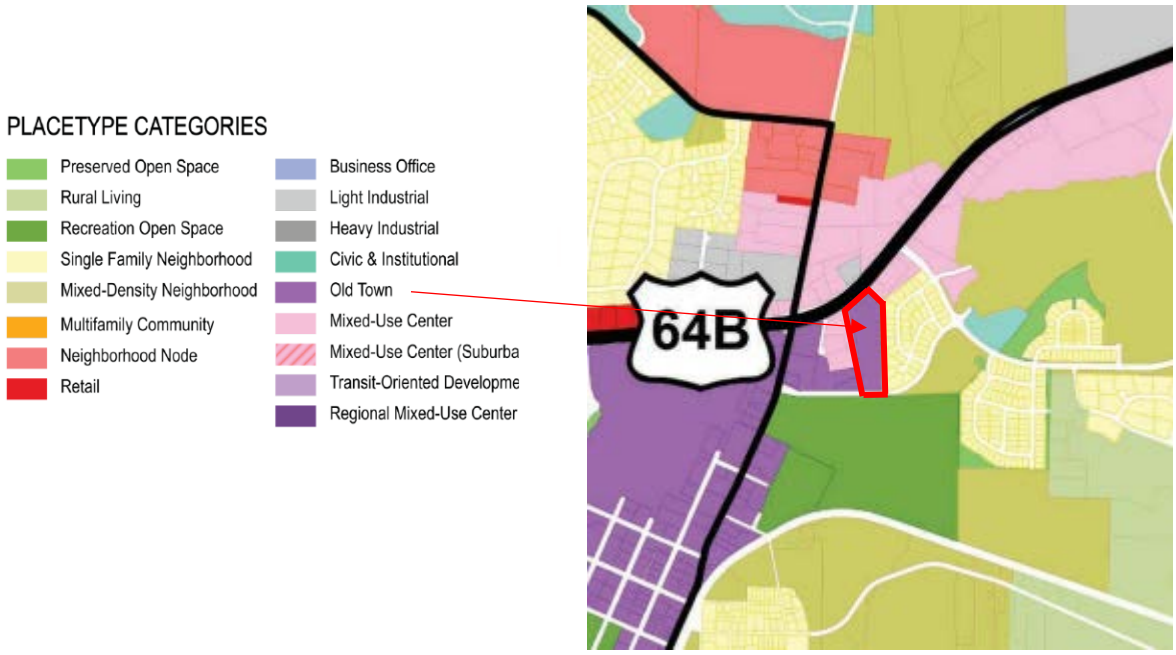
- Knightdale Station Run at First Ave.
- First Ave./Old Knight Rd. at Knightdale Blvd.
- Carolinian Ave. at Knightdale Blvd.
- Carolinian Ave. at Knightdale Station Run
- Site Driveways at Knightdale Blvd. and Knightdale Station Run

Due to existing queuing at **First Ave./Old Knight Rd. and Knightdale Blvd**., particular attention was paid to how future trips would affect that the intersection. Staff analysis found that, with future signal timing optimization planned by NCDOT, the added trips would not negatively affect the LOS.

As previously mentioned, the Master Plan shows the addition of sidewalks along the new public street connecting to existing sidewalk on Knightdale Blvd. and Knightdale Station Run. A driveway connection is being made to the commercial development to the west, which will serve as an additional access point for residents and guests. The improvements proposed are in line with those typically seen in urban, walkable neighborhoods and build upon previous efforts by the Town in this area.

**IX. COMPREHENSIVE PLAN:**

The proposed use of this property is consistent with the KnightdaleNext 2035 Comprehensive Plan. The subject property is designated as "Old Town" as a place type.




The "Old Town" place type is defined as:

> The Old Town center supports mixed use development, architectural continuity, civic spaces and social interaction at a scale that celebrates community and the beginnings of Knightdale. Uses and buildings are located on small blocks with streets designed to extend the grid network and encourage pedestrian activity. Buildings in the core typically stand one to three stories tall with residential units or office space above some storefronts. The compact, walkable environment and mix of residential and non-residential uses in Old Town support multiple modes of transportation.

**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 development is consistent with the KnightdaleNext 2035 Comprehensive Plan, and the following guiding principle categories would be applicable to this request.

UNIQUE ACTIVITY CENTERS

Encourage the development of unique activity centers that include a mix of uses and activities located close together, providing people with new options for places to live, work, shop, and participate in civic life. Centers should vary in scale, use, and intensity, represented by a hierarchy of rural hamlets, neighborhood activity nodes, mixed-use activity centers, transit-focused activity centers, and Old Town. The presence of activity centers should further the economic vitality and sustainability of the Town, while also promoting social interaction and community building.

The look and vibe of activity centers in the Town should communicate a distinct sense of place and identify what is uniquely Knightdale, creating places that are interesting, beautiful, useful, and likely to provide longstanding value.

NATURAL ENVIRONMENT

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

INFILL DEVELOPMENT AND REDEVELOPMENT

Promote infill development and redevelopment activities for vacant and under-utilized areas of Knightdale. In doing so, prioritize the transformation of older properties throughout Town that might not be economically-viable in the future (such as declining retail shopping centers).

## 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.

## 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.

## ECONOMIC VITALITY

Promote a healthy and sustainable business environment by investing actively in infrastructure, providing favorable incentives, and building a community that is attractive to employers and their workers. Continue to promote Knightdale as a vibrant place, and build a competitive advantage to attract knowledge-based businesses to the area. Investment and recruitment initiatives should realize "triple bottom-line" benefits for Town residents by seeking to improve the tax base, promote economic vitality for local shops and businesses, and increase access to employment opportunities in the Town.

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.

**X. STAFF RECOMMENDATION:**

Staff recommends holding a joint public hearing, and following public comment, to close the public hearing and refer case ZMA-1-20 to the September 14, 2020 Land Use Review Board for review and recommendation.

# TOWN OF KNIGHTDALE

DEVELOPMENT SERVICES DEPARTMENT

www.knightdalenc.gov

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2243
(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: Knightdale Station Apartments

PROJECT ADDRESS: 7630 Knighdale Blvd.

WAKE COUNTY PIN(s): 1754-65-5899

PROPOSED USE: Mixed Use

PROPOSED SQ. FT.: 278,360 PROPOSED LOTS: 1 DENSITY (DWELLING/ACRE): 33.61

ZONING DISTRICT: Current: HB Proposed: NMX SITE ACRES: 7.4 INSIDE CORPORATE LIMITS: No

CONTACT INFORMATION

APPLICANT: Tobias R. Coleman PHONE: (919)821-6778 FAX: (919) 821-6800

ADDRESS: 150 Fayetteville St., Suite 2300
Raleigh, NC 27601

EMAIL: tcoleman@smithlaw.com

SIGNATURE:

PROPERTY OWNER: G&F PROPERTIES LLC PHONE: (919) 632-0607 FAX:

ADDRESS: Edward J. Gehrke III, Manager
PO Box 767
Wendell, NC 27591-0767 EMAIL: gehrkee@nationwide.com

SIGNATURE: Edward J. Gehrke, II

DEVELOPER: Brown Investment Properties PHONE: 336-379-8771 FAX:

ADDRESS: 440 West Market Street
Greensboro, NC 27401

EMAIL: chefbrown@bipinc.com

SIGNATURE:

THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY

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

FILING FEE: SKETCH PLAN MEETING DATE:

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: | 7630 Knightdale Blvd. | | |
| WAKE COUNTY PIN(s): | 1754-65-5899 | | |
| PROPOSED PROJECT NAME: | | | |
| PROPOSED USE: | Mixed Use | | |
| PROPOSED SQ. FT.: | 278,360 | TOWN LIMITS/ETJ: | ETJ |
| CURRENT ZONING DISTRICT: | HB | PROPOSED ZONING DISTRICT: | NMX |
| PROPOSED LOTS: | 1 | DENSITY (DWELLING/ACRE): | 33.61 |

**CONTACT INFORMATION**

| | | | |
|---|---|---|---|
| APPLICANT: | Tobias R. Coleman | | |
| ADDRESS: | 150 Fayetteville St., Ste. 2300, Raleigh, NC 27601 | | |
| PHONE: | (919)821-6778 | EMAIL: | tcoleman@smithlaw.com |
| SIGNATURE: | | | |
| PROPERTY OWNER: | G&F PROPERTIES LLC | | |
| ADDRESS: | Edward J. Gehrke III, Manager, PO Box 767, Wendell, NC 27591-0767 | | |
| PHONE: | (919) 632-0607 | EMAIL: | GEHRKEE@nationwide.com |
| SIGNATURE: | | | |
| DEVELOPER: | Brown Investment Properties | | |
| ADDRESS: | 440 West Market St., Greensboro, NC 27401 | | |
| PHONE: | 336-379-8771 | EMAIL: | chetbrown@bipinc.com |
| SIGNATURE: | | | |

**THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY**

CASE NUMBER: PUD - _____ - _____ SUBMITTAL DATE: X-REFERENCE(s):

FILING FEE: SKETCH PLAN MEETING DATE:

# THE LOFTS AT KNIGHTDALE STATION PLANNED UNIT DEVELOPMENT

7630 Knightdale Blvd.
Town of Knightdale
Case # ZMA-1-20
Second Submittal July 31, 2020

# TABLE OF CONTENTS

PART 1 | Vision and Intent

PART 2 | Existing Conditions

PART 3 | Planned Unit Development Master Plan

PART 4 | UDO and Comprehensive Plan Consistency

PART 5 | Design Guidelines

PART 6 | Recreational Open Space and Amenities

PART 7 | Public Facilities

PART 8 | Landscaping

PART 9 | Neighborhood Meeting Report

PART 10 | Zoning Conditions

# THE LOFTS AT KNIGHTDALE STATION

Planned Unit Development
7630 Knightdale Blvd.

**Submittal Dates**
First Submittal:  June 22, 2020
Second Submittal: July 31, 2020

Developer
Brown Investment Properties
440 West Market St.
Greensboro, NC 27401

# PART 1 | Vision and Intent

The Lofts at Knightdale Station is a mixed-use, walkable development adjacent to Knightdale Station Park. The Lofts at Knightdale Station will redevelop of vacant property located in the Old Town center into a place where people can live, shop, work and play in one community. The Lofts at Knightdale Station will:

### Provide exceptional design, character, and quality

The Lofts at Knightdale Station is an infill development adjacent to Knightdale Station Park that uses its location next to the town's central park as an organizing element and inspiration. Appreciating the area's suburban past and urbanizing future, The Lofts at Knightdale Station is a mixed-use infill development that creates a pedestrian-scale, walkable neighborhood that de-emphasizes the car while still providing adequate on-site parking. Two- and four-story buildings with a mix of office, retail, and apartments are located on small blocks to encourage pedestrian movement and active public spaces. Two of the three buildings will line the edge of a new public street that will run through the development, screening parking lots from view and creating a pedestrian-scale, walkable neighborhood. The streetscape of the new street is designed to include wide sidewalks with brick pavers and parallel on-street parking consistent with the streetscape seen in other parts of Old Town center.

### Provide high quality community amenities

The Lofts at Knightdale Station's best community amenity is Knightdale Station Park, which is located directly south of the property. Knightdale's proximity and accessibility to the town's central park will be of great value and benefit to those who work, live, and play in the development. On site, Knightdale will have landscaped courtyards and a plaza/green space. A pool, cabana, club and fitness area will be available for residents of the apartments.

### Incorporate creative design in the layout of the buildings

The buildings will be located along the new public street on small blocks, a pedestrian-focused layout that will encourage walking, screen parking, and create a cohesive development consistent with other parts of the Old Town center.

### Ensure compatibility with surrounding land uses and neighborhood character

The Lofts at Knightdale Station is a mixed-use development located in an area that is part of the Old Town center, an area designated for mixed-use development. The property is located on Knightdale

Boulevard, a major highway, and is between commercial uses to the west and residential uses to the east. The mixed-use development provides an appropriate transition between these uses.

Encourage the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers

The Lofts at Knightdale Station is a mixed use center with residential, office, and retail uses, and will contribute to the continuing transformation of the town center into a pedestrian-friendly area with spaces to live, work, shop, and play.

Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map;

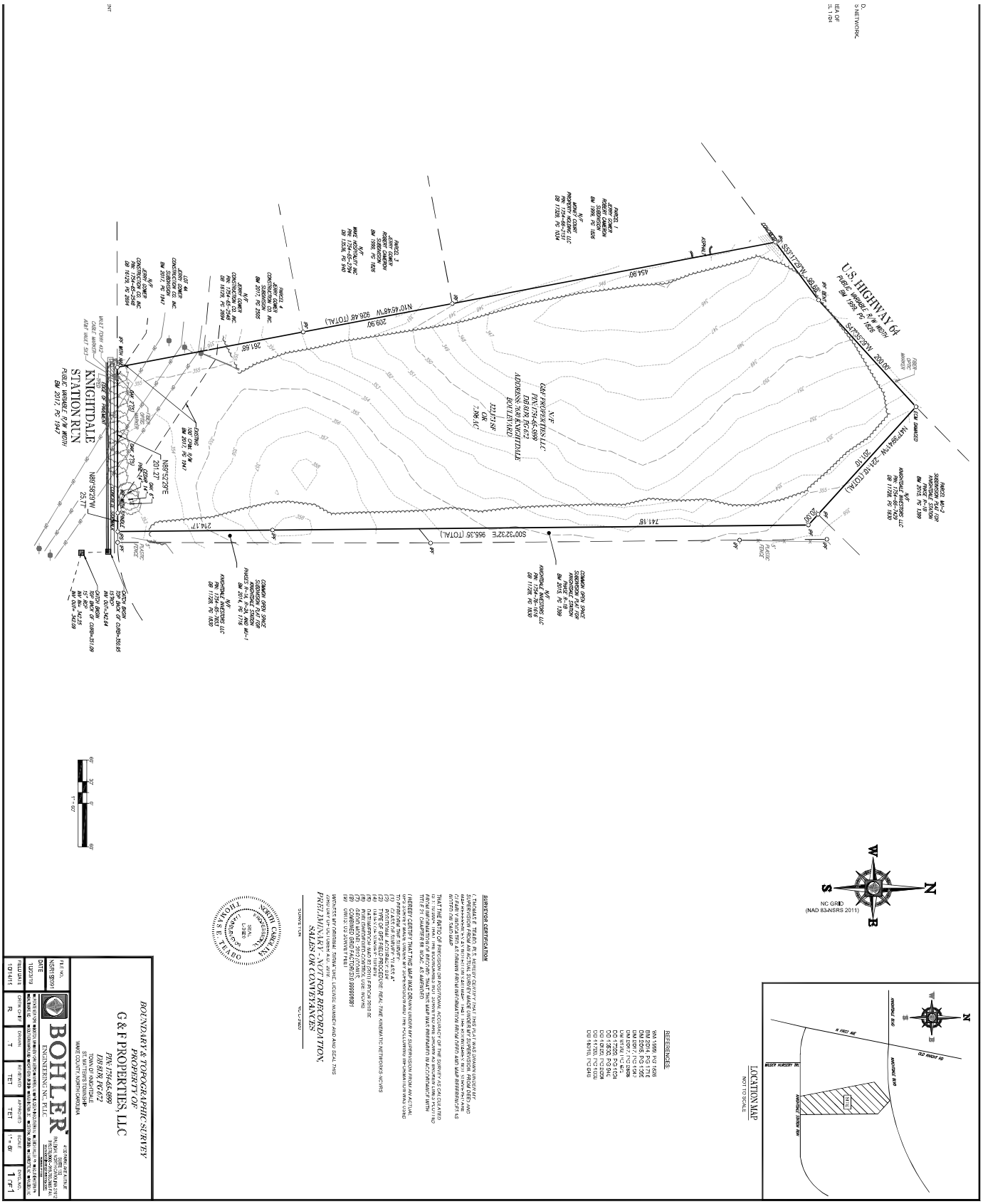
Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

The Lofts at Knightdale Station is designed to be compact and efficient, and by necessity is laid out so that no space is wasted or underutilized.

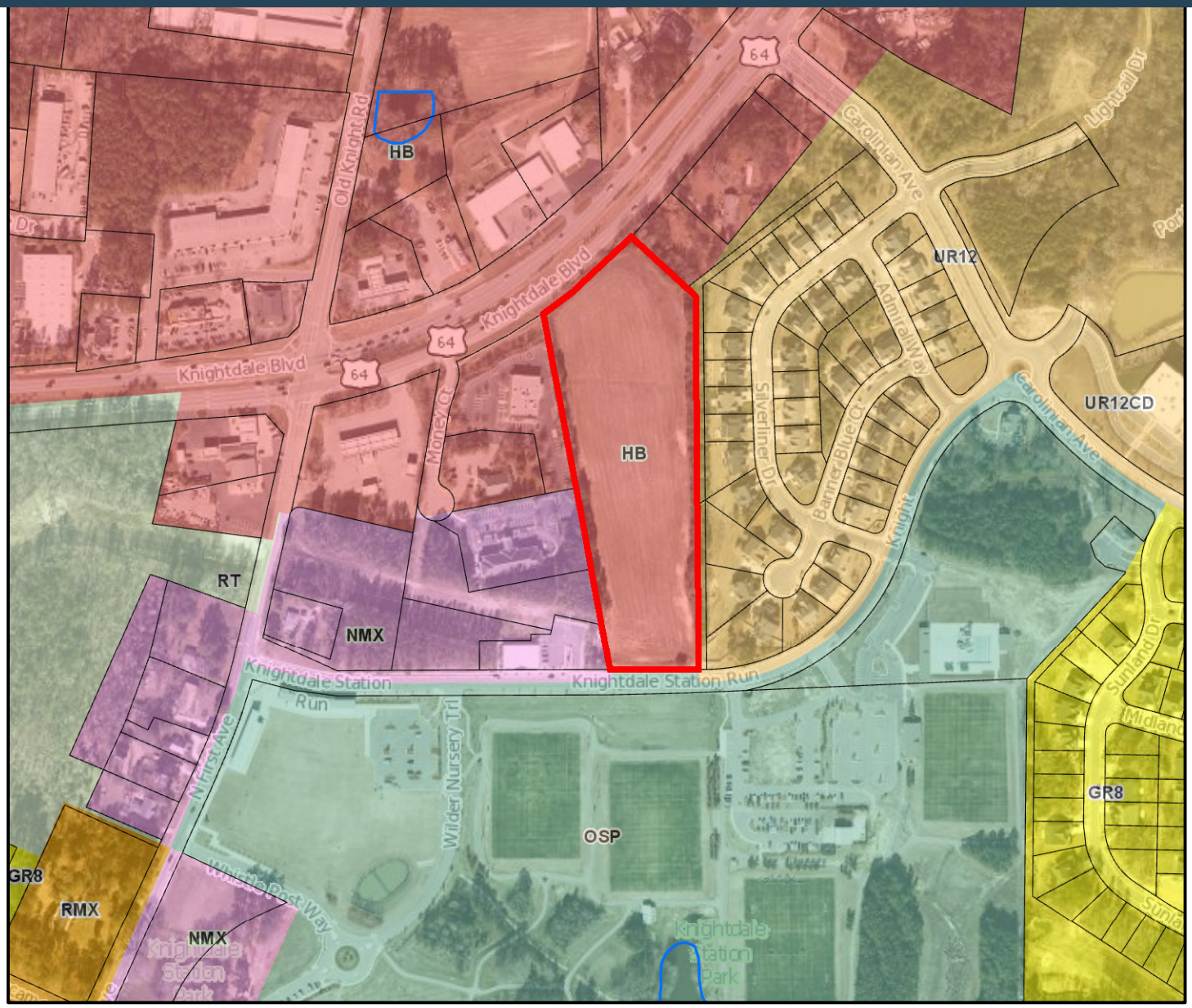
# PART 2 | Existing Conditions

The Lofts at Knightdale Station is located on a parcel with a street address of 7630 Knightdale Boulevard with a Wake County Property Identification Number as 1754655899. The parcel slopes down west and north from the southeast, which is the high point of the parcel. There are no streams, ponds, or wetlands on the parcel. The existing site is fallow agricultural field occupying nearly 100% of the study site. The agricultural field is surrounded by a narrow hedgerow comprised of trees and shrubs.

# Boundary & Topographic Survey



# Current Zoning Map / Vicinity Map




N

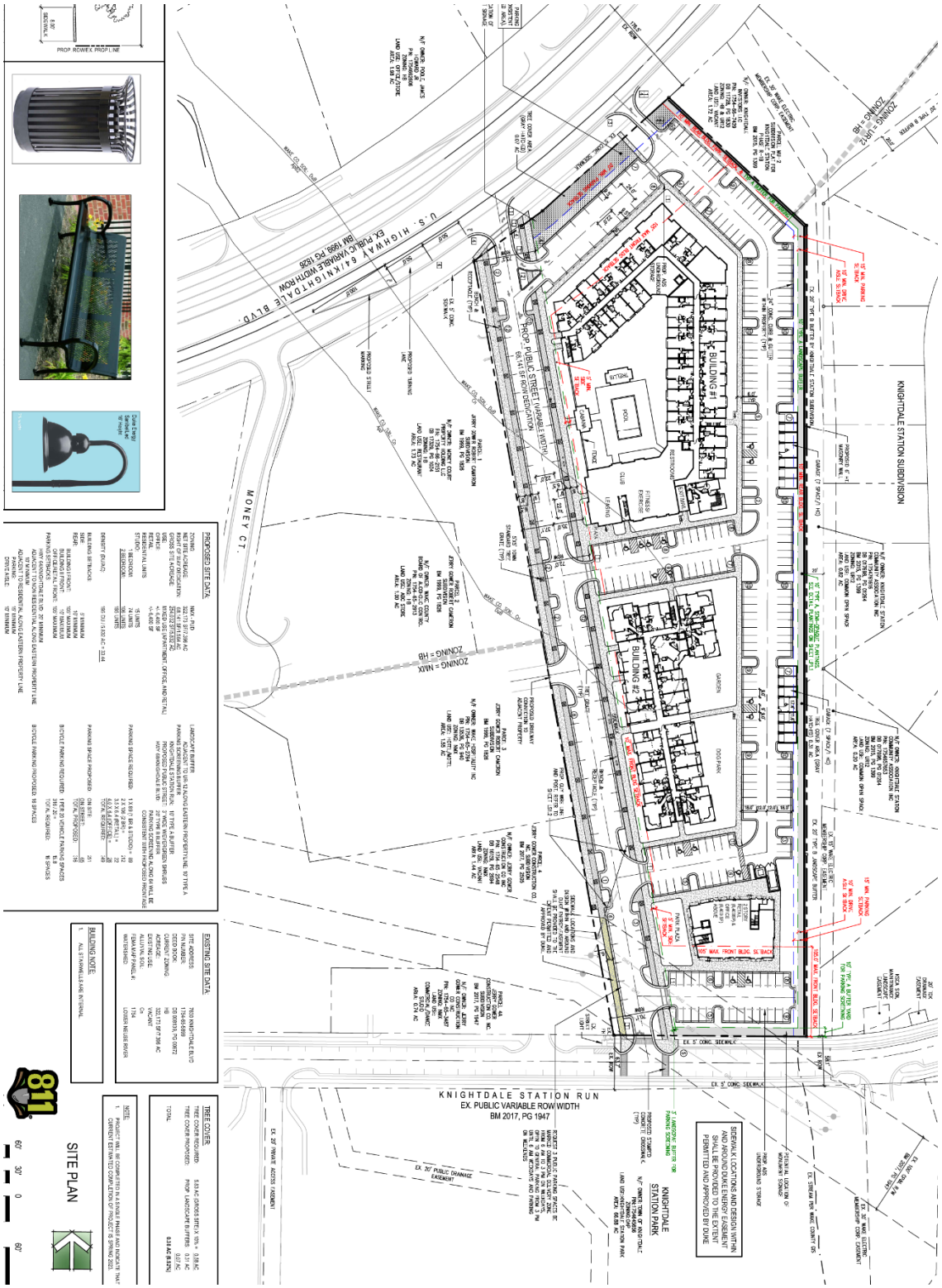
0 215 430 860 ft

1 inch = 400 feet

***Disclaimer***

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*

# Site Improvements & Dimensions



# PART 3 | Planned Unit Development Master Plan

## Development Details

The Lofts at Knightdale Station is a mixed-use development with 195 apartment units, 6,200 sf of retail and 6,200 sf of office space designed to the NMX and Planned Unit Development standards of the Knightdale UDO. The Lofts at Knightdale Station will provide quality housing choices and office spaces for current and future residents as well as a number of amenities for residents in the development, including a pool, club, and fitness center. The development is located across Knightdale Station Run from the Knightdale Station Park. The Lofts at Knightdale Station's proximity to Knightdale Station Park is an organizing principal of the design of the development. The Lofts at Knightdale Station will complement the town's central park and increase the amount of pedestrian-oriented development in the Old Town center.

## Overall Development Mix

The development will have three buildings—two mixed-use buildings and an apartment building. Building #1 will have a mix of apartments, office, and amenity uses. Building #2 will be an apartment building. Building #3 will be a mixed-use building with ground-floor retail with office above.

In sum, the total amount of each use is as follows:

| | Units/Sq. Feet |
|---|---|
| Residential Units (total) | 195 Units |
| Office | +/- 6,400 SF |
| Retail | +/- 6,400 SF |

The apartments on the development will be a mix of studio, 1 bedroom, and 2 bedroom units. The current anticipated mix is as follows:

| | Units |
|---|---|
| Studio Units | +/- 15 Units |
| 1 Bedroom | +/- 74 Units |
| 2 Bedroom | +/- 106 Units |

# PART 4 | UDO and Comprehensive Plan Consistency

## UDO Consistency

The Lofts at Knightdale Station is designed to meet the requirements of the UDO where practical and achievable.

Consistent with § 10.3(G)(2) and (3) of the UDO, the Project will utilize Combined/Shared Parking to satisfy parking requirements.

The applicant is seeking eight modifications to provisions of the UDO as part of this PUD. The requested modifications are listed below:

*Modification to NMX Dimensional Requirements for Apartment Building Types*

Section 2.9 of the UDO requires that apartment buildings have a front setback of no more than 25' and a minimum side setback of 10' between buildings.

The property fronts U.S. 64 and for site access purposes there needs to be a drive aisle between U.S. 64 and Building #1, making it impractical to place Building #1 within 25' of U.S. 64. To accommodate a drive aisle and parallel parking spaces along both sides of the drive aisle, Building #1 will have a maximum front setback of 105'.

To foster a pedestrian-scale, walkable development, Building #1 will have a minimum side setback of 5' along the new public street.

These proposed modifications to the UDO are consistent with the spirit and intent of the UDO in that they permit a walkable, Mixed-Use Development where the on-site parking on private roads is consistent with the parallel parking being provided on the new public street.

Accordingly, where the proposed master plan reflects an Apartment Building with a front setback greater than 25' or a side setback less than 10' between buildings, the maximum front setback and minimum side setback set out in § 2.9(B)(3) shall not be applicable.

*Modification to NMX Dimensional Requirements for Mixed-Use and Commercial Building Types*

Section 2.9 of the UDO requires that mixed use and commercial buildings have a front setback of no more than 10'. A transmission line and associated utility easement run across the southern portion of the property, making it impossible to place Building #3 within 10' of Knightdale Station Run. Building #3 will have a maximum front setback of 105 feet.

The proposed modification is consistent with the purpose and intent of the UDO in that it will permit the development of a walkable, mixed use development with active retail uses facing Knightdale Station Run and parking in front of the building.

Accordingly, where the proposed master plan reflects a Mixed-Use Building or Commercial Building with a front setback greater than 10', the maximum front setback requirement set out in § 2.9(B)(3) shall not be applicable.

*Modification to Recreational Open Space Criteria*

Strict compliance with this requirement would result in approximately 17.5% of the property (1.03 acres) being set aside for open space. A compact and walkable development cannot be achieved on the property if nearly a fifth of the land area has to be preserved as open space. Such a requirement is unnecessary in this context, where the development is located across the street from the 76-acre Knightdale Station Park.

The Lofts at Knightdale Station will have 0.79 acres (34,444 square feet) of open space containing a mix of active uses and passive uses. The active open space provided will exceed the amount required under the UDO.

Therefore, the open space dedication requirement set out in § 7.3 of the UDO shall not be applicable.

The proposed modification is consistent with the UDO in that it facilitates a compact development pattern and walkable mixed use development.

*Modification to Vehicle Accommodation Area Screening Requirement*

Section 8.7(A)(1) of the UDO requires that the sides of parking areas fronting a public right-of-way be screened with a 10' Type A Buffer Yard.

The proposed master plan for the Lofts at Knightdale Station provides for the new public street to be accessed by private drives with urban, single-bay parking. A 10' wide landscaped buffer yard would be inconsistent with the compact development pattern and walkable aesthetic of The Lofts at Knightdale Station. A 3' landscaped buffer shall be provided to screen planned parking from the new public road. Accordingly, the buffer yard requirements set out in § 8.7 of the UDO shall not be applicable to those portions of parking lots fronting the new public right-of-way.

The proposed modification is consistent with the UDO in that it facilitates a compact development pattern and walkable mixed use development.

*Modification to Type A Buffer Yard Requirement*

Section 8.6(B)(1) of the UDO requires all Type A Buffer Yards meet a "performance standard" for semi-opacity and visual obstruction and contain certain required plantings. Portions of the Type A Buffer Yard that will be provided along Knightdale Station Run and the new public right-of-way will be beneath a transmission line and within an associated utility easement that authorizes Duke Energy Progress to clear trees and other landscaping from the easement and surrounding area.

In addition, the landscaped buffer yards screening the parking areas fronting on the new public right-of-way will only be 3' wide. As a result of their size, those areas cannot meet the performance standards or planting requirements for Type A Buffers.

Accordingly, the Type A Buffer Yard performance standards and required plantings set out in § 8.6(B)(1) of the UDO shall not be applicable to those portions of the Type A Buffer yards located (i) within and around the transmission line easement and (ii) along the new public right-of-way.

The proposed modification is consistent with the UDO in that it facilitates development of the property along Knightdale Station Run and permits interconnectivity via the development of a new public right-of-way.

*Modification to Type B Buffer Yard Requirement*

Section 8.7(A)(2) and Section 8.6(B)(2) of the UDO requires a 20' wide Type B Buffer Yard along the Property's frontage with U.S. 64. As part of the development of this property as a compact and walkable mixed-use development, the master plan calls for a landscaped open space area containing paved walkways and a water feature. Therefore, the Type B Buffer Yard performance standards and required plantings set out in § 8.6(B)(s) of the UDO shall not be applicable to the Property's frontage along U.S. 64.

The proposed modification is consistent with the UDO in that it allows for a landscaped open space area along the Property's frontage with U.S. 64 and permits interconnectivity via the development of a new public right-of-way.

*Modification to Overall Tree Cover Area Requirement*

Section 8.11 of the UDO requires 10% of the existing site (0.52 acres) to be dedicated tree cover area. The existing property is almost entirely a fallow agricultural field. As a result, tree cover provided on the Property will consist primarily of entirely of newly-planted trees that add to the

Town's tree canopy. The master plan calls for 6.52% of the site (0.38 acres) to be dedicated tree cover area. A compact and walkable development cannot be achieved on the property if 10% of the Property has to be preserved as open space. Therefore, the tree cover area requirement shall not be applicable.

The proposed modification is consistent with the UDO in that it permits the development of the property in a manner consistent with the UDO and the KnightdaleNext 2035 Comprehensive Plan.

KnightdaleNext 2035 Comprehensive Plan Consistency

The Lofts at Knightdale Station is consistent with the Grown Framework Map, Growth and Conservation Map, and the following Guiding Principles in the KnightdaleNext 2035 Comprehensive Plan ("KCP"):

1. Unique Activity Areas: This principle encourages the development of unique activity centers that include a mix of uses and activities close together, providing people with new options for places to live, work, shop, and participate in civic life. The Lofts at Knightdale Station provides a mix of residential and office/retail uses, providing Knightdale with a new place to live, work, and shop right across the street from Knightdale Station Park in the Old Town center.

2. Infill development and redevelopment: This guiding principle aims to promote infill development for vacant areas of Knightdale. The Growth Framework Map designates this site as within a Target Investment Area, in which infill development, including increased residential density are encouraged. The Lofts at Knightdale Station is consistent with this guideline by developing a mixed use development with apartments on property that is currently vacant.

3. Park and recreation: This principle aims to promote and expand opportunities where people can be more involved in an active lifestyle represented by the presences of high quality parks located near where people live. The Lofts at Knightdale Station's location across the street from Knightdale Station Park will directly achieve the goals of this principle.

4. Compact Development Patterns: The principal aims to guide future growth into more compact and efficient development patterns, encouraging infill development and identified activity center. The principal acknowledges that increased densities with a mix of residential and nonresidential uses are needed to accommodate Town growth. The Lofts at Knightdale Station provides compact and efficient mixed use development across the street from Knightdale Station Park, one of the Town's most prominent public infrastructure investments.

5. Community Investment: The Lofts at Knightdale Station will include street improvements, walkable sidewalks, landscaping, and other investments in the public realm that will create active public spaces with a prominent place for pedestrians.

6. Economic Vitality: This guideline seeks to promote a healthy and sustainable business environment. The Lofts at Knightdale Station is a mixed-use development that will include office/retail space and apartments, creating a vibrant place and building an attractive community that will improve the tax base and increase access to employment opportunities in the Town.

7. Great neighborhoods and expanded home choices: This principle aims to promote vibrant neighborhoods that provide greater access to a range of housing choices that people need at various stages of life. The Lofts at Knightdale Station will provide apartments within a mixed-use development that will make the Town a more livable community.

1. All stairwells in multistory buildings shall be located in the interior of the building.

2. All exterior facades of buildings constructed upon the Property shall be constructed from one or more of the following materials: brick, stone, concrete masonry, wood, metal, and/or cementitious siding. This limitation shall not apply to soffits, fascia, corner boards, doors, and windows.

3. The roof of all three buildings will be a "low slope roof" (no more than one (1) inch of vertical rise for every one (1) foot of horizontal run) with raised parapets around the perimeter.

4. Mechanical equipment for the buildings will be located on the roof and will be screened by parapets at the edge of the roof.

5. The exteriors of any apartment building constructed upon the Property shall be articulated with balconies. The balconies shall have a minimum depth of one-and-a-half (1.5) feet in order to provide articulation to the façade.

*Administrator Approval of Minor Variances. The Staff may approve minor variances to Specific Requirements listed above provided that such minor variance(s) meet the overall intent of these Design Guidelines and conform to the Comprehensive Plan and other adopted plans of the Town.

# PART 6 | Recreational Open Space and Amenities

The Lofts at Knightdale Station will provide both active and passive recreation areas within the development.

Within the Lofts at Knightdale Station, more than 13% of the total land area will be open space. A total of +/- 34,444 square feet (0.79 acres) of the Property will be dedicated as recreational open space. This constitutes the maximum amount of space available of the Property that can be dedicated to open space.

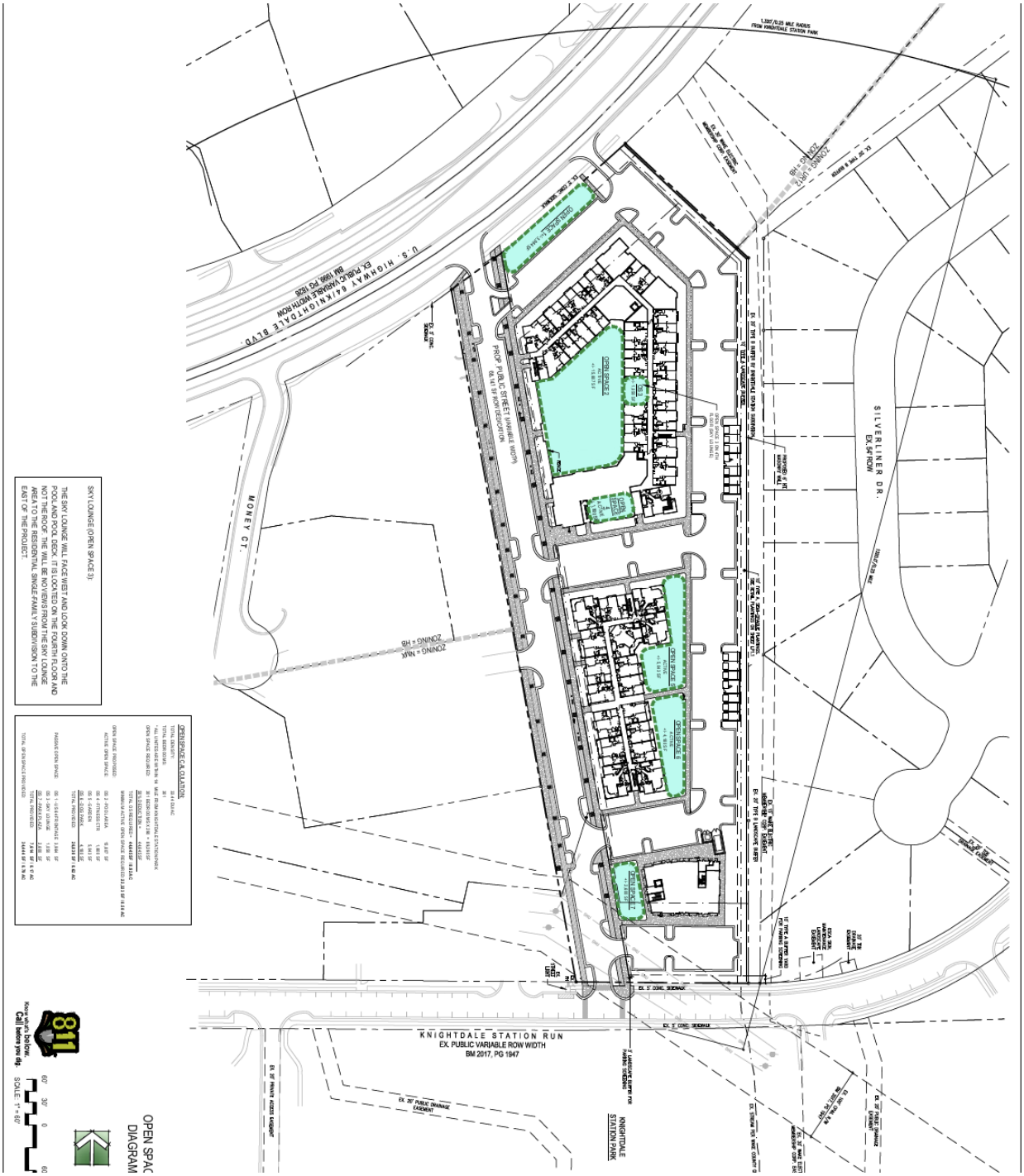
## Open Space Standards

- Total recreation open space required: 44,645 SF (1.02 AC)
- Total recreation open space provided: +/- 34,444 SF (0.79 AC)

- Active recreation space required: 22,323 SF (0.50 AC)
- Active recreation space provided: 26,830 SF (0.62 AC)

- Passive recreation space required: 22,322 SF (0.50 AC)
- Passive recreation space provided: 7,614 SF (0.17 AC)

# Open Space Map



# PART 7 | Public Facilities

### New Public Street

The Lofts at Knightdale Station will feature a new, pedestrian-friendly public street running north to south along the western side of the Property. The new street will meet the standards of the Town of Knightdale. Among other things, the street will be designed as a mixed use street and includes on-street parallel parking, a 14' wide pedestrian area with street tree grates, a brick-paved portion, and benches.

### Stormwater

The Lofts at Knightdale Station is located within the Neuse River basin. The proposed development shall have underground stormwater storage facilities. The proposed development shall be subject to stormwater management requirements found in Chapter 6 of the UDO.

### Water and Sewer

Water and sewer within the Lofts at Knightdale Station are designed to meet the standards required by the UDO.

### Water Allocation Policy Compliance

The Lofts at Knightdale Station qualifies for at least 66 total points under the Town of Knightdale's Water Allocation Policy. The proposed development is a mixed use development, and therefore qualifies for 50 base points. In addition, the proposed development qualifies for at least 16 bonus points, including:

- Four bonus points for the provision of on-street parking on the new public street;
- Two bonus points for a resort-style pool;
- Two bonus points for a deck/patio that is more than 2,000 sf; and
- Eight bonus points for a clubhouse meeting space without a kitchen that is more than 3,500 sf.

### Annexation

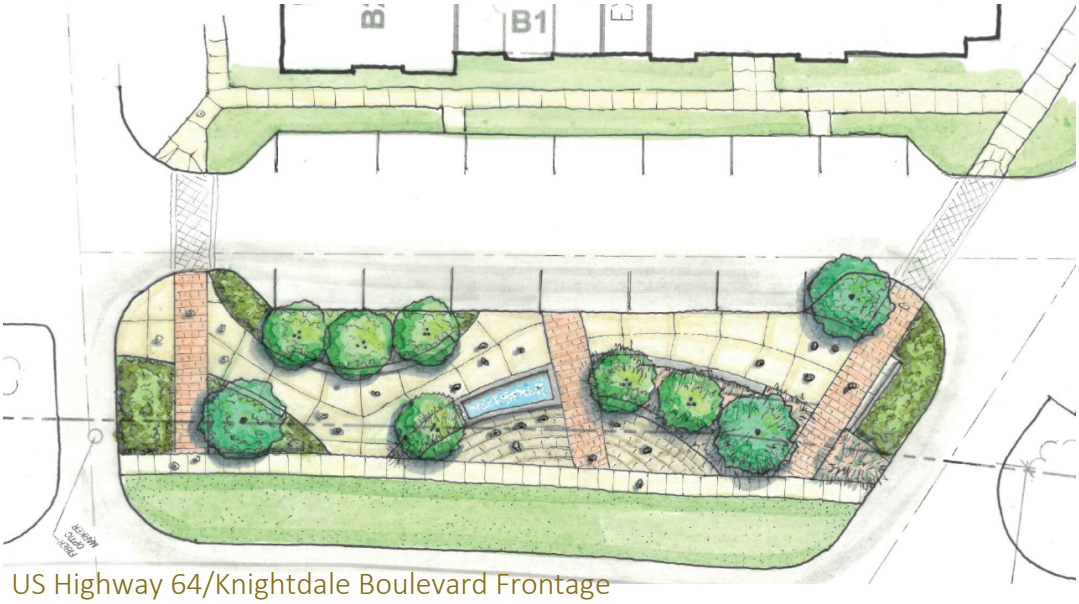
An Annexation Petition will be submitted for the property prior to development.

# PART 8 | Landscaping

A 10’ Type A Buffer Yard will be provided along the eastern side of the lot abutting the adjoining Knightdale Station subdivision (zoned UR12). The Buffer Yard will satisfy or exceed the requirements of Section 8.6 of the UDO.

In addition, a masonry wall of a minimum 6’ in height will be placed along the eastern property line of the lot abutting the adjoining Knightdale Station subdivision.

The property frontage adjoining Knightdale Boulevard will be landscaped and developed for active open space with a water feature and pedestrian spaces.




US Highway 64/Knightdale Boulevard Frontage

A park plaza will be provided on the western side of Building #3 that will include landscaped area, a lawn, pedestrian walkways, and a seating court.

Park Plaza Adjacent to Building # 33

As feasible, planters will be added to paved areas between windows and entrances adjacent to Building #3.

# PART 9 | Neighborhood Meeting Report

**7630 Knightdale Blvd. Electronic Neighborhood Meeting**
May 15, 2020, 5p.m., GoToWebinar

An electronic neighborhood meeting was held on May 15, 2020 at 5p.m. via GoToWebinar. Sixty people who attended the Electronic Neighborhood Meeting provided their name and/or contact information. Of those 60 people, approximately 10 people in attendance were Town staff or associated with the applicant. Approximately 50 people were interested citizens. A summary of discussions follows:

Summary of Discussions

Question/Concern #1:
Neighbors feel they would benefit from the inclusion of retail uses in the development.

Applicant Response:
Proposed plans have been revised to include ground-floor retail in Building #3 on the south side of the Property fronting Knightdale Station Run.

Question/Concern #2:
Questions and concerns regarding the size and nature of the buffer between development and adjoining single-family homes to the east to mitigate noise, light, and potential foot traffic.

Applicant Response:
A 10' Type A Buffer Yard meeting the Town's landscaping requirements will be located along the property's eastern property line. Along with the existing 20'wide Type B Buffer Yard owned by the Knightdale Station Community Association Inc. located immediately east to the property, a total of 30' of landscaped Buffer Yard will separate the proposed development and the rear lot lines of the adjoining single-family homes. In addition to the Buffer Yards, a masonry wall of at least 6' in height will be constructed and maintained along the portion of the Property's eastern property line with the property owned by Knightdale Station Community Association Inc.

Question/Concern #3:
Questions about whether residences built on property could be owner-occupied instead of for-rent product and expected rents for apartments.

Applicant Response:
Developer Brown Investment Properties has experience with development and operation of developments with apartments for rent, and does not have experience with construction of owner-occupied condominiums. The planned apartments will have high-quality construction and finishes, and target market will be individuals who rent by choice. Expected rents will start at $1000 and go up to $1500-$1600, which is equivalent to monthly mortgage payments for single-family homes in the area.

Question/Concern #4:
Concern about number of apartments proposed and height of apartment buildings.

Applicant Response:
Plan proposes 195 apartments in two four-story buildings. The four-story buildings will be set back a minimum of 90' feet from the Property's eastern property line with the Knightdale Station Community Association Inc., a minimum of 110' from the rear property lines of the adjoining single-family homes, and a minimum of 140' from the rear of the nearest single-family home. All adjoining single family homes will be buffered from the development by landscaped buffer yards totaling 30' in width and a masonry wall on the eastern property line that is 6' in height.

Question/Concern #5:
Question about number of bedrooms in apartments.

Applicant Response:
Current plan is for there to be a mix of studio, 1 bedroom, and 2 bedroom apartments. Actual unit mix is somewhat fluid, and could ultimately include some 3 bedroom apartments.

Question/Concern #6:
Will brick and stone be included in building exteriors in this development?

Applicant Response:
Yes, brick and/or masonry is anticipated to be one of the building materials included as part of the building exteriors.

Question/Concern #7:
Question about development timeline, phasing plan, and anticipated move-in date for apartments?

Applicant Response:
Current plan is to start construction spring of 2021, with buildings ready for occupancy in 2023. Development will be done in a single phase.

Question/Concern #8:
Question regarding mitigation of construction noise, traffic, and pollution.

Applicant Response:
Stormwater controls will be in place during construction. Development and construction of the Property will be in accord with all rules and relations from the Town.

Question/Concern #9:
Identify location of proposed stormwater retention facility?

Applicant Response:
Plan calls for underground stormwater retention facilities.

Question/Concern #10:
Questions about proposed sky lounge open space on fourth floor of Building #1.

Applicant Response:
Sky lounge is a common area for use by residents of apartments on a reservation basis. It is an enclosed area inside of Building #1, and will look over the pool to the west. There are no rooftop amenities on the Property.

Question/Concern #11:
Question regarding sufficiency of onsite parking.

Applicant Response:
Proposed development will provide sufficient onsite parking that will be shared by the proposed mixture of uses. As outlined in the Master Plan for the Proposed Unit Development, there will be approximately 316 spaces of onsite parking provided as part of the development.

Question/Concern #12:
Concerns about offsite parking impacts.

Applicant Response:
Project will provide adequate onsite parking. In addition to onsite parking, there is available onstreet parking on Knightdale Station Run, as well as public parking in Knightdale Station Park. There is more than sufficient onsite and public parking on Knightdale Station Run and Knightdale Station Park to ensure that there is little to no risk of users of the development parking on the streets of the adjoining Knightdale Station subdivision.

Question/Concern #13:
Concerns about proposed new public road connecting U.S. 64 to Knightdale Station Run.

Applicant Response:
The proposed public road has been requested by the Town as part of the development. Developer Brown Investment Properties reasonably believes that new public road will increase connectivity.

Question/Concern #14:
Concerns about traffic and safety impacts of development on Knightdale Station Run.

Applicant Response:
Developer Brown Investment Properties has completed a traffic impact analysis of the Project, including impacts on Knightdale Station Run, which includes estimated traffic impacts on Knightdale Station Run. The traffic impact analysis does not identify any improvements on Knightdale Station Run that are required to maintain the current levels of service.

Question/Concern #15:
Will drivers exiting from Property onto U.S. 64 be able to turn left onto westbound U.S. 64?

Applicant Response:
There is not currently a cut in the median separating westbound and eastbound lanes of U.S. 64 that would permit a left turn from the Property onto westbound U.S. 64. U.S. 64 is a NCDOT-maintained highway. Applicant does not currently anticipate that NCDOT will permit a cut in the median to facilitate a left turn from the Property onto westbound U.S. 64.

Question/Concern #16:
Concern about proposed development's impact on values of adjoining single-family homes.

Applicant Response:
Experience throughout the country has shown that mixed-use developments that include multifamily housing do not negatively impact values of nearby single-family homes, as evidenced

by various studies by the Urban Land Institute and others. The proposed development will be a high-quality project that will be an asset to the Town and the neighborhood.

Question/Concern #17:
Concern about demand for apartments and associated question about occupancy rates at other apartment developments in Knightdale.

Applicant Response:
Applicant believes there is significant demand for the proposed apartments in the area.

Question/Concern #18:
Question about proposed retail and office spaces and desire to have retail uses that serve nearby neighborhood.

Applicant Response:
Development will have approximately 6,200 sf of office space and approximately 6,200 sf of retail. Likely office and retail uses will serve Town residents.

Question/Concern #19:
Concern that proposed development's name, Knightdale Station, is similar to the name of the adjoining subdivision.

Applicant Response:
Applicant has revised the proposed development's name to the Lofts at Knightdale Station to distinguish it from the neighboring subdivision.

Question/Concern #20:
Question regarding Applicant's experience as a developer.

Applicant Response:
Applicant Brown Investment Properties has developed projects throughout North Carolina and the southeast. Brown Investment Properties owns and manages multifamily properties as well as office and retail properties.

Question/Concern #21:
Request for summary of Town's comments on proposed development prior to neighborhood meeting.

Applicant Response:

Brown Investment Properties went through an extensive Sketch Plan review process with the Town prior to the pre-application neighborhood meeting and formal submittal of rezoning request. Brown Investment Properties made various changes, including reducing the number of apartments, building design, and size and design of new public street.

# Sign In Sheet

# Registration Report

## GoToWebinar

## General Information

**Webinar Name**
Electronic Neighborhood Meeting: 7630 Knightdale Boulevard Rezoning

**Webinar ID**
457-927-947

**Scheduled Start Date**
05/12/2020

**Registered**
60

**Scheduled Start Time**
05:00:00 PM EDT

**Opened Invitation**
27

**Scheduled Duration (minutes)**
120

**Clicked Registration Link**
126

## Registrants

| First Name | Last Name | Email | Address | City | Follow up requested? |
|---|---|---|---|---|---|
| Ben | McDonald | bsmcdonald0513@gmail.com | 1222 Sunday Silence Dr | Knightdale | No |
| Jordan | Wolfe | jordan.einstruction@gmail.com | 426 Banner Blue Ct | Knightdale | Yes |
| COREY | GILLILAND | coreyn.gilliland@gmail.com | 632 Twin Star Lane | Knightdale | Yes |
| Christopher | Basile | christopherbasile@yahoo.com | 545 Silverliner Dr | Knightdale | |
| Robert | Quinn | paulquinn@alumni.ecu.edu | 714 Sunland Dr | Knightdale | Yes |
| Tory | Cox | toryvcox@gmail.com | 312 Banner Blue | Knightdale | |
| Marie | Olson Lounsbery | olsonlounsbery@yahoo.com | 620 Twin Star Ln | Knightdale | No |
| Vincent | Parisi | vparisi77@gmail.com | 622 Sunland dr | Knightdale | Yes |
| Paul | Fox | PaulF@310ai.com | 302 Jefferson Street, Suite 250 | Raleigh | |
| Will | Swaringen | wswaringen@mac.com | 4130 Parklake Ave, STE 130 | Raleigh | No |
| Patricia | Hutzler | pattihutzler@gmail.com | 610 Heartland Flyer Dr | Knightdale | |
| Chris | Boyd | Rchris.boyd@gmail.com | 306 Banner Blue Court | Knightdale | No |
| Dave | Granger | dgranger45@hotmail.com | 722 Sunland | Knightdale | |
| Sue | LaDow | sladow@twc.com | 622 Noon Flyer Way | Knightdale | No |
| Timothy | Figgins | sirfig@gmail.com | 617 Gold  Coast Drive | Knightdale | |
| maria | lindo | redeemed05@me.com | silverliner drive | knightdale | |
| Rich | Hallam | rich.hallam@knightdalenc.gov | Town Hall | Knightdale | No |
| Kip | Downer | kip.downer@gmail.com | 706 Money Court | Knightdale | Yes |
| Joe | Blouin | joe.blouin@yahoo.com | | | No |
| Ryan | Wehmann | rpw1110@gmail.com | | | No |
| Roger | Howard | roger@rogerhoward.com | 718 Sunland Drive | Knightdale | Yes |
| Brittany | Jewel | jewel5231@hotmail.com | 429 liberty express place | knightdale | No |
| Brooke | White | brookeewhite@aol.com | 410 Banner Blue Ct | Knightdale | Yes |
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| Megan | Quinn | mkrogers3@gmail.com | 714 Sunland Dr | Knightdale | |
| Michael | Okyen | mjokyen@gmail.com | 525 SILVERLINER DR | Knightdale | Yes |
| Robert | White | bobtwhite@aol.com | 410 Banner Blue Ct | Knightdale | No |
| Jason | Brown | jsb1025@gmail.com | 706 Sunland Drive | Knightdale | |
| sean | donahue | sean.donahue@citrix.com | | knightdale | Yes |
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| Colin | Watkins | colinvwatkins@gmail.com | | | No |
| Mark | Despagni | mdespagni@gmail.com | 417 Liberty Express Pl | Knightdalr | No |
| Sabrina | Parker | sabrinacroom@hotmail.com | 315 Banner Blue Ct. | Knightdale | No |
| Alan | Smith | alanr3277@gmail.com | 626 Sunland Dr. | Knightdale | Yes |
| Doug | Pagliolo | pagliologd@gmail.com | 549 Silverliner Dr | Knightdale | No |
| Carole | Noyes | cs_noyes@yahoo.com | 723 Twin Star Ln | Knightdale | Yes |
| Lisa | Lisson | llisson@yahoo.com | | | |
| Vincent | Certoma | certomav@gmail.com | | | |
| Luke | Basile | Infinityluke60@gmail.com | 545 Silverliner Drive | Knightdale | Yes |
| Deborah | Ryan | deborahryan878@gmail.com | 545 Silverliner Drive | Knightdale | Yes |
| William | White | wwhite@whiteoakcommercial.com | 403 E Six Forks Rd | Raleigh | No |

| | | | | | |
|---|---|---|---|---|---|
| Ashley | Veglahn | ashley@hooklineandthreader.com | 514 Sunland Drive | Knightdale | No |
| David | Newkirk | dbnewkirk@gmail.com | 406 Banner blue ct | Knightdale | No |
| Joseph | Olivia | jolivia74@yahoo.com | 611 Sunland Dr | Knightdale | Yes |
| Sawako | Bush | sawakob@jdavisarchitects.com | 510 S Wilmington Street | Raleigh | |
| Wyatt | Bone | wbone@bohlereng.com | 4130 ParkLake Avenue, Suite 130 | Raleigh | No |
| Matthew | Ansley | matta@jdavisarchitects.com | 510 South Wilmington Street | Raleigh | |
| Rob (Smith Anderson) | Baker | rbaker@smithlaw.com | 155 Fayetteville St | Raleigh | |
| Don | Meriweather | guitarxy@gmail.com | 619 Sunland Drive | Knightdale | |
| Nicholas | Barber | nickmbarber@gmail.com | | | |
| Gina | Chambers | ginatchambers@gmail.com | 517 Silverliner Drive | Knightdale | Yes |
| Tom | Chambers | tgmchambers@gmail.com | 517 Silverliner Dr | Knightdale | Yes |
| | | | | | |
| Ben | Howard | bhoward@windsorcommercial.com | | | No |
| Robert | Lisson | rlisson1@yahoo.com | 406 LIBERTY EXPRESS PLACE | Knightdale | No |
| Ken | Thompson | kent@jdavisarchitects.com | 510 S.Wilmington St. | Raleigh | No |
| Samantha | Zottola | sazottola@gmail.com | 615 Sunland Dr | KNIGHTDALE | No |
| Chester | Brown III | chetbrown@bipinc.com | 1211 Hill Street | Greensboro, N.C. | No |
| Robert | Baker | webmaster@smithlaw.com | 150 Fayetteville St | Raleigh | |
| Kevin | Lewis | kevin.lewis@knightdalenc.gov | | | |
| Toby | Coleman | tcoleman@smithlaw.com | 150 Fayetteville St., Ste. 2300 | Raleigh | No |

# PART 10 | Zoning Conditions

1. The following principal uses, if otherwise allowed in the NMX district, shall be prohibited uses on the Property: Cremation Facilities, Drive-Thru Service, Vehicle Services—Maintenance/Body Work/Repair, Outdoor Amusements, Outdoor Recreation Facilities and Neighborhood Manufacturing. Public Safety Facility establishments that serve primarily as jails, prisons, or other types of incarceration facilities are prohibited. All other Public Safety Facility uses otherwise allowed in the NMX district are permitted.

2. Beginning at the right-of-way of Knightdale Station Run as established at the time of site plan approval (or as close thereto as allowed by NCDOT and the Town's Transportation Services Staff) and extending along the boundary of the Property with parcel PINs 1754-76-1616 and 1754-65-7653 (Owner: Knightdale Station Community Association Inc.; deed recorded at Book 17698, Page 1264 of the Wake County Registry), there shall be constructed and maintained a masonry wall at least six (6) feet in height.

3. All stairwells in multistory buildings shall be located in the interior of the building.

4. All exterior facades of buildings constructed upon the Property shall be constructed from one or more of the following materials: brick, stone, concrete masonry, wood, metal, and/or cementitious siding. This limitation shall not apply to soffits, fascia, corner boards, doors, and windows.

5. Consistent with the Design Guidelines for this project:

    a. All stairwells in multistory buildings shall be located in the interior of the building.

    b. All exterior facades of buildings constructed upon the Property shall be constructed from one or more of the following materials: brick, stone, concrete masonry, wood, metal, and/or cementitious siding. This limitation shall not apply to soffits, fascia, corner boards, doors, and windows.

    c. Buildings constructed on the Property will have a roof with the following slope: no more than one (1) inch of vertical rise for every one (1) foot of horizontal run. Each building's roof with have raised parapets around the perimeter.

d. Mechanical equipment for the buildings constructed on the Property will be located on the roof and will be screened by parapets at the edge of the roof.

e. The exteriors of any apartment building constructed upon the Property shall be articulated with balconies. The balconies shall have a minimum depth of one-and-a-half (1.5) feet in order to provide articulation to the façade.

**Neighborhood Meeting Summary**

**for ZMA-##-20 7630 Knightdale Blvd Mixed Use**

1. Date: 5/12/20

2. Location: WebEx (electronic meeting)

3. Applicants Present: Chester Brown, Brown Investments; Toby Coleman, Smith Anderson

4. Staff Present: Kevin Lewis, Senior Planner - Current

5. Number of Citizens in Attendance: 56

6. Start time: 5:00 pm

7. End time: 8:30 pm

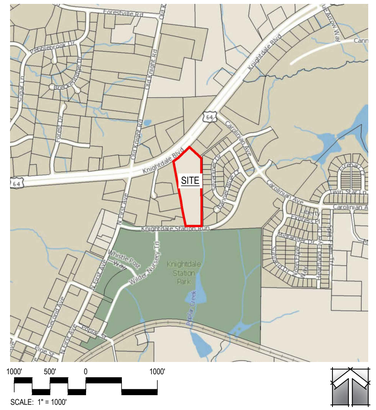
8. Process Guide

    a. Public Hearing Meeting: TBD
    b. LURB Meeting: TBD
    c. Town Council Action: TBD

9. Summary of Questions and Concerns by Citizens:

- What is the required buffer and what is being proposed? Can the applicant provide an increased buffer with a fence?
- Why apartments and not condos? Many residents felt that condos would be a better fit.
- What is the timeline for development? As of now, construction to begin in Spring of 2021 and move in starts in Spring of 2023.
- Where will the stormwater device be located? Proposed to be underground units in the parking lot, along the north and west sides of the project.
- Knightdale does not need more apartments.
- Many residents were concerned that the office building would end up not being built. The applicant indicated that the office building would be pashed to be built at the same time as the apartment buildings.
- Would the applicant consider more retail and commercial buildings? Many residents complained that there is a lack of commercial in this area. Some commented that this is not mixed use enough and more square footage should be dedicated to commercial uses.

- Is the 195 apartment unit a Town maximum or developer maximum? Based on town regulations for building height, parking, and landscaping, 195 units is the maximum number which can be built.
- Residents suggested off-site transportation improvements, citing concerns for safety, congestion, and the impact of this new proposal. A TIA has yet to be developed.
- The applicant gave some examples of potential office users. Tenants would be selected based off their business plan, use, and longevity. It was suggested that the applicant reach out to the Knightdale Chamber of Commerce to receive local suggestions. The design of the building has not yet been determined, however it will be similar in materials to the apartment buildings.
- Some commenters were concerned about the height. Suggestions included lowering the building height or moving it further back.
- Comments regarding the number of parking spaces indicated a concern about future residents parking at the park or along Knightdale Station Run.
- Rental rates expected to begin around $1,000 for the one-bedroom units. Most of the units would be two-bedrooms. The anticipated resident would be young professionals, empty-nesters, older adults, etc.
- Many residents felt that it does not add to the walkability of the area as it does not give them anything to walk to.
- One resident asked about lighting within the parking lot. UDO requires that lighting cannot spill over onto neighboring properties.
- Residents are concerned that this proposal would negatively affect the value of their homes.
- A “sky lounge” is shown on the plans. Concern over the orientation of it and how residents could see into neighboring properties.
- Is this proposed to be a part of the Knightdale Station neighborhood? The name suggests so.
- Residents were concerned about the timeline with the COVID-19 pandemic on-going.
- Has the applicant ever withdrawn a project which is met with a lot of pushback from neighbors? What are some other examples of development projects by this applicant? What input has the Town provided?
- Tree cover is below what is required by the UDO. What are the other proposed UDO expectations to be requested?
- Is there a plan to mitigate the impacts of construction?




ZMA-1-20

# PUD MASTER PLAN

1st Submittal: 06.22.2020
2nd Submittal: 07.30.2020

# The Lofts at Knightdale Station

Knightdale, North Carolina 27545

- FINAL SITE / LANDSCAPE DESIGN WITHIN/AROUND DUKE ENERGY EASEMENT TO BE APPROVED BY DUKE.
- FINAL STREET TREE PLANTINGS ALONG U.S. HIGHWAY/KNIGHTDALE BLVD. TO BE APPROVED BY NCDOT.

PROPOSED SITE DATA:

| | |
|---|---|
| ZONING: | NMX - PUD |
| NET SITE ACREAGE: | 322,173 SF/7.396 AC |
| RIGHT OF WAY DEDICATION: | 68,141 SF/1.564 AC |
| GROSS SITE ACREAGE: | 254,032 SF/5.832 AC |
| USE: | MIXED USE (APARTMENT, OFFICE, AND RETAIL) |
| OFFICE: | +/- 6,400 SF |
| RETAIL: | +/- 6,400 SF |
| RESIDENTIAL UNITS | |
| STUDIO: | 15 UNITS |
| 1 BEDROOM: | 74 UNITS |
| 2 BEDROOM: | 106 UNITS |
| | 195 UNITS |
| DENSITY (DU/AC): | 195 DU / 5.832 AC = 33.44 |
| BUILDING SETBACKS: | |
| SIDE: | 5' MINIMUM |
| REAR: | 10' MINIMUM |
| BUILDING I FRONT: | 105' MAXIMUM |
| BUILDING II FRONT: | 10' MAXIMUM |
| OFFICE/RETAIL FRONT: | 105' MAXIMUM |
| PARKING SETBACKS: | |
| HWY 64/KNIGHTDALE BLVD: | 20' MINIMUM |
| ADJACENT TO NON RESIDENTIAL ALONG EASTERN PROPERTY LINE | 10' MINIMUM |
| ADJACENT TO RESIDENTIAL ALONG EASTERN PROPERTY LINE | |
| PARKING: | 15' MINIMUM |
| DRIVE AISLE: | 10' MINIMUM |

| | |
|---|---|
| LANDSCAPE BUFFER | |
| ADJACENT TO UR-12 ALONG EASTERN PROPERTY LINE: | 10' TYPE A |
| PARKING SCREENING BUFFER | |
| KNIGHTDALE STATION RUN: | 10' TYPE A BUFFER |
| PROPOSED PUBLIC STREET: | 3' WIDE WIEVERGREEN SHRUBS |
| HWY 64/KNIGHDALE BLVD: | 20' TYPE B BUFFER REQUIRED<br>ALTERNATE IS PROPOSED<br>PARKING SCREENING ALONG 64 WILL BE CONSISTENT WITH PROPOSED FRONTAGE |
| PARKING SPACE REQUIRED: | 1 X 89 (1 BR & STUDIO) = 89<br>2 X 106 (2 BR) = 212<br>3.5 X 6.4 (RETAIL) = 22<br>4.0 X 6.4 (OFFICE) = 26<br>TOTAL REQUIRED: 349 |
| PARKING SPACE PROPOSED: | ON SITE: 251<br>ON STREET: 65<br>TOTAL PROPOSED: 316 |
| BICYCLE PARKING REQUIRED: | 1 PER 20 VEHICLE PARKING SPACES<br>316 / 20 = 15.8<br>TOTAL REQUIRED: 16 SPACES |
| BICYCLE PARKING PROPOSED: | 16 SPACES |

OPEN SPACE CALCULATION:

| | | |
|---|---|---|
| TOTAL DENSITY: | 33.44 DU/AC | |
| TOTAL BEDROOMS: | 301 | |
| * ALL UNITES ARE WITHIN 1/4 MILE FROM KNIGHTDALE STATION PARK | | |
| OPEN SPACE REQUIRED: | 301 BEDROOMS X 290 = | 89,290 SF |
| | 50% DEDUCTION = | 44,645 SF |
| | TOTAL OS REQUIRED = | **44,645 SF / 0.92 AC** |
| | MINIMUM ACTIVE OPEN SPACE REQUIRED: | **22,323 SF / 0.50 AC** |
| OPEN SPACE PROPOSED: | | |
| ACTIVE OPEN SPACE: | OS 2 - POOL AREA | 15,807 SF |
| | OS 4 - FITNESS CTR | 1,800 SF |
| | OS 5 - GARDEN | 5,043 SF |
| | OS 6 - DOG PARK | 4,180 SF |
| | TOTAL PROVIDED: | **26,830 SF / 0.62 AC** |
| PASSIVE OPEN SPACE: | OS 1 - US 64 FRONTAGE | 3,964 SF |
| | OS 3 - SKY LOUNGE | 1,050 SF |
| | OS 7 - PARK PLAZA | 2,600 SF |
| | TOTAL PROVIDED: | **7,614 SF / 0.17 AC** |
| TOTAL OPEN SPACE PROVIDED: | | **34,444 SF / 0.79 AC** |

TREE COVER:

| | | |
|---|---|---|
| TREE COVER REQUIRED: | 5.83 AC (GROSS SITE) X 10% = | 0.58 AC |
| TREE COVER PROPOSED: | PROP. LANDSCAPE BUFFERS: | 0.31 AC |
| | | 0.07 AC |
| TOTAL: | | **0.38 AC (6.52%)** |

ADDITIONAL USE STANDARDS FOR MULTIFAMILY DWELLINGS (UDO § 3.3.U)

- THE DEVELOPMENT SHALL MEET THE FOLLOWING STANDARDS.

U. DWELLING- MULTIFAMILY - 4 UNIT/BLDG. OR LESS & DWELLING - MULTIFAMILY MORE THAN 4 UNITS/BLDG. (UR*, RMX*, TC*, MHD*, TND*, & PUD*)

1. MUST BE LOCATED IN A GROWTH ACTIVITY CENTER OR PRIORITY INVESTMENT AREA AROUND ACTIVITY CENTERS AS D "DESIGNATED IN THE KNIGHTDALENEXT 2035 COMPREHENSIVE PLAN.
2. MUST CONTAIN A MIXTURE OF USES, INCLUDING BUT NOT LIMITED TO OFFICE, RETAIL, OR SERVICES WITH RETAIL AND SERVICES ON THE GROUND LEVEL AND OFFICES AND RESIDENCES ABOVE.
3. THE ROOF OR ROOF STRUCTURES ARE FLAT, OR HAVE A COMBINATION OF ROOF TYPES WHICH GIVE A PREDOMINANTLY FLAT APPEARANCE.

EXISTING SITE DATA:

| | |
|---|---|
| SITE ADDRESS: | 7630 KNIGHTDALE BLVD |
| PIN NUMBER: | 1754-65-5899 |
| DEED BOOK: | DB 008139, PG 00672 |
| CURRENT ZONING: | HB |
| ACREAGE: | 322,173 SF/7.396 AC |
| EXISTING USE: | VACANT |
| ALLUVIAL SOIL: | Cn |
| FEMA MAP PANEL #: | 1754 |
| WATERSHED: | LOWER NEUSE RIVER |

811 Know what's **below.** **Call** before you dig.

## Notes

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF KNIGHTDALE AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
4. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
5. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
6. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, CONTACT THE TOWN OF KNIGHTDALE.
7. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY BOHLER ENGINEERING NC, PLLC IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN OCTOBER 2019, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN OCTOBER 2019.
8. WITHIN THE SIGHT TRIANGLES, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
10. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
11. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
10. ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS; ELECTRICAL TRANSFORMERS; BACKFLOW-DEVICE HOTBOX; ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL. HVAC AND OTHER EQUIPMENT PLACED ON ROOF DOES NOT NEED TO BE SCREENED BY LANDSCAPING.
11. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
12. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
13. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
14. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
15. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH TOWN OF KNIGHTDALE PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
16. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.

## Sheet Index


| | |
|---|---|
| COVER | 0 |
| BOUNDARY & TOPOGRAPHIC SURVEY | 1 |
| SITE PLAN | LS1.1 |
| EXHIBIT FOR DUKE ENERGY RIGHT OF WAY RESTRICTIONS | LS1.2 |
| OPEN SPACE DIAGRAM | LS2.1 |
| WALL DETAILS & US HWY 64/KNIGHTDALE BLVD FRONTAGE EXHIBIT | LS3.1 |
| SCM & UTILITY PLAN | C-401 |
| LANDSCAPE PLAN | LS1.1 |
| LIGHTING PLAN | 1 OF 2 |
| LIGHTING PLAN | 2 OF 2 |
| BUILDING ELEVATIONS | A3.01 |
| BUILDING ELEVATIONS | A3.02 |
| BUILDING ELEVATIONS | A3.03 |
| BUILDING ELEVATIONS | A3.04 |
| BUILDING ELEVATIONS | A3.05 |


## Project Team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ZMA-1-20

Brown Investment Properties
The Lofts at Knightdale Station
Knightdale, North Carolina 27545

PUD-MASTER PLAN

PUD - MASTER PLAN

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT KENNETH D. THOMPSON
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

| | | |
|---|---|---|
| PROJECT: | BIP-19048 | DATE |
| ISSUE: | Sketch Plan | 12.04.2019 |
| | PUD Master Plan | 06.22.2020 |
| | . | . |
| | . | . |
| | . | . |
| REVISIONS: | 1st Review Comments | 07.30.2020 |
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| | . | . |
| DRAWN BY: | SB | |
| CHECKED BY: | KT | |
| CONTENT: | COVER | |

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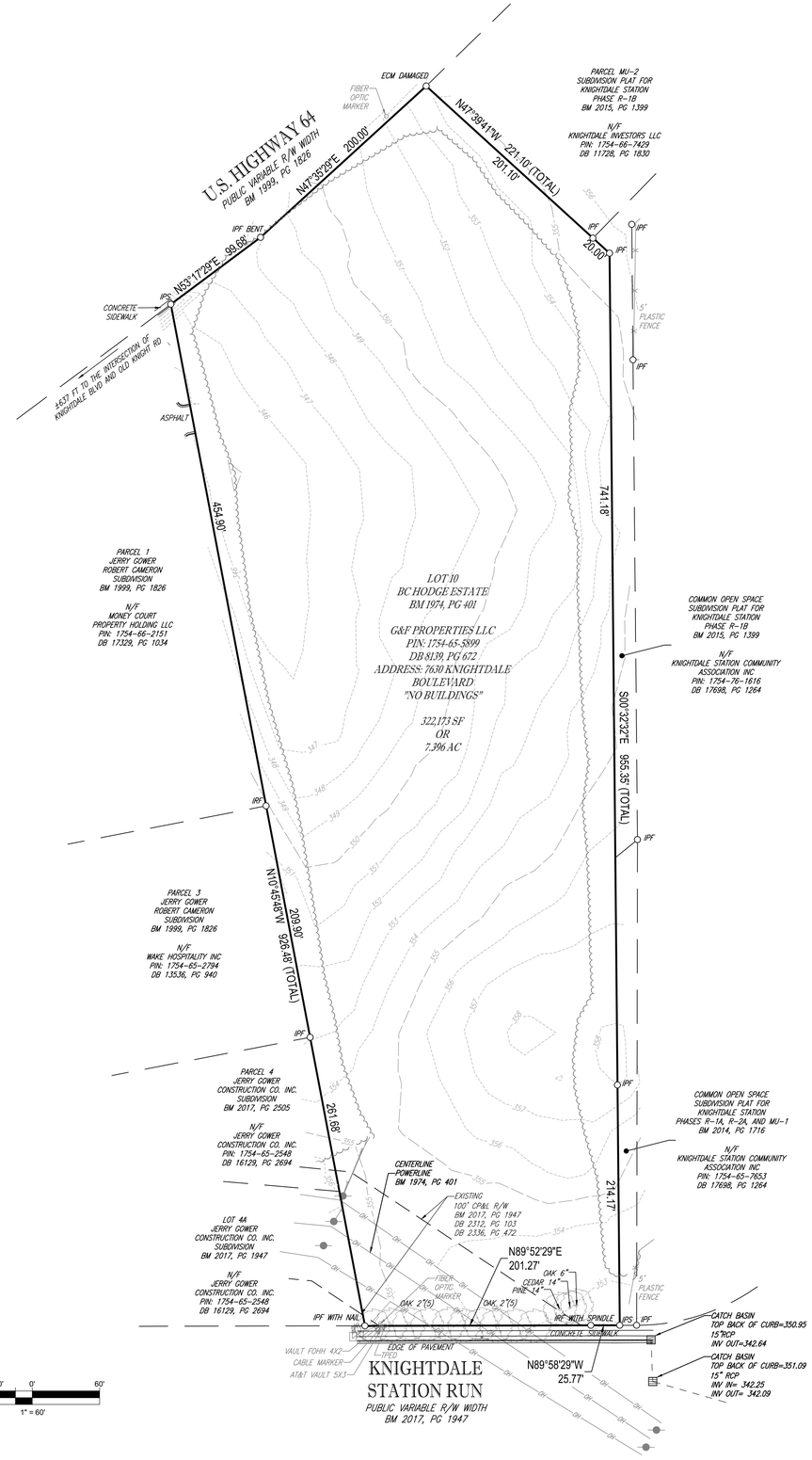
7/30/2020 4:54 PM P:\19proj\19048_7630 Knightdale-BIP\4c_LAND\dwg-LP\19048-Knightdale-Cover03-PUD.dwg

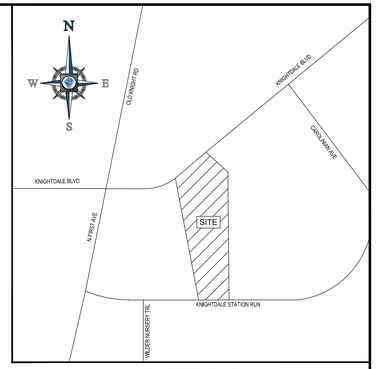
NOTES:

1) THE FIRM HAS RELIED UPON TITLE COMMITMENT BY METRO TITLE COMPANY DATED DECEMBER 2ND, 2019 AT 8:00AM, COMMITMENT NO.: MET2019-01768, WHILE AND IN PREPARING THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE EXCEPTIONS NOT DISCLOSED BY THE REFERENCED TITLE COMMITMENT.
2) AREAS COMPUTED BY COORDINATE METHOD.
3) PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4) ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5) RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
6) NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PRE THE NCVRS NETWORK.
7) BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
8) VERTICAL DATUM SHOWN HEREON IS NAVD88.
9) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720175400J, PANEL 1754 EFFECTIVE DATE MARCH 2, 2006.
10) NO OBSERVED ENCROACHMENTS ARE THE TIME OF SURVEY.
11) THE PROPERTY SHOWN HEREON IS LOCATED OUTSIDE OF TOWN OF KNIGHTDALE LIMITS, PER WAKE COUNTY GIS.
12) THE ADJACENT PROPERTIES ARE LOCATED INSIDE OF TOWN OF KNIGHTDALE LIMITS, PER WAKE COUNTY GIS.
13) ENVIRONMENTAL SURVEY PRODUCED BY NOVA ENGINEERING AND ENVIRONMENTAL, INC., DATED NOVEMBER 13, 2019.
14) NO WETLANDS, BUFFERS, OR WATERSHED PROTECTION DISTRICTS WERE OBSERVED AT THE TIME OF THE SURVEY.

TITLE COMMITMENT
METRO TITLE COMPANY
COMMITMENT NUMBER: MET2019-01768
COMMITMENT DATE: DECEMBER 2, 2019 AT 8:00AM
SCHEDULE B - SECTION II - EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
   **NOT A SURVEY MATTER.**
2. TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
   **NOT A SURVEY MATTER.**
3. EASEMENTS, SETBACK LINES AND ANY OTHER MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 1974, PAGE 401, WAKE COUNTY REGISTRY.
   **AFFECTS SUBJECT PROPERTY. PLOTTED AND SHOWN ON THE SURVEY.**
4. ELECTRIC POWER LINE RIGHT OF WAY EASEMENT TO WAKE ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 2312, PAGE 103, WAKE COUNTY REGISTRY.
   **AFFECTS SUBJECT PROPERTY. PLOTTED AND SHOWN ON THE SURVEY.**
5. CONSENT JUDGMENT FILED BY CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2278, PAGE 621, WAKE COUNTY REGISTRY.
   **AFFECTS SUBJECT PROPERTY. NOT A PLOTTABLE MATTER.**
6. EASEMENT(S) IN FAVOR OF CAROLINA POWER & LIGHT COMPANY AS RECORDED IN BOOK 2336, PAGE 472, WAKE COUNTY REGISTRY.
   **AFFECTS SUBJECT PROPERTY. PLOTTED AND SHOWN ON THE SURVEY.**
7. CONSENT JUDGMENT FILED BY CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2383, PAGE 29, WAKE COUNTY REGISTRY.
   **AFFECTS SUBJECT PROPERTY NOT A PLOTTABLE MATTER.**
8. CONSENT JUDGMENT FILED BY CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2299, PAGE 674, WAKE COUNTY REGISTRY.
   **AFFECTS SUBJECT PROPERTY NOT A PLOTTABLE MATTER.**
9. NO COVERAGE IS PROVIDED AS TO THE AMOUNT OF ACREAGE OR SQUARE FOOTAGE OF THE LAND.
   **BOUNDARY, SQUARE FOOTAGE, AND ACREAGE ARE SHOWN ON THE SURVEY.**
10. ENCROACHMENTS, OVERLAPS, OVERHANGS, UNRECORDED EASEMENTS, VIOLATED RESTRICTIVE COVENANTS, DEFICIENCY IN QUANTITY OF GROUNDS, LACK OF ACCESS, VIOLATED BUILDING LOT LINES, OR ANY MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE LAND.
    **THE ABOVE INFORMATION IS PLOTTED AND SHOWN ON THE SURVEY, AS PLOTTABLE AND APPLICABLE.**
11. THIS POLICY SPECIFICALLY EXCLUDES ANY CLOSING PROTECTION SERVICES (COVERAGE OR INSURANCE) AS THEY APPLY TO THIS TRANSACTION.
    **NOT A SURVEY MATTER.**






LOCATION MAP
NOT TO SCALE

REFERENCES:

BM 1974, PG 401
BM 1999, PG 1826
BM 2014, PG 1716
BM 2015, PG 1399
BM 2017, PG 1947
BM 2017, PG 2505
DB 8139, PG 672
DB 2312, PG 103
DB 2336, PG 472
DB 17329, PG 1034
DB 13536, PG 940
DB 16129, PG 2694
DB 11728, PG 1830
DB 15318, PG 648

## LEGEND

| | |
|---|---|
| 123 | EXISTING CONTOUR |
| | LINE SURVEYED |
| | LINE NOT SURVEYED |
| WV | WATER VALVE |
| OH | OVERHEAD WIRES |
| | GRATE TOP INLET |
| | UTILITY POLE |
| IPS | IRON PIPE SET |
| IPF | IRON PIPE FOUND |
| IRF | IRON REBAR FOUND |
| ECM | EXISTING CONCRETE MONUMENT |
| | SIGN |
| | FENCE |
| | AREA LIGHT |
| | GUY WIRE |

60' 30' 0' 60'
1" = 60'

***SURVEYOR CERTIFICATION***

*I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.*

*THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.*

*I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:*
*(1) CLASS OF SURVEY: "CLASS A"*
*(2) POSITIONAL ACCURACY: 0.04'*
*(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS*
*(4) DATES OF SURVEY: 10/14/19*
*(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00*
*(6) PUBLISHED/FIXED-CONTROL USE: NCVRS*
*(7) GEOID MODEL: 2012 (CONUS)*
*(8) COMBINED GRID FACTOR(S): 0.999906081*
*(9) UNITS: US SURVEY FEET*

*WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 29TH DAY OF JULY A.D., 2020.*

*PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES*

SURVEYOR NC L-3920

NORTH CAROLINA PROFESSIONAL SEAL L-3920 LAND SURVEYOR THOMAS E. TEABO

TO: G&F PROPERTIES, LLC, METRO TITLE COMPANY, COMMONWEALTH LAND TITLE INSURANCE COMPANY, BROWN INVESTMENT PROPERTIES, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13 & 14, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 14, 2019.

THOMAS E. TEABO, PLS
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L-3920

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

*ALTA/NSPS LAND TITLE SURVEY*
*PROPERTY OF*
G & F PROPERTIES, LLC
*PIN: 1754-65-5899*
*DB 8139, PG 672*
TOWN OF KNIGHTDALE
ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

BOHLER™ ENGINEERING NC, PLLC
4130 PARKLAKE AVENUE
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■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

| FILE NO. | DATE | FIELD DATE | CREW CHIEF | DRAWN | REVIEWED | APPROVED | SCALE | DWG. NO. |
|---|---|---|---|---|---|---|---|---|
| NSR192091 | 07/29/2020 | 10/14/19 | RJ | JT | TET | TET | 1" = 60' | 1 OF 1 |

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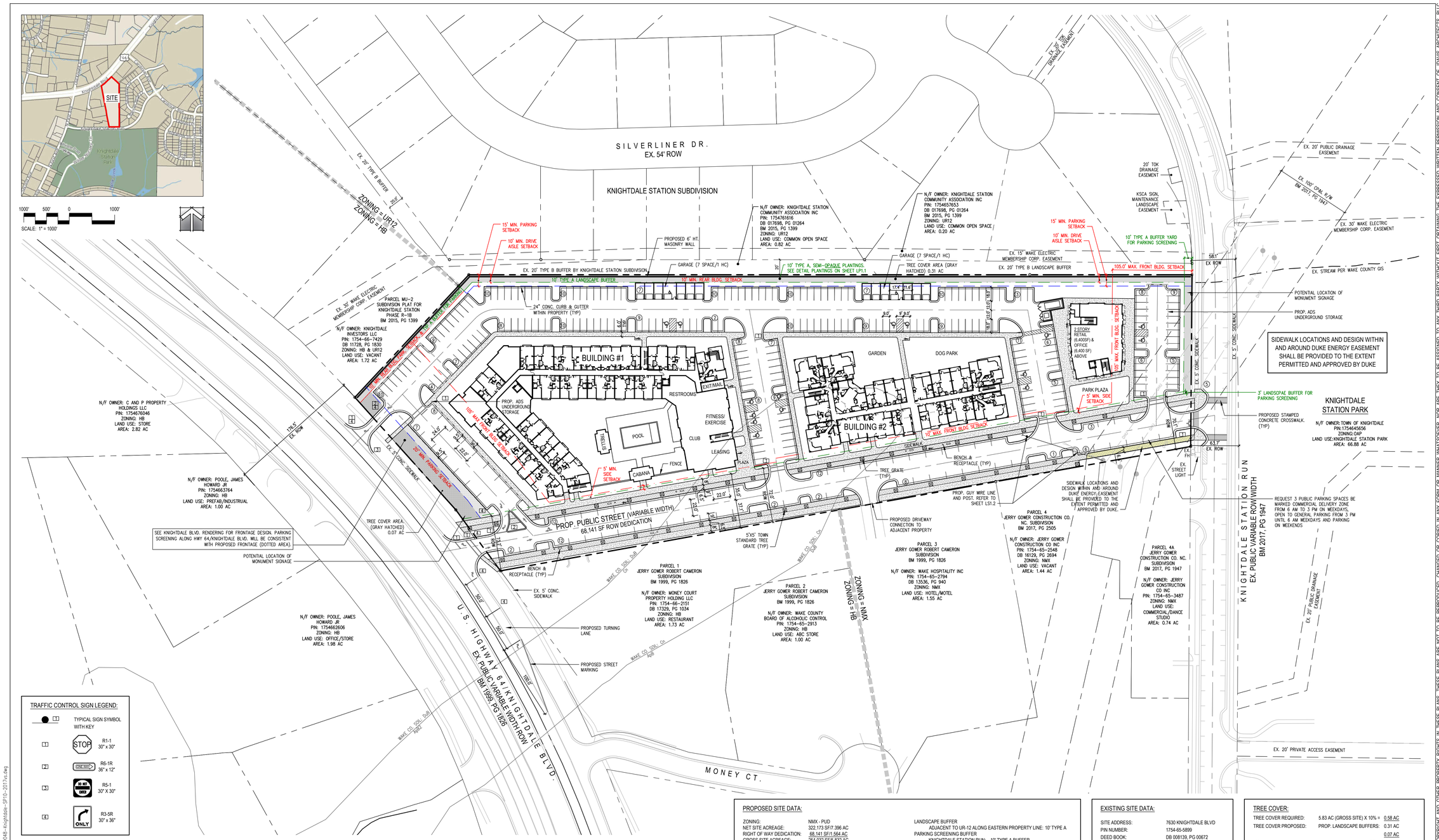
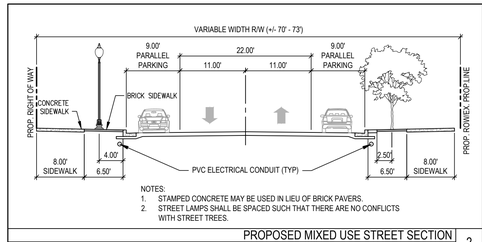
THE CONTENTS OF THIS DOCUMENT, OR ANY PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, IS PROHIBITED.




NOTES:
1. STAMPED CONCRETE MAY BE USED IN LIEU OF BRICK PAVERS.
2. STREET LAMPS SHALL BE SPACED SUCH THAT THERE ARE NO CONFLICTS WITH STREET TREES.

PROPOSED MIXED USE STREET SECTION 2
SCALE: NTS

PROPOSED MIXED USE AREA FURNISHING 1
SCALE: NTS

## PROPOSED SITE DATA:

| | |
|---|---|
| ZONING: | NMX - PUD |
| NET SITE ACREAGE: | 322,173 SF/7.396 AC |
| RIGHT OF WAY DEDICATION: | 68,141 SF/1.564 AC |
| GROSS SITE ACREAGE: | 254,032 SF/5.832 AC |
| USE: | MIXED USE (APARTMENT, OFFICE, AND RETAIL) |
| OFFICE: | +/- 6,400 SF |
| RETAIL: | +/- 6,400 SF |
| RESIDENTIAL UNITS | |
| STUDIO: | 15 UNITS |
| 1 BEDROOM: | 74 UNITS |
| 2 BEDROOM: | 106 UNITS |
| | 195 UNITS |
| DENSITY (DU/AC): | 195 DU / 5.832 AC = 33.44 |
| BUILDING SETBACKS: | |
| SIDE: | 5' MINIMUM |
| REAR: | 10' MINIMUM |
| BUILDING I FRONT: | 105' MAXIMUM |
| BUILDING II FRONT: | 10' MAXIMUM |
| OFFICE/RETAIL FRONT: | 105' MAXIMUM |
| PARKING SETBACKS: | |
| HWY 64/KNIGHTDALE BLVD: | 20' MINIMUM |
| ADJACENT TO NON RESIDENTIAL ALONG EASTERN PROPERTY LINE | 10' MINIMUM |
| ADJACENT TO RESIDENTIAL ALONG EASTERN PROPERTY LINE | |
| PARKING: | 15' MINIMUM |
| DRIVE AISLE: | 10' MINIMUM |

| | |
|---|---|
| LANDSCAPE BUFFER | |
| ADJACENT TO UR-12 ALONG EASTERN PROPERTY LINE: | 10' TYPE A |
| PARKING SCREENING BUFFER | |
| KNIGHTDALE STATION RUN: | 10' TYPE A BUFFER |
| PROPOSED PUBLIC STREET: | 3' WIDE W/EVERGREEN SHRUBS |
| HWY 68/KNIGHDALE BLVD: | 20' TYPE B BUFFER |
| | PARKING SCREENING ALONG 64 WILL BE CONSISTENT WITH PROPOSED FRONTAGE |
| PARKING SPACE REQUIRED: | 1 X 89 (1 BR & STUDIO) = 89 |
| | 2 X 106 (2 BR) = 212 |
| | 3.5 X 6.4 (RETAIL) = 22 |
| | 4.0 X 6.4 (OFFICE) = 26 |
| | TOTAL REQUIRED: 349 |
| PARKING SPACE PROPOSED: | ON SITE: 251 |
| | ON STREET: 65 |
| | TOTAL PROPOSED: 316 |
| BICYCLE PARKING REQUIRED: | 1 PER 20 VEHICLE PARKING SPACES |
| | 316 / 20 = 15.8 |
| | TOTAL REQUIRED: 16 SPACES |
| BICYCLE PARKING PROPOSED: | 16 SPACES |

## EXISTING SITE DATA:

| | |
|---|---|
| SITE ADDRESS: | 7630 KNIGHTDALE BLVD |
| PIN NUMBER: | 1754-65-5899 |
| DEED BOOK: | DB 008139, PG 00672 |
| CURRENT ZONING: | HB |
| ACREAGE: | 322,173 SF/7.396 AC |
| EXISTING USE: | VACANT |
| ALLUVIAL SOIL: | Cn |
| FEMA MAP PANEL #: | 1754 |
| WATERSHED: | LOWER NEUSE RIVER |

## BUILDING NOTE:

1. ALL STAIRWELLS ARE INTERNAL.

## TREE COVER:

| | | |
|---|---|---|
| TREE COVER REQUIRED: | 5.83 AC (GROSS SITE) X 10% = | 0.58 AC |
| TREE COVER PROPOSED: | PROP. LANDSCAPE BUFFERS: | 0.31 AC |
| | | 0.07 AC |
| TOTAL: | | **0.38 AC (6.52%)** |

NOTE:
1. PROJECT WILL BE COMPLETED IN A SINGLE PHASE AND INDICATE THAT CURRENT ESTIMATED COMPLETION OF PROJECT IS SPRING 2023.

SITE PLAN

Know what's **below.** **Call** before you dig.

60' 30' 0 60' 120'
SCALE: 1" = 60'

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ZMA-1-20

Brown Investment Properties
# The Lofts at Knightdale Station
Knightdale, North Carolina 27545

PUD-MASTER PLAN

FOR REVIEW ONLY NOT FOR CONSTRUCTION

PUD - MASTER PLAN

| | | |
|---|---|---|
| PROJECT: | BIP-19048 | DATE |
| ISSUE: | Sketch Plan | 12.04.2019 |
| | PUD - Master Plan | 06.22.2020 |
| REVISIONS: | 1st Review Comments | 07.30.2020 |
| DRAWN BY: | MA, SB | |
| CHECKED BY: | KT | |
| CONTENT: | SITE PLAN | |

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DUKE ENERGY.

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## DUKE ENERGY ELECTRIC TRANSMISSION RIGHT-OF-WAY GUIDELINES/RESTRICTIONS VALID FOR NORTH CAROLINA AND SOUTH CAROLINA (Revised 11/20/2014)

**This list of right-of-way restrictions has been developed to answer the most frequently asked questions about property owner use of Duke Energy's electric transmission rights of way. This list does not cover all restrictions or all possible situations. You should contact the Asset Protection right-of-way specialist if you have additional concerns about the rights of way. This list of restrictions is subject to change at any time and without notice. Duke Energy reserves all rights conveyed to it by the right-of-way agreement applicable to the subject property. All activity within the rights of way shall be reviewed by an Asset Protection right-of-way specialist to obtain prior written approval. Engineering plans may be required. Compliance with the Duke Energy Right-of-Way Guidelines/Restrictions or approval of any plans by Duke Energy does not mean that the requirements of any local, county, state or federal government or other applicable agency with governing authority have been satisfied.**

1. **Structures, buildings, manufactured/mobile homes, satellite systems, swimming pools (any associated equipment and decking), graves, billboards, dumpsters, signs, wells, deer stands, retaining walls, septic systems or tanks (whether above or below ground), debris of any type, flammable material, building material, wrecked or disabled vehicles and all other objects (whether above or below ground) which in Duke Energy's opinion interfere with the electric transmission right of way are not allowed within the right-of-way limits. Transformers, telephone/cable pedestals (and associated equipment) and fire hydrants are not allowed. Manholes, water valves, water meters, backflow preventers and irrigation heads are not permitted. Attachments to Duke Energy structures are prohibited.**
2. **Fences and gates shall not exceed 10 feet in height and shall be installed greater than 25 feet from poles, towers and guy anchors. Fences shall not parallel the centerline within the rights of way but may cross from one side to the other at any angle not less than 30 degrees with the centerline. If a fence crosses the right of way, a gate (16 feet wide at each crossing) shall be installed by the property owner, per Duke Energy's specifications. The property owner is required to install a Duke Energy lock on the gate to ensure access. Duke Energy will supply a lock.**
3. **Grading (cuts or fill) shall be no closer than 25 feet from poles, towers, guys and anchors (except for parking areas; see paragraph 7) and the slope shall not exceed 4:1. Grading or filling near Duke Energy facilities which will prevent free equipment access or create ground-to-conductor clearance violations will not be permitted. Storage or stockpiling of dirt or any other material is prohibited. Sedimentation control, including re-vegetation, is required per state regulations.**
4. **Streets, roads, driveways, sewer/water lines, other utility lines or any underground facilities shall not parallel the centerline within the right of way but may cross, from one side to the other, at any angle not less than 30 degrees with the centerline. No portion of such facility or corresponding easement shall be located within 25 feet of Duke Energy's facilities. Roundabouts, cul-de-sacs and intersections (such as roads, driveways and alleyways) are not permitted.**
5. **Any drainage feature that allows water to pond, causes erosion, directs stormwater toward the right of way or limits access to or around Duke Energy facilities is prohibited.**
6. **Contact Duke Energy prior to the construction of lakes, ponds, retention or detention facilities, etc.**
7. **Parking may be permitted within the right of way, provided that:**
   a. **Prior to grading, concrete barriers shall be installed at a minimum of 9 feet from the Duke Energy facilities. During construction, grading shall be no closer than 10 feet to any Duke Energy facility.**
   b. **After grading/paving activity is complete, a Duke Energy-approved barrier sufficient to withstand a 15mph vehicular impact shall be erected 9 feet from any Duke Energy facility.**
   c. **Any access areas, entrances or exits shall cross (from one side to the other) the right of way at any angle not less than 30 degrees with the centerline and shall not pass within 25 feet of any structure. Parking lot entrances/exits cannot create an intersection within the right of way.**
   d. **Lighting within the right-of-way limits must be approved by Duke Energy before installing. Due to engineering design standards, lighting <u>is not</u> allowed in the "Wire Zone." Where lighting is approved ("Border Zone"), the total height may not exceed 15 feet in Area A and 12 feet in Area B. See map on back of this page for Areas. Contact your Asset Protection right-of-way specialist as the "Wire Zone" varies for the different voltage lines.**
8. **Duke Energy will not object to certain vegetation plantings as long as:**
   a. **They do not interfere with the access to or the safe, reliable operation and maintenance of Duke Energy facilities.**
   b. **Duke Energy does not object to low-growing shrubs and grasses within the "Wire Zone." Tree species <u>are not</u> allowed within the "Wire Zone." Trees that are approved in the "Border Zone" may not exceed, at maturity, 15 feet in Area A and 12 feet in Area B. See map on back of page for areas. Contact the Asset Protection right-of-way specialist for "Wire Zone"/"Border Zone" definitions.**
   c. **For compliant mature height species, refer to <u>plants.ces.ncsu.edu/</u> for reference.**
   d. **Engineering drawings must indicate the <u>outermost</u> conductor.**
   e. **Vegetation that is not in compliance is subject to removal without notice.**
   f. **Duke Energy may exercise the right to cut "danger trees" outside the right-of-way limits as required to properly maintain and operate the transmission line.**

**We hope this is useful information. If you have additional questions or plan any activity not mentioned above, please contact the Asset Protection right-of-way specialist for your area (see map).**

**Keywords:** form; customer services; transmission - asset management; 02191
**Applies to:** Transmission - Carolinas (East and West)

FRM-TRMX-01047
Rev. 0 11/14
Page 1 of 1

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***Duke Energy Proprietary Business Information***

SIDEWALK LOCATIONS AND DESIGN WITHIN AND AROUND DUKE ENERGY EASEMENT SHALL BE PROVIDED TO THE EXTENT PERMITTED AND APPROVED BY DUKE

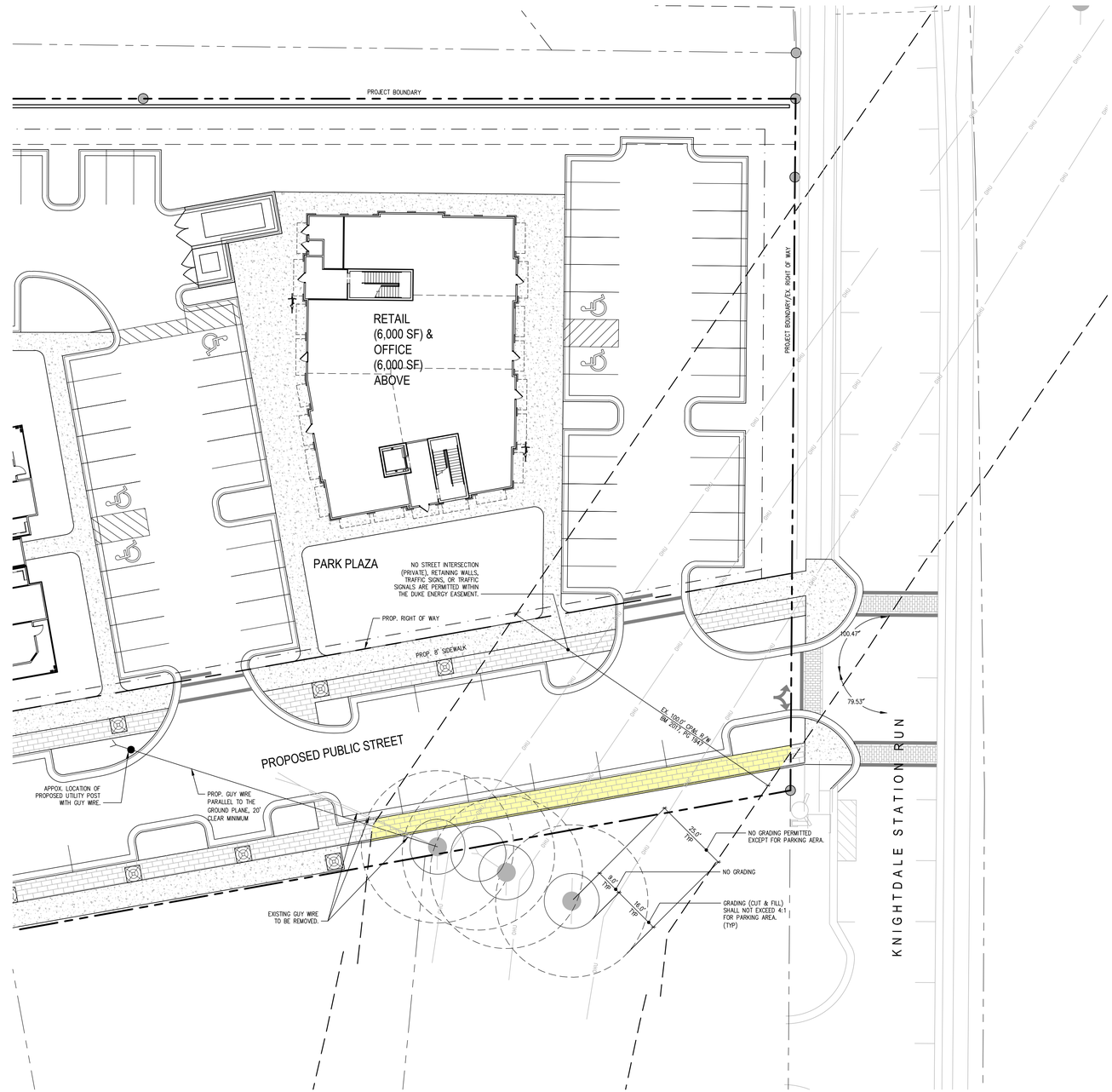


EXHIBIT FOR DUKE ENERGY RIGHT OF WAY RESTRICTIONS

811 Know what's **below.** **Call** before you dig.

20' 10' 0 20' 40'
SCALE: 1" = 20'

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ZMA-1-20

Brown Investment Properties
# The Lofts at Knightdale Station
Knightdale, North Carolina 27545

PUD-MASTER PLAN

PUD - MASTER PLAN

NORTH CAROLINA PROFESSIONAL SEAL 019650 ENGINEER KENNETH D. THOMPSON
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

| | | |
|---|---|---|
| PROJECT: | BIP-19048 | DATE |
| ISSUE: | Sketch Plan | 12.04.2019 |
| | PUD - Master Plan | 06.22.2020 |
| REVISIONS: | 1st Review Comments | 07.30.2020 |
| DRAWN BY: | SB | |
| CHECKED BY: | KT | |
| CONTENT: | EXIHIBIT FOR DUKE ENERGY RIGHT OF WAY RESTRICTIONS | |

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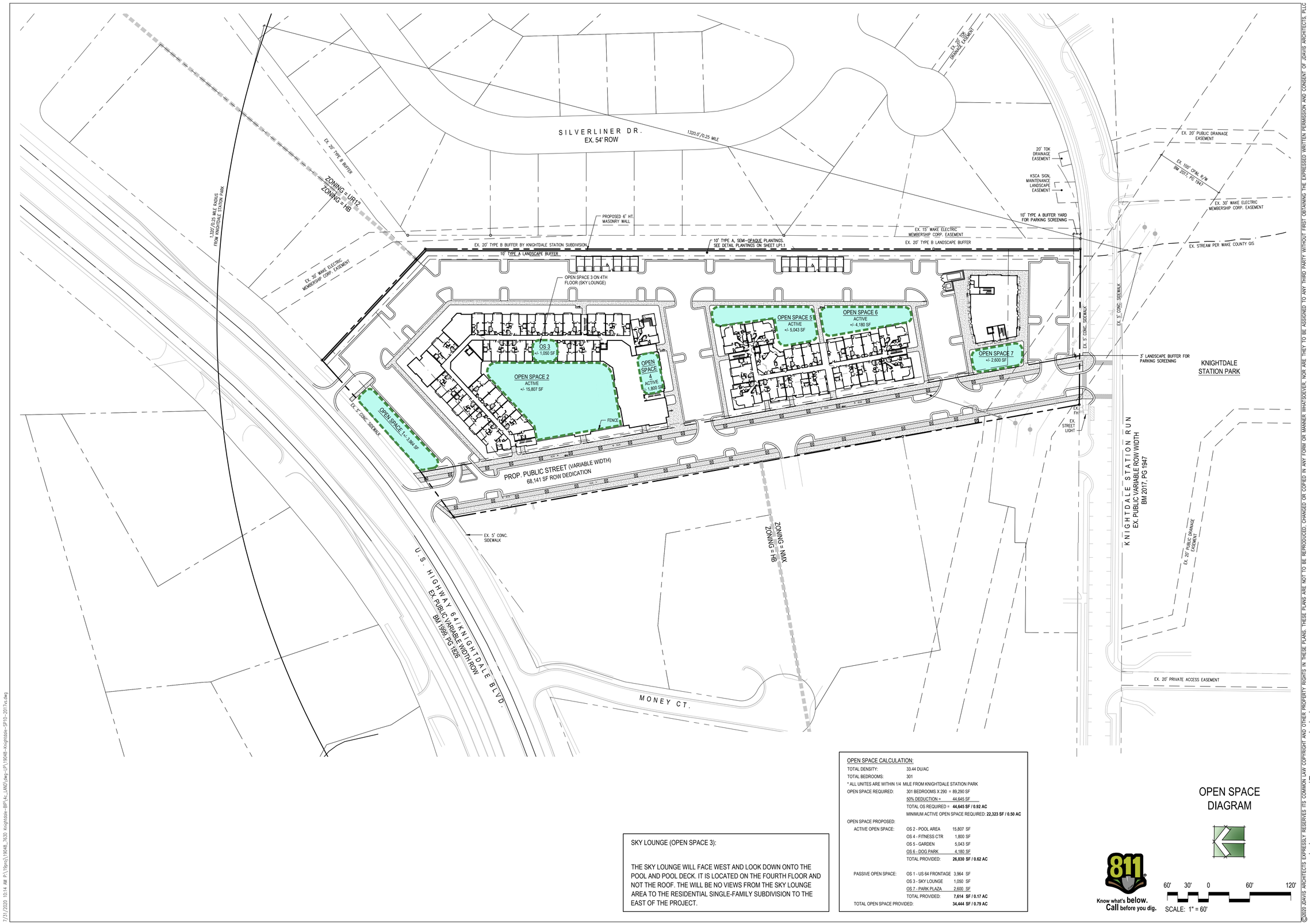


OPEN SPACE CALCULATION:

| | | |
|---|---|---|
| TOTAL DENSITY: | 33.44 DU/AC | |
| TOTAL BEDROOMS: | 301 | |
| * ALL UNITES ARE WITHIN 1/4 MILE FROM KNIGHTDALE STATION PARK | | |
| OPEN SPACE REQUIRED: | 301 BEDROOMS X 290 = | 89,290 SF |
| | 50% DEDUCTION = | 44,645 SF |
| | TOTAL OS REQUIRED = | **44,645 SF / 0.92 AC** |
| | MINIMUM ACTIVE OPEN SPACE REQUIRED: | **22,323 SF / 0.50 AC** |
| OPEN SPACE PROPOSED: | | |
| ACTIVE OPEN SPACE: | OS 2 - POOL AREA | 15,807 SF |
| | OS 4 - FITNESS CTR | 1,800 SF |
| | OS 5 - GARDEN | 5,043 SF |
| | OS 6 - DOG PARK | 4,180 SF |
| | TOTAL PROVIDED: | **26,830 SF / 0.62 AC** |
| PASSIVE OPEN SPACE: | OS 1 - US 64 FRONTAGE | 3,964 SF |
| | OS 3 - SKY LOUNGE | 1,050 SF |
| | OS 7 - PARK PLAZA | 2,600 SF |
| | TOTAL PROVIDED: | **7,614 SF / 0.17 AC** |
| TOTAL OPEN SPACE PROVIDED: | | **34,444 SF / 0.79 AC** |

SKY LOUNGE (OPEN SPACE 3):

THE SKY LOUNGE WILL FACE WEST AND LOOK DOWN ONTO THE POOL AND POOL DECK. IT IS LOCATED ON THE FOURTH FLOOR AND NOT THE ROOF. THE WILL BE NO VIEWS FROM THE SKY LOUNGE AREA TO THE RESIDENTIAL SINGLE-FAMILY SUBDIVISION TO THE EAST OF THE PROJECT.

OPEN SPACE DIAGRAM

Know what's **below.** **Call** before you dig.

60' 30' 0 60' 120'

SCALE: 1" = 60'

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ZMA-1-20

Brown Investment Properties

# The Lofts at Knightdale Station

Knightdale, North Carolina 27545

PUD-MASTER PLAN

PUD - MASTER PLAN

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|---|---|---|
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| | PUD - Master Plan | 06.22.2020 |
| REVISIONS: | 1st Review Comments | 07.30.2020 |
| DRAWN BY: | SB | |
| CHECKED BY: | KT | |
| CONTENT: | OPEN SPACE DIAGRAM | |

LS2.1

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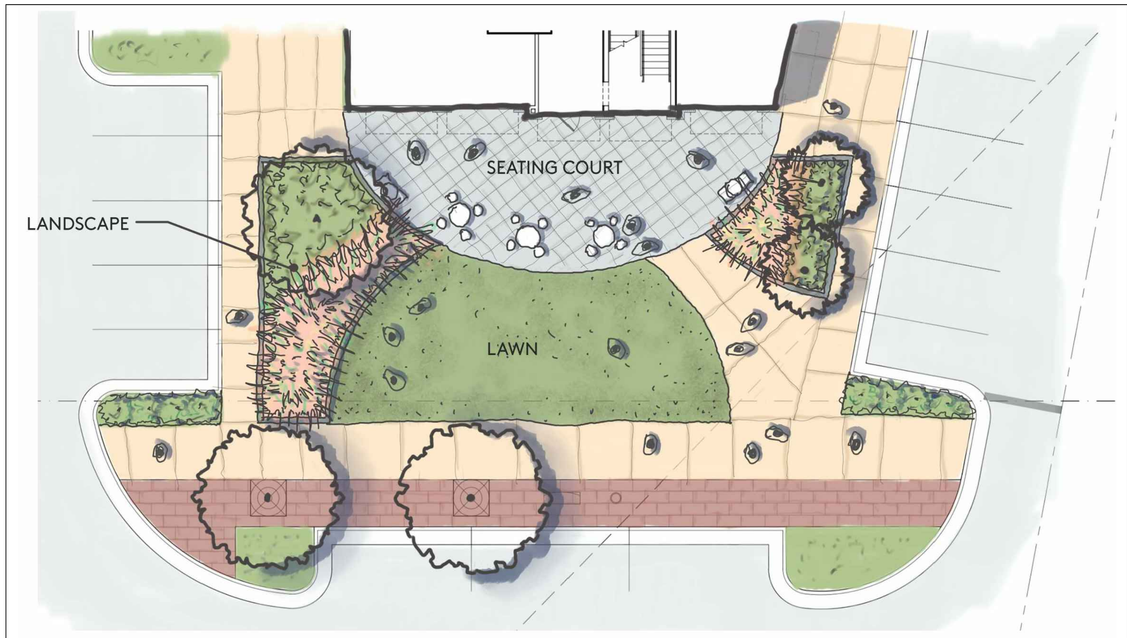
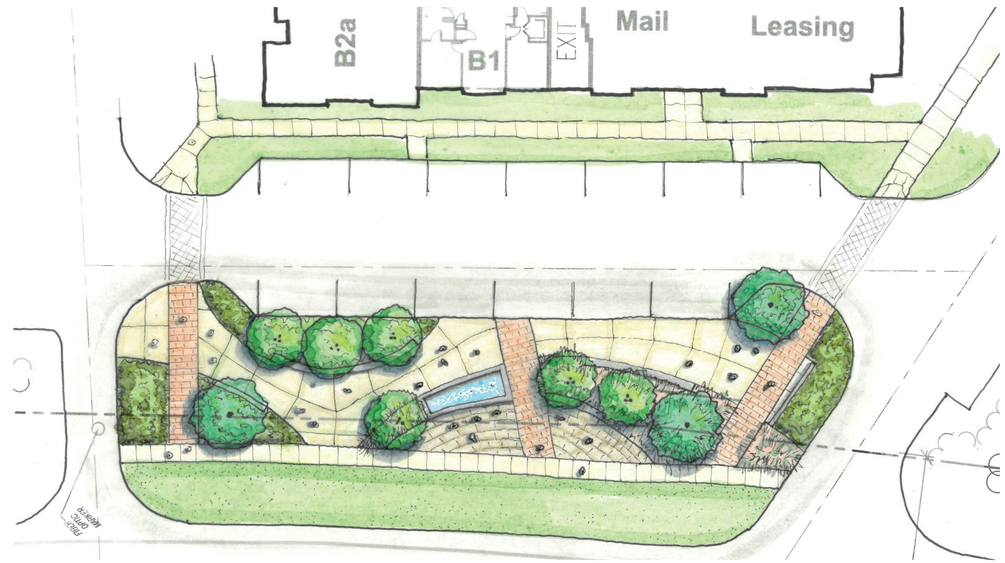


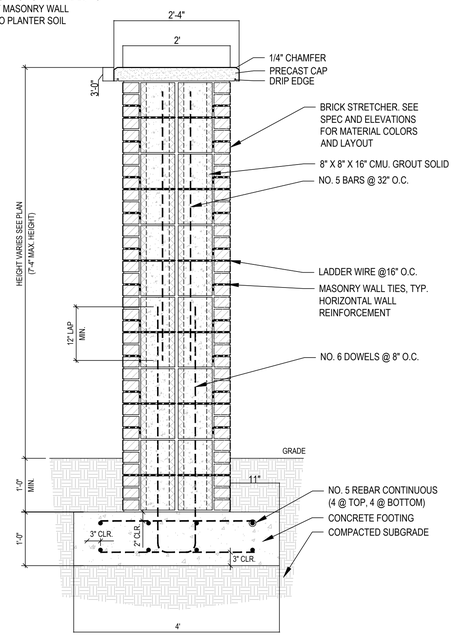

PARK PLAZA EXHIBIT AT OFFICE/RETAIL BUILDING | 3
SCALE: NTS




US HWY 64/KNIGHTDALE BOULEVARD FRONTAGE EXHIBIT | 2
SCALE: NTS

NOTES:

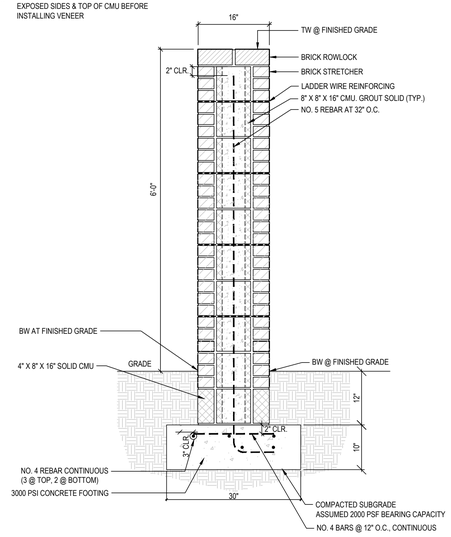
1. DAMP PROOFING TO BE APPLIED TO ALL EXPOSED SIDES & TOP OF CMU BEFORE INSTALLING VENEER. ADDITIONAL DAMP PROOFING TO BE APPLIED TO TOP OF BRICK WALL PRIOR TO INSTALLING BRICK CAP.
2. WATER PROOFING TO BE APPLIED TO SURFACE OF MASONRY WALL ADJACENT TO PLANTER SOIL



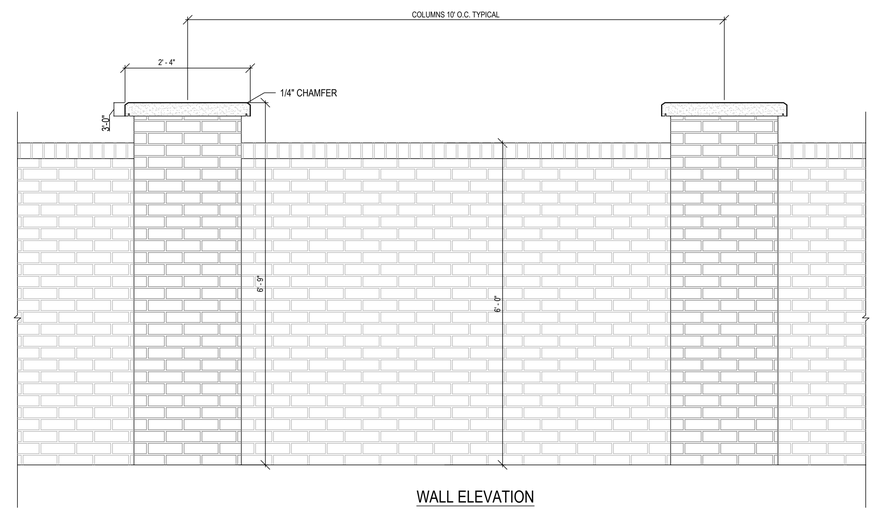

BRICK COLUMN SECTION

NOTES:

1. DAMP PROOFING TO BE APPLIED TO ALL EXPOSED SIDES & TOP OF CMU BEFORE INSTALLING VENEER




BRICK WALL SECTION




WALL ELEVATION

* THE WALL DETAILS & EXHIBIT ARE SCHEMATIC ONLY.

WALL DETAILS | 1
SCALE: 3/4"=1'-0"

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ZMA-1-20

Brown Investment Properties
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Knightdale, North Carolina 27545

PUD-MASTER PLAN

PUD - MASTER PLAN

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| | PUD - Master Plan | 06.22.2020 |
| REVISIONS: | 1st Review Comments | 07.30.2020 |
| DRAWN BY: | YM, SB | |
| CHECKED BY: | KT | |
| CONTENT: | WALL DETAILS, US HWY 64/KNIGHTDALE BLVD. FRONTAGE EXHIBIT & PARK PLAZA EXHIBIT | |

LS3.1

7/31/2020 10:17 AM P:\19proj\19048_7630 Knightdale-BIP\4-LAND\dwg-LP\19048-Knightdale-DTL01-2017-rc.dwg

# 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 WATERLINE 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 WATERLINE SPECIFICATIONS
d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
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 SEPARATIONS 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 A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE 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 COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
8. INSTALL PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR 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 FOG 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 JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

*SERVICE SIZES CALLED OUT ON PLAN

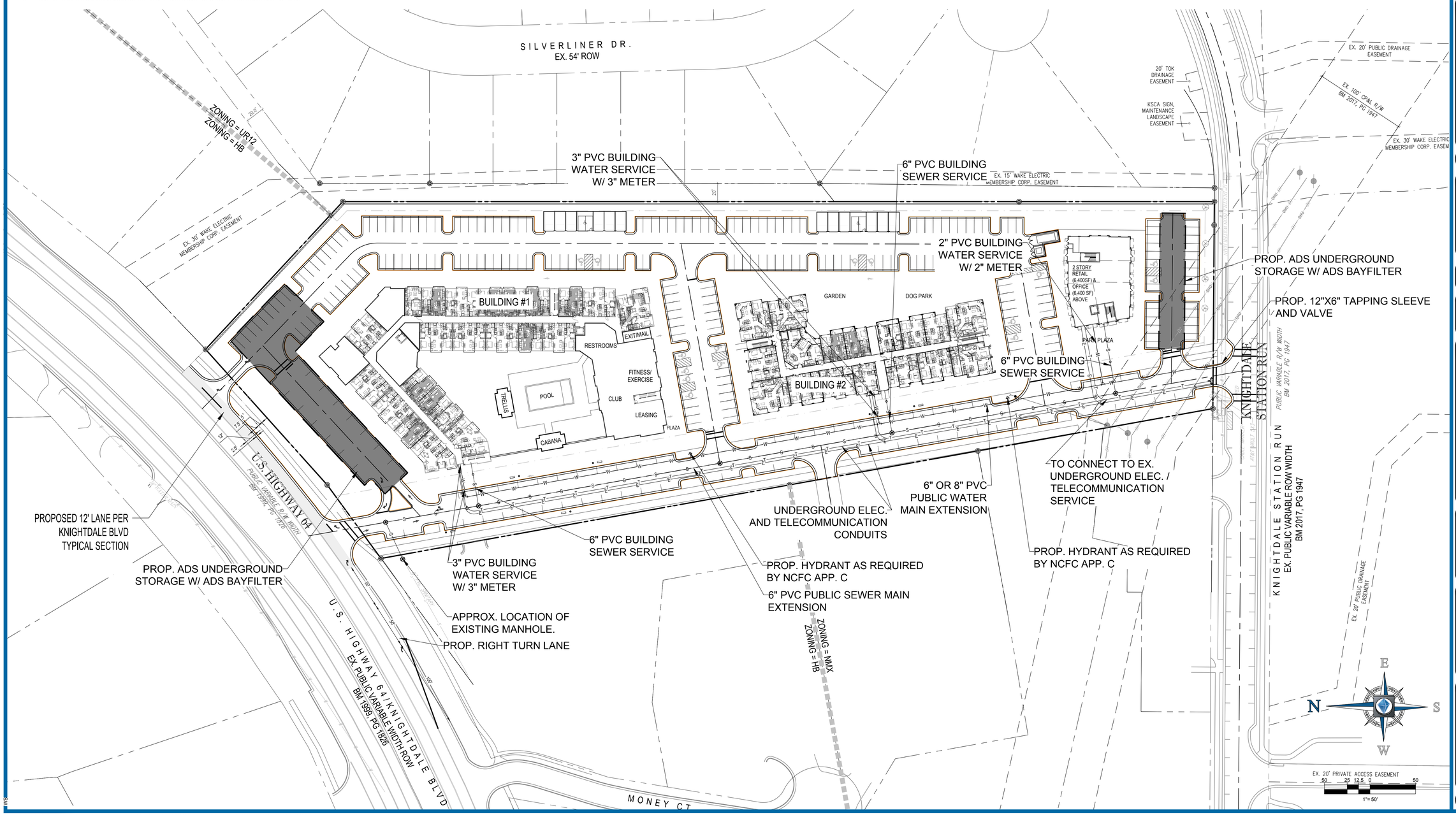
A FIRE FLOW TEST WAS CONDUCTED ON 7/21/20. AN ANALYSIS WAS COMPLETED BASED ON THOSE TEST RESULTS, AND SUFFICIENT FLOW IS AVAILABLE FOR HYDRANTS.

## SITE INFORMATION

| | |
|---|---|
| RESIDENTIAL (HEATED AREA) | 254,146 SF |
| RETAIL (HEATED AREA) | 6,200 SF |
| OFFICE (HEATED AREA) | 6,200 SF |
| TOTAL PROJECT (HEATED AREA) | 266,546 SF |

## WATER ALLOCATION POLICY

| BASE POINTS | |
|---|---|
| MIXED USE DEVELOPMENT (GREENFIELD) | 50 |
| **BONUS POINTS** | |
| SECTION 2B - PARKING LOTS AND STORMWATER BMPS: PROVISIONS OF ON-STREET PUBLIC PARKING (1 POINT PER STALL UP TO 4 MAX) | 4 |
| SECTION 4B - POOL: RESORT STYLE POOL | 2 |
| SECTION 4C - OUTDOOR DECK/PATIO: DECK/PATIO - MORE THAN 2000 SF | 2 |
| SECTION 4E - CLUBHOUSE: MEETING SPACE WITHOUT KITCHEN MORE THAN 3500 SQUARE FEET | 8 |
| | |
| **TOTAL POINTS:** | **66** |




BOHLER™ ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN IS PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING, 4130 PARKLAKE AVE, SUITE 130, RALEIGH, NC 27612 (919) 578-9000

## REVISIONS

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 6/22/20 | PUD - MASTER PLAN | CB / WB |

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

| | |
|---|---|
| PROJECT No.: | NCR192091 |
| DRAWN BY: | WES |
| CHECKED BY: | WLB |
| DATE: | 6/22/20 |
| CAD I.D.: | PUD - MASTER PLAN |

PROJECT:
PUD - MASTER PLAN
FOR
JDAVIS ARCHITECTS
JDAVIS
7630 KNIGHTDALE BLVD.
KNIGHTDALE, NC 27545

BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

SHEET TITLE:
SCM & UTILITY PLAN

SHEET NUMBER:
C-401

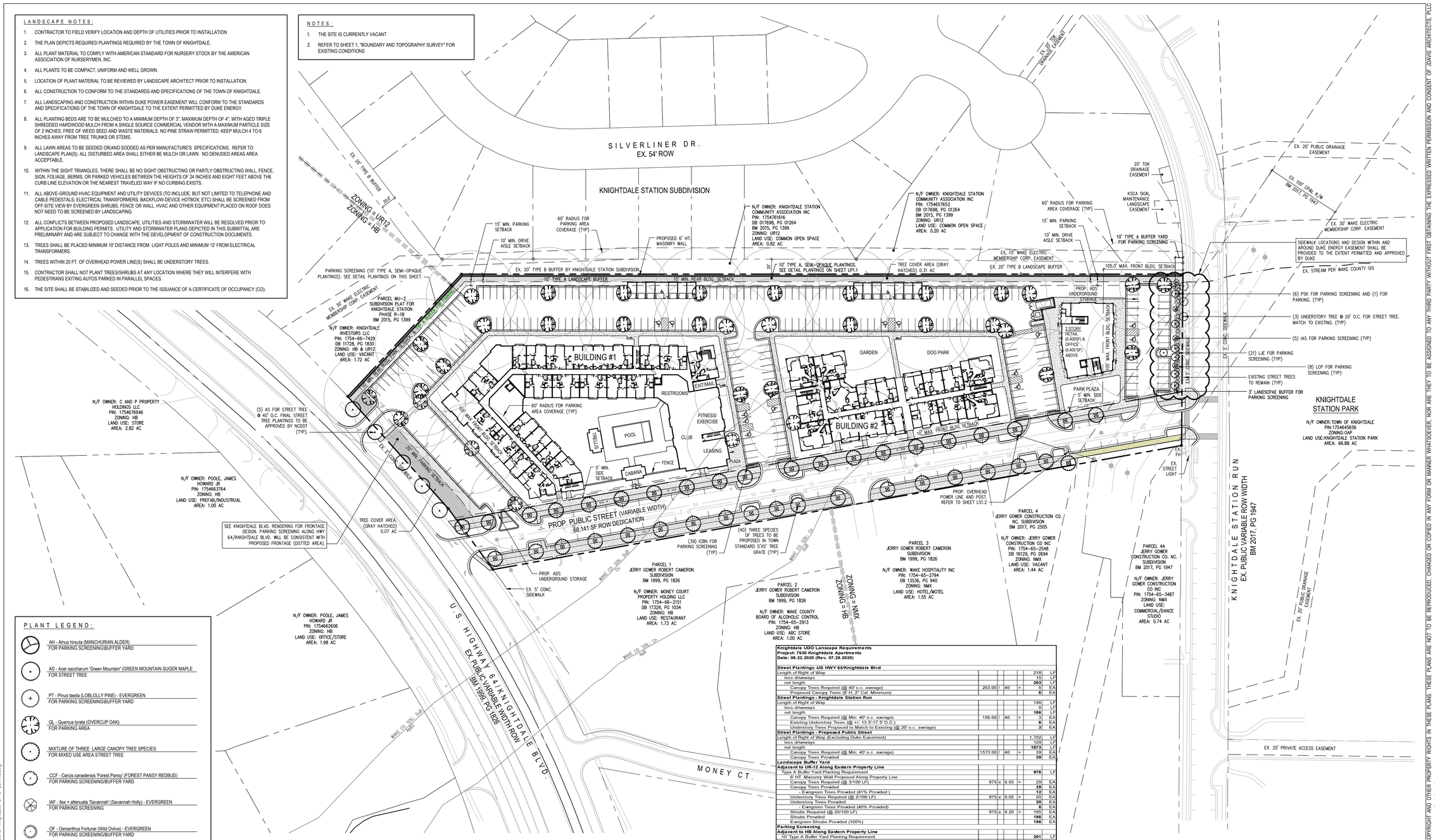
REVISION 1 - 6/22/20

LANDSCAPE NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
2. THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE TOWN OF KNIGHTDALE.
3. ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
5. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF KNIGHTDALE.
7. ALL LANDSCAPING AND CONSTRUCTION WITHIN DUKE POWER EASEMENT WILL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF KNIGHTDALE TO THE EXTENT PERMITTED BY DUKE ENERGY.
8. ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3". MAXIMUM DEPTH OF 4", WITH AGED TRIPLE SHREDDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES, FREE OF WEED SEED AND WASTE MATERIALS. NO PINE STRAW PERMITTED. KEEP MULCH 4 TO 6 INCHES AWAY FROM TREE TRUNKS OR STEMS.
9. ALL LAWN AREAS TO BE SEEDED OR/AND SODDED AS PER MANUFACTURE'S SPECIFICATIONS. REFER TO LANDSCAPE PLAN(S). ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN. NO DENUDED AREAS AREA ACCEPTABLE.
10. WITHIN THE SIGHT TRIANGLES, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
11. ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS; ELECTRICAL TRANSFORMERS; BACKFLOW-DEVICE HOTBOX; ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL. HVAC AND OTHER EQUIPMENT PLACED ON ROOF DOES NOT NEED TO BE SCREENED BY LANDSCAPING.
12. ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
13. TREES SHALL BE PLACED MINIMUM 10' DISTANCE FROM LIGHT POLES AND MINIMUM 12' FROM ELECTRICAL TRANSFORMERS.
14. TREES WITHIN 20 FT. OF OVERHEAD POWER LINE(S) SHALL BE UNDERSTORY TREES.
15. CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS EXITING AUTOS PARKED IN PARALLEL SPACES.
16. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).

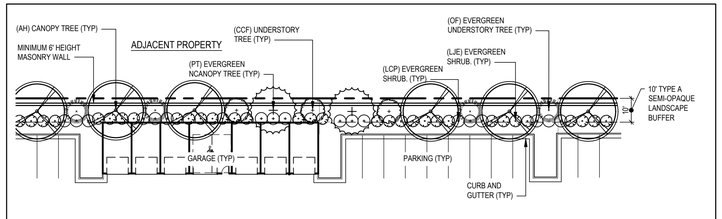
NOTES:

1. THE SITE IS CURRENTLY VACANT
2. REFER TO SHEET 1, "BOUNDARY AND TOPOGRAPHY SURVEY" FOR EXISTING CONDITIONS




PLANT LEGEND:

- AH - Alnus hirsuta (MANCHURIAN ALDER) FOR PARKING SCREENING/BUFFER YARD
- AS - Acer saccharum 'Green Mountain' (GREEN MOUNTAIN SUGER MAPLE FOR STREET TREE
- PT - Pinus taeda (LOBLOLLY PINE) - EVERGREEN FOR PARKING SCREENING/BUFFER YARD
- QL - Quercus lyrata (OVERCUP OAK) FOR PARKING AREA
- MIXTURE OF THREE LARGE CANOPY TREE SPECIES FOR MIXED USE AREA STREET TREE
- CCF - Cercis canadensis 'Forest Pansy' (FOREST PANSY REDBUD) FOR PARKING SCREENING/BUFFER YARD
- IAF - Ilex × attenuata 'Savannah' (Savannah Holly) - EVERGREEN FOR PARKING SCREENING
- OF - Osmanthus Fortunei (Wild Ovlive) - EVERGREEN FOR PARKING SCREENING/BUFFER YARD
- PSK - Prunus serrulata 'Kwanzan' (KWANZAN CHERRY) FOR PARKING AREA/PARKING SCREENING
- EXISTING STREET TREE FOR STREET TREE
- MATCH TO EXISTING TREE FOR STREET TREE
- LJE - Ligustrum japonicum 'East Bay' (EAST BAY LIGUSTRUM) - EVERGREEN FOR PARKING SCREENING/BUFFER YARD
- LCP - Loropetalum chinense 'Purple Diamond' (LOROPETALUM) - EVERGREEN FOR PARKING SCREENING/BUFFER YARD
- ICBN - Ilex cornuta 'Burfordii Nana' (DWARF BURFORD HOLLY) - EVERGREEN FOR PARKING SCREENING




PROPOSED 10' TYPE A SEMI-OPAQUE LANDSCAPE BUFFER
SCALE: NTS
1

| Knightdale UDO Lanscape Requirements<br>Project: 7630 Knightdale Apartments<br>Date: 06.22.2020 (Rev. 07.28.2020) | | | | | |
|---|---|---|---|---|---|
| **Street Plantings -US HWY 64/Knightdale Blvd** | | | | | |
| Length of Right of Way | | | | 218 | LF |
| less driveways | | | | 15 | LF |
| net length | | | | **203** | LF |
| Canopy Trees Required (@ 40' o.c. average) | 203.00 / | 40 | = | 5 | EA |
| Proposed Canopy Trees (8' H, 2" Cal. Minimum) | | | | **8** | EA |
| **Street Plantings - Knightdale Station Run** | | | | | |
| Length of Right of Way | | | | 156 | LF |
| less driveways | | | | 0 | LF |
| net length | | | | **156** | LF |
| Canopy Trees Required (@ Min. 40' o.c. average) | 156.00 / | 40 | = | 3 | EA |
| Existing Understory Trees (@ +/- 13.5'-17.5' O.C.) | | | | **6** | EA |
| Understory Trees Proposed to Match to Existing (@ 20' o.c. average) | | | | **3** | EA |
| **Street Plantings - Proposed Public Street** | | | | | |
| Length of Right of Way (Excluding Duke Easement) | | | | 1,702 | LF |
| less driveways | | | | 129 | LF |
| net length | | | | **1573** | LF |
| Canopy Trees Required (@ Min. 40' o.c. average) | 1573.00 / | 40 | = | 39 | EA |
| Canopy Trees Provided | | | | **39** | EA |
| **Landscape Buffer Yard** | | | | | |
| **Adjacent to UR-12 Along Eastern Property Line** | | | | | |
| Type A Buffer Yard Planting Requirement | | | | **978** | LF |
| 6' HT. Masonry Wall Proposed Along Property Line | | | | | |
| Canopy Trees Required (@ 3/100 LF) | 975 x | 0.03 | = | 29 | EA |
| Canopy Trees Provided | | | | **29** | EA |
| - Evergreen Trees Provided (41% Provided ) | | | | **12** | EA |
| Understory Trees Required (@ 2/100 LF) | 975 x | 0.02 | = | 20 | EA |
| Understory Trees Provided | | | | **20** | EA |
| - Evergreen Trees Provided (40% Provided) | | | | **8** | EA |
| Shrubs Required (@ 20/100 LF) | 975 x | 0.20 | = | 195 | EA |
| Shrubs Provided | | | | **195** | EA |
| Evergreen Shrubs Provided (100%) | | | | **195** | EA |
| **Parking Screening** | | | | | |
| **Adjacent to HB Along Eastern Property Line** | | | | | |
| 10' Type A Buffer Yard Planting Requirement | | | | **201** | LF |
| 6' HT. Masonry Wall Proposed Along Property Line | | | | | |
| Canopy Trees Required (@ 3/100 LF) | 201 x | 0.03 | = | 6 | EA |
| Canopy Trees Provided | | | | **6** | EA |
| - Evergreen Canopy Trees Provided (50%) | | | | **3** | EA |
| Understory Trees Required (@ 2/100 LF) | 201 x | 0.02 | = | 4 | EA |
| Understory Trees Provided | | | | **4** | EA |
| - Evergreen UnderstoryTrees Provided (50% Provided) | | | | **2** | EA |
| Shrubs Required (@ 20/100 LF) | 201 x | 0.20 | = | 40 | EA |
| Evergreen Shrubs Provided (100%) | | | | **40** | EA |
| **Parking Screening** | | | | | |
| **Knightdale Station Run** | | | | | |
| 10' Type A Buffer Yard Planting Requirement | | | | 146 | LF |
| Canopy Trees Required (@ 3/100 LF) | 146 x | 0.03 | = | 4 | EA |
| Unenstory Trees Provided wtin/near Duke Easement | | | | **8** | EA |
| Understory Trees Required (@ 2/100 LF) | 146 x | 0.02 | = | 3 | EA |
| Understory Trees Provided | | | | **3** | EA |
| - Evergreen UnderstoryTrees Provided for Canopy and Understory requirement (45%) | | | | **6** | EA |
| Shrubs Required (@ 20/100 LF) | 146 x | 0.20 | = | 29 | EA |
| Evergreen Shrubs Provided (100%) | | | | **29** | EA |
| **Parking Screening** | | | | | |
| **HWY 64/Knightdale Blvd** | | | | | |
| 20' Type B Buffer Yard Planting Requirement | | | | | |
| Alternate Frontage Proposed - See LS3.1 Exhibit | | | | | |
| **Parking Screening** | | | | | |
| **Proposed Public Street Parking** | | | | | |
| 10' Type A Buffer Yard Planting Requirement | | | | | |
| 3' Buffer Yard w/Evergreen Shrubs @ 3' O.C. Provided | | | | **39** | EA |
| **Plant Size at Time of Installation (Minimum Size)** | | | | | |
| All Deciduous Canopy Trees | 8' H, 2" Cal. | | | | |
| All Evergreen Canopy Trees | 6' H, 2" Cal. | | | | |
| All Deciduous Understory Trees | 6' H, 1-1/2" Cal. | | | | |
| All Evergreen Understory Trees | 6' H, 2" Cal. | | | | |
| All Shrubs | 3 Gal, 18" H, 12"-15" W | | | | |

SIDEWALK LOCATIONS AND DESIGN WITHIN AND AROUND DUKE ENERGY EASEMENT SHALL BE PROVIDED TO THE EXTENT PERMITTED AND APPROVED BY DUKE

LANDSCAPE PLAN

Know what's **below.** **Call** before you dig.

60' 30' 0 60' 120'
SCALE: 1" = 60'

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JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
1218 Chestnut St. 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121

ZMA-1-20

Brown Investment Properties
# The Lofts at Knightdale Station
Knightdale, North Carolina 27545

PUD-MASTER PLAN

FOR REVIEW ONLY NOT FOR CONSTRUCTION
KENNETH D. THOMPSON

PUD - MASTER PLAN

| | | |
|---|---|---|
| PROJECT: | BIP-19048 | DATE |
| ISSUE: | Sketch Plan | 12.04.2019 |
| | PUD - Master Plan | 06.22.2020 |
| REVISIONS: | 1st Review Comments | 07.30.2020 |
| DRAWN BY: | MA, SB | |
| CHECKED BY: | KT | |
| CONTENT: | SKETCH PLAN | |

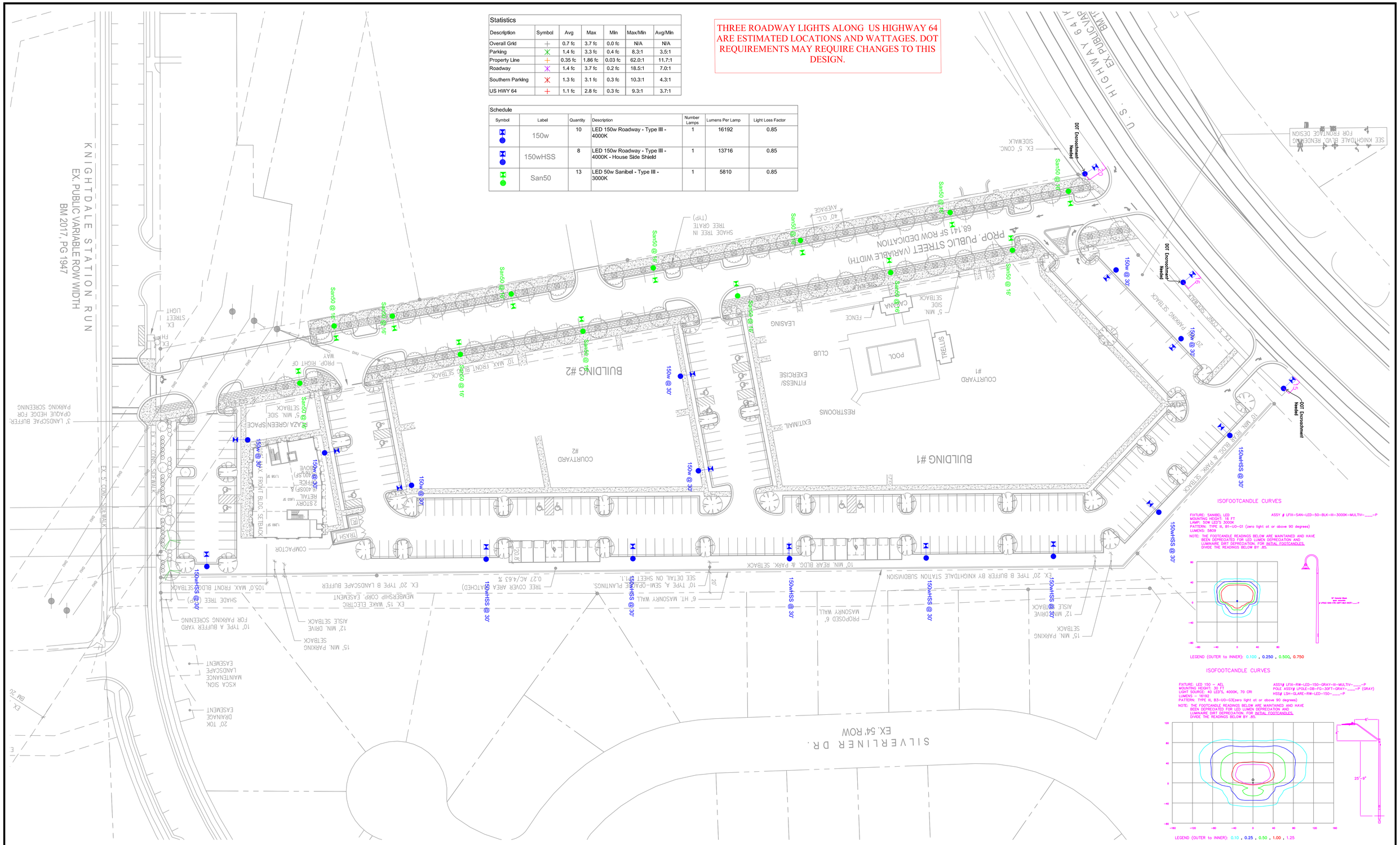
LP1.1

7/30/2020 5:45 PM P:\1Bproj\19048_7630 Knightdale-BIP\4c_LAND\dwg-LP\19048-Knightdale-SP10-2017xc.dwg

| Statistics | | | | | | |
|---|---|---|---|---|---|---|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Overall Grid | + | 0.7 fc | 3.7 fc | 0.0 fc | N/A | N/A |
| Parking | × | 1.4 fc | 3.3 fc | 0.4 fc | 8.3:1 | 3.5:1 |
| Property Line | + | 0.35 fc | 1.86 fc | 0.03 fc | 62.0:1 | 11.7:1 |
| Roadway | × | 1.4 fc | 3.7 fc | 0.2 fc | 18.5:1 | 7.0:1 |
| Southern Parking | × | 1.3 fc | 3.1 fc | 0.3 fc | 10.3:1 | 4.3:1 |
| US HWY 64 | + | 1.1 fc | 2.8 fc | 0.3 fc | 9.3:1 | 3.7:1 |

THREE ROADWAY LIGHTS ALONG US HIGHWAY 64 ARE ESTIMATED LOCATIONS AND WATTAGES. DOT REQUIREMENTS MAY REQUIRE CHANGES TO THIS DESIGN.

| Schedule | | | | | | |
|---|---|---|---|---|---|---|
| Symbol | Label | Quantity | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor |
| | 150w | 10 | LED 150w Roadway - Type III - 4000K | 1 | 16192 | 0.85 |
| | 150wHSS | 8 | LED 150w Roadway - Type III - 4000K - House Side Shield | 1 | 13716 | 0.85 |
| | San50 | 13 | LED 50w Sanibel - Type III - 3000K | 1 | 5810 | 0.85 |




## LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy Progress. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

Customer approval_____ Date_____

DISTANCE CALIBRATION (INCHES)

0 0.5 1.0 2.0 3.0 4.0

DUKE ENERGY® PROGRESS

## PROPRIETARY & CONFIDENTIAL

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7630 KNIGHTDALE BLVD

KNIGHTDALE, NC

SITE LIGHTING PLAN

Designed by DEP LIGHTING SOLUTIONS

Reviewed by N. Johnson Scale 1" = 40'

Date 07/27/2020 Size "Arch D"

Description LED 50w Sanibel & 150w Roadway

Drawing No. 20-0177C Sht. 1 OF 1

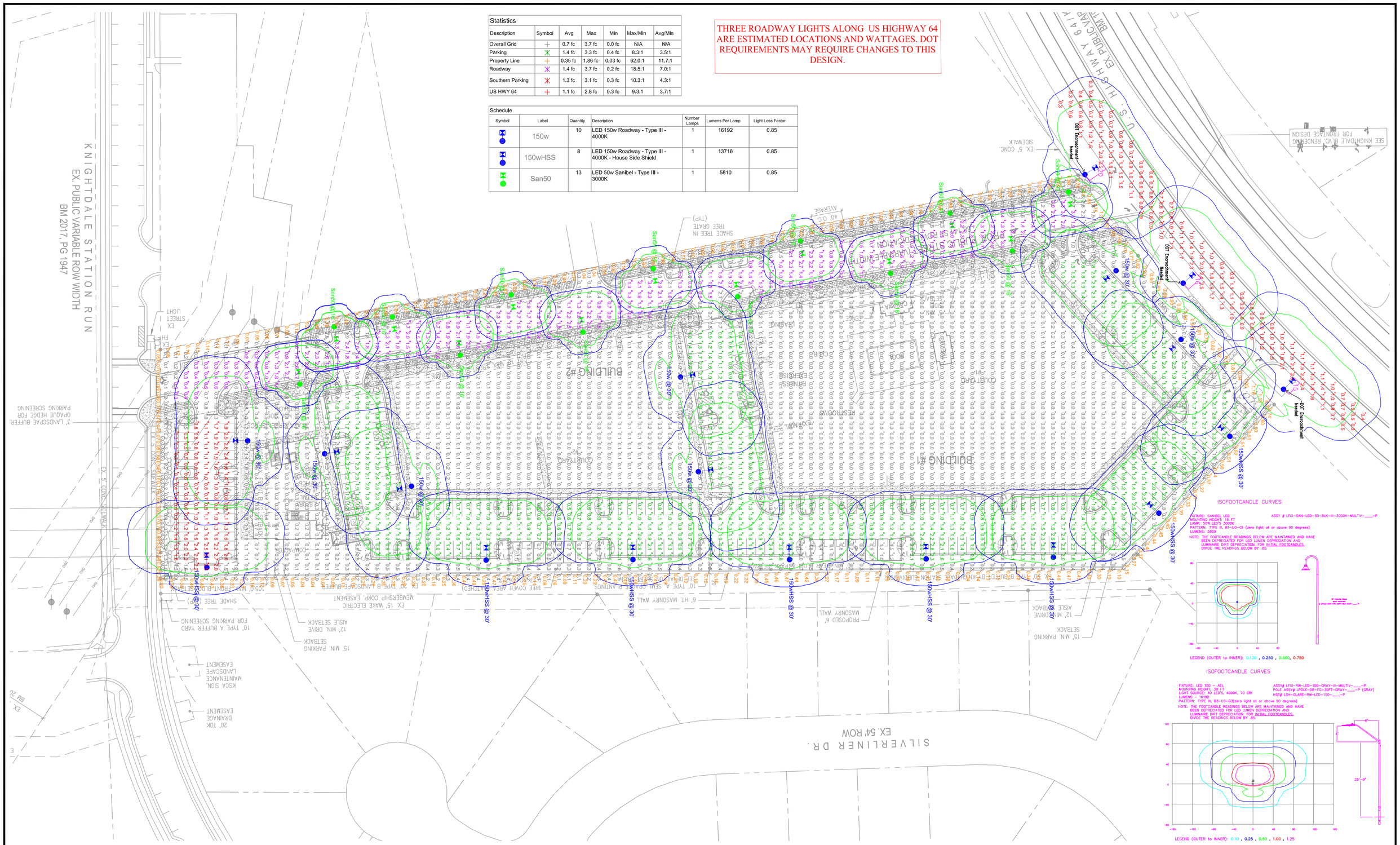
THREE ROADWAY LIGHTS ALONG US HIGHWAY 64 ARE ESTIMATED LOCATIONS AND WATTAGES. DOT REQUIREMENTS MAY REQUIRE CHANGES TO THIS DESIGN.

## Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| Overall Grid | + | 0.7 fc | 3.7 fc | 0.0 fc | N/A | N/A |
| Parking | × | 1.4 fc | 3.3 fc | 0.4 fc | 8.3:1 | 3.5:1 |
| Property Line | + | 0.35 fc | 1.86 fc | 0.03 fc | 62.0:1 | 11.7:1 |
| Roadway | × | 1.4 fc | 3.7 fc | 0.2 fc | 18.5:1 | 7.0:1 |
| Southern Parking | × | 1.3 fc | 3.1 fc | 0.3 fc | 10.3:1 | 4.3:1 |
| US HWY 64 | + | 1.1 fc | 2.8 fc | 0.3 fc | 9.3:1 | 3.7:1 |

## Schedule

| Symbol | Label | Quantity | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor |
|---|---|---|---|---|---|---|
| | 150w | 10 | LED 150w Roadway - Type III - 4000K | 1 | 16192 | 0.85 |
| | 150wHSS | 8 | LED 150w Roadway - Type III - 4000K - House Side Shield | 1 | 13716 | 0.85 |
| | San50 | 13 | LED 50w Sanibel - Type III - 3000K | 1 | 5810 | 0.85 |




## LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy Progress. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

Customer approval_____ Date_____

DISTANCE CALIBRATION (INCHES)

0 0.5 1.0 2.0 3.0 4.0

DUKE ENERGY® PROGRESS

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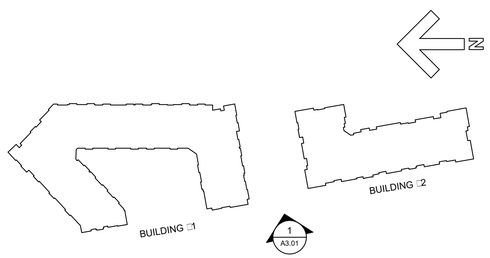
7630 KNIGHTDALE BLVD
KNIGHTDALE, NC
SITE LIGHTING PLAN

Designed by DEP LIGHTING SOLUTIONS
Reviewed by N. Johnson Scale 1" = 40'
Date 07/27/2020 Size "Arch D"
Description LED 50w Sanibel & 150w Roadway
Drawing No. 20-0177C Sht. 1 OF 1

TYPICAL FRONT ELEVATION
SCALE: N.T.S. | 5




BUILDINGS #1 & #2: KEY PLAN
SCALE: N.T.S. | 4

BUILDING #2 ELEVATION
SCALE: 1/16" = 1'-0" | 3

BUILDING # 1 ELEVATION
SCALE: 1/16" = 1'-0" | 2

ALL ELEVATIONS ARE SCHEMATIC ONLY

STREETSCAPE ELEVATION
SCALE: 1/30" = 1'-0" | 1

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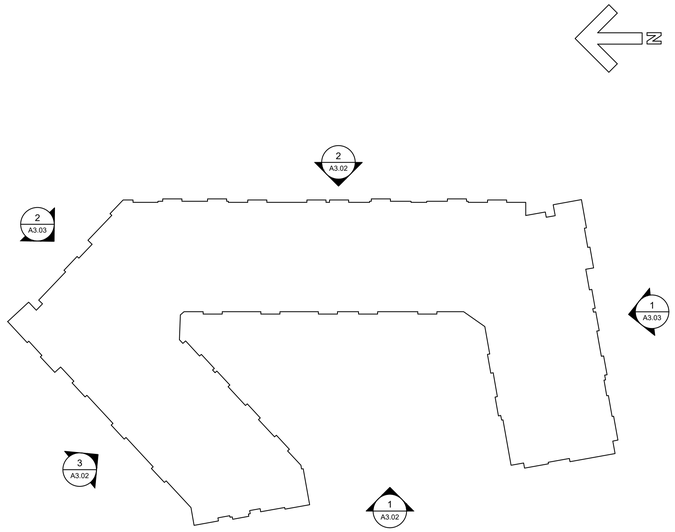
JDAVIS
510 South Wilmington St. | Raleigh, NC 27601 | tel 919.835.1500
1518 Walnut St. Suite 1306 | Philadelphia, PA 19102 | tel 215.545.0721

Brown Investment Properties
# The Lofts at Knightdale Station
7630 Knightdale Boulevard
Knightdale, North Carolina 27545

J. DAVIS ARCHITECTS, PLLC
REGISTERED ARCHITECTURAL COMPANY
CERT. NO. 51206
NORTH CAROLINA
RALEIGH, N.C.

| | | DATE |
|---|---|---|
| PROJECT: | 2019125-Knightdale | |
| ISSUE: | SKETCH PLAN | 12.04.2019 |
| REVISIONS: | 2nd Review Comments | 02.12.2020 |
| | PUD Submittal | 06.22.2020 |
| | 1st Review Comments | 07.30.2020 |
| DRAWN BY: | - | |
| CHECKED BY: | - | |
| CONTENT: | - | |
| | BUILDING ELEVATIONS | |

A3.01




BUILDING 1: KEY PLAN
SCALE: N.T.S.
4

BUILDING 1: SIDE ELEVATION
SCALE: 3/32" = 1'-0"
3

BUILDING 1: REAR ELEVATION
SCALE: 3/32" = 1'-0"
2

ALL ELEVATIONS ARE SCHEMATIC ONLY

BUILDING 1: STREETSCAPE ELEVATION
SCALE: 3/32" = 1'-0"
1

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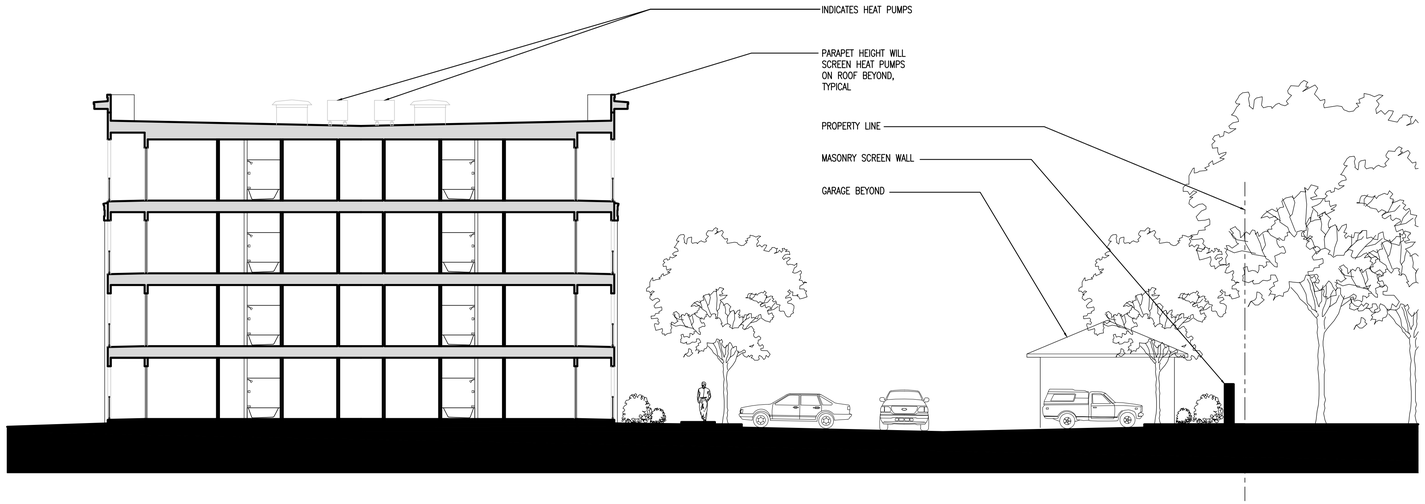
Brown Investment Properties
# The Lofts at Knightdale Station
7630 Knightdale Boulevard
Knightdale, North Carolina 27545

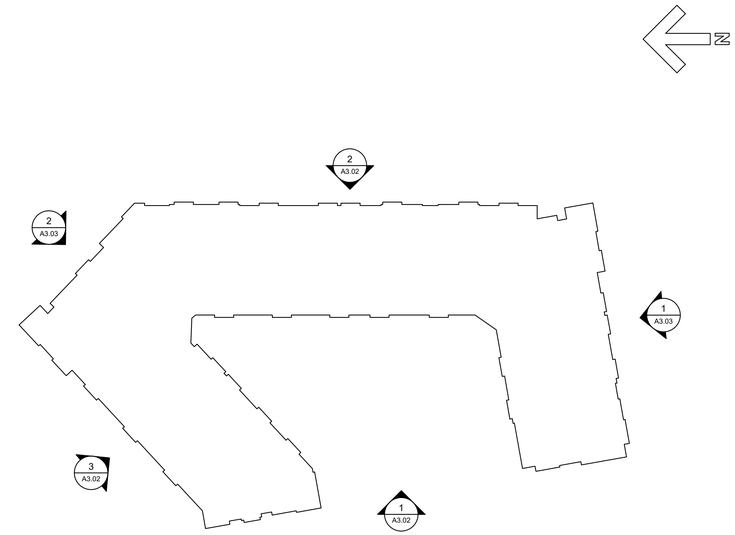
J. DAVIS ARCHITECTS, PLLC
REGISTERED ARCHITECTURAL COMPANY
CERT. NO. 51208
NORTH CAROLINA
RALEIGH, N.C.

| | | DATE |
|---|---|---|
| PROJECT: | 2019125-Knightdale | |
| ISSUE: | SKETCH PLAN | 12.04.2019 |
| REVISIONS: | 2nd Review Comments | 02.12.2020 |
| | PUD Submittal | 06.22.2020 |
| | 1st Review Comments | 07.30.2020 |
| DRAWN BY: | - | |
| CHECKED BY: | - | |
| CONTENT: | - | |
| | BUILDING ELEVATIONS | |

A3.02




SITE SECTION
SCALE: 3/32" = 1'-0"
4




BUILDING 1: KEY PLAN
SCALE: N.T.S.
3

BUILDING 1: SIDE ELEVATION
SCALE: 3/32" = 1'-0"
2

ALL ELEVATIONS ARE SCHEMATIC ONLY

BUILDING 1: SIDE ELEVATION
SCALE: 3/32" = 1'-0"
1

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NORTH CAROLINA
RALEIGH, N.C.

| | | DATE |
|---|---|---|
| PROJECT: | 2019125-Knightdale | |
| ISSUE: | SKETCH PLAN | 12.04.2019 |
| | - | - |
| | - | - |
| | - | - |
| REVISIONS: | 2nd Review Comments | 02.12.2020 |
| | PUD Submittal | 06.22.2020 |
| | 1st Review Comments | 07.30.2020 |
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| DRAWN BY: | - | |
| CHECKED BY: | - | |
| CONTENT: | - | |
| | BUILDING ELEVATIONS | |
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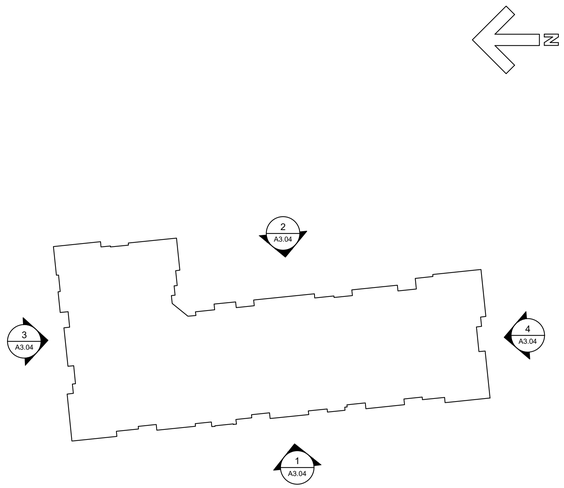
A3.03




BUILDING 2: KEY PLAN | 5
SCALE: N.T.S.

BUILDING 2: SIDE ELEVATION | 4
SCALE: 3/32" = 1'-0"

BUILDING 2: SIDE ELEVATION | 3
SCALE: 3/32" = 1'-0"

BUILDING 2: REAR ELEVATION | 2
SCALE: 3/32" = 1'-0"

ALL ELEVATIONS ARE SCHEMATIC ONLY

BUILDING 2: STREETSCAPE ELEVATION | 1
SCALE: 3/32" = 1'-0"

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NORTH CAROLINA
RALEIGH, N.C.

| | | DATE |
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| ISSUE: | SKETCH PLAN | 12.04.2019 |
| | - | - |
| | - | - |
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| | 1st Review Comments | 07.30.2020 |
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| DRAWN BY: | - | |
| CHECKED BY: | - | |
| CONTENT: | - | |
| | BUILDING ELEVATIONS | |
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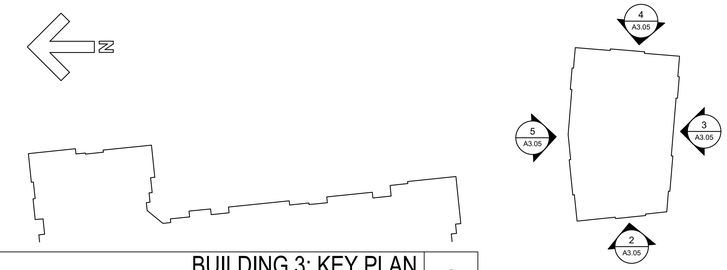
A3.04

ALL ELEVATIONS
ARE SCHEMATIC
ONLY




BUILDING 3: KEY PLAN 6
SCALE: N.T.S.

BUILDING 3: NORTH ELEVATION 5
SCALE: 1/8" = 1'-0"

BUILDING 3: EAST ELEVATION 4
SCALE: 1/8" = 1'-0"

BUILDING 3: SOUTH ELEVATION 3
SCALE: 1/8" = 1'-0"

BUILDING 2: WEST ELEVATION 2
SCALE: 1/8" = 1'-0"

NEW PUBLIC STREETSCAPE VIEW 1
SCALE: N.T.S.

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| | 1st Review Comments | 07.30.2020 |
| DRAWN BY: | - | |
| CHECKED BY: | - | |
| CONTENT: | BUILDING ELEVATIONS | |

A3.05

# Town of Knightdale

*Staff Report Cover Sheet*

Title: Parkstone Utility Allocation Agreement Amendment

Staff: Donna Tierney, Planner

Date: August 19, 2020

**PURPOSE**

- To provide an overview of a Utility Allocation Agreement amendment request for the recently approved Parkstone Phase 2 development

**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
- Draft Utility Allocation Agreement document & Exhibits

**STAFF RECOMMENDATION**

- Hold a public hearing and receive public comment
- Due to statutory requirements for electronic meetings, the Public Comment Period will remain open for 24 hours after the meeting and any comments received through that period will be entered into the record. Therefore, the Parkstone Utility Allocation and Infrastructure Agreement Amendment will be on the next available Town Council agenda for recommended approval and adoption.

# Town of Knightdale

*Staff Report*

Title: Parkstone Utility Allocation Agreement Amendment

Staff: Donna Tierney, Planner

Date: August 19, 2020

Director Signature: CH

Asst. Town Manger Signature: DT

Town Manager Signature: WRS

## I. REQUEST:

Mike King, K&L Gates LLP, on behalf of Knightdale Development Ownership LLC, has requested that the Town Council consider approving an amendment to the existing Utility Allocation and Infrastructure Agreement (UAA) for the Parkstone development. The details of the amendment mainly reflect the zoning conditions approved in the recent rezoning case, ZMA-8-19, and also to propose a method for extending the final completion date up to three years for the commercial portion of the project. The UAA amendment has been reviewed by the developer, Town Attorney, and staff.

## II. PROJECT PROFILE:

| | |
|---|---|
| PROPERTY LOCATION: | Village Park Drive and Parkstone Towne Blvd. |
| WAKE COUNTY PINs: | 1744833775, 1744843799, 1744856629, 1744852568, 1744850425 |
| ZONING DISTRICTS: | HB-CD, RMX-PUD, RMX-CD |
| NAME OF PROJECT: | Parkstone |
| APPLICANT: | Mike King, K&L Gates LLP |
| PROPERTY OWNER: | Knightdale Development Ownership LLC |
| PROPERTY SIZE: | 52.55 acres (5 parcels) |
| APPROVED LAND USE: | Commercial/Retail, Townhomes, Multi-Family |

## III. PROJECT HISTORY:

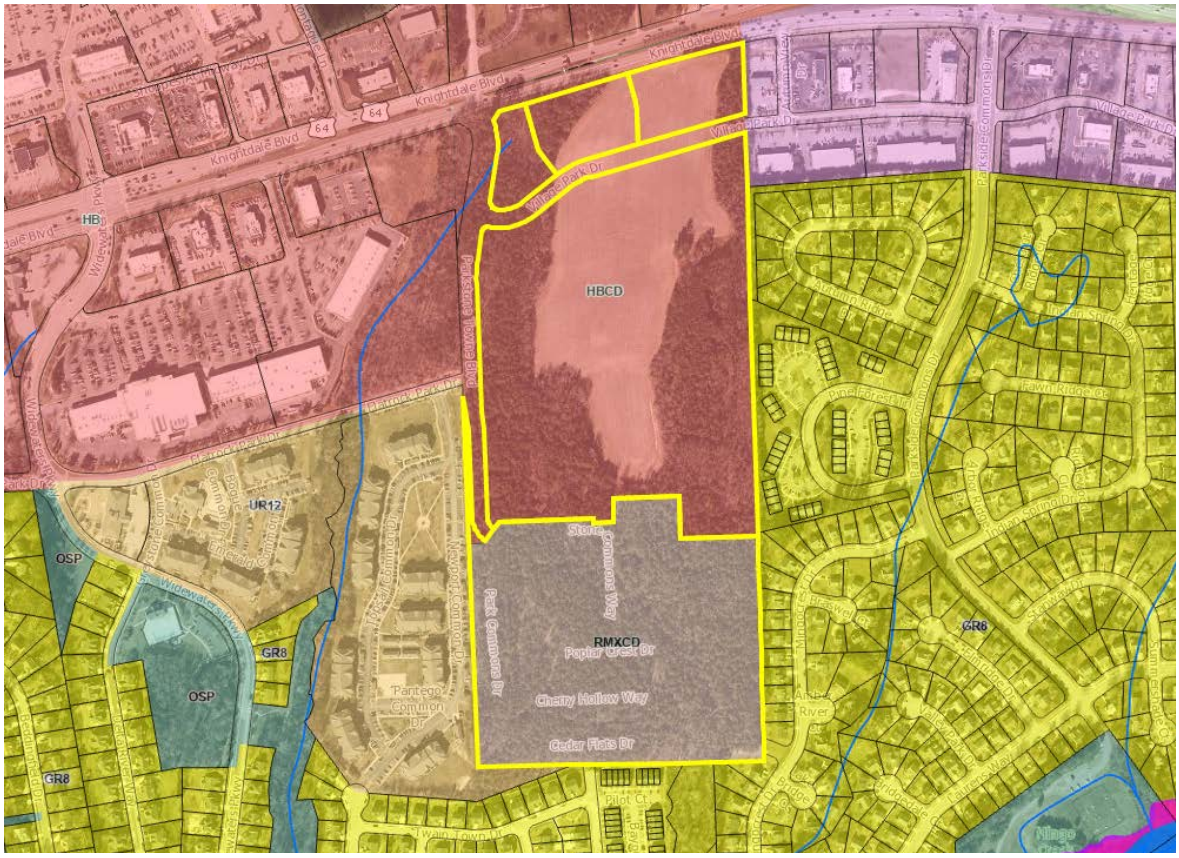
In 2016, Town Council approved ZMA-7-16 which rezoned the entire subject property to Highway Business Conditional District. The original Utility Allocation Agreement was approved by Town Council on September 21, 2016 and outlined the phasing schedule, architectural conditions, and other details of the development.

On June 17, 2020, the Town Council approved a request (ZMA-8-19; ORD#20-06-17-006) to rezone 15.68 acres of the 26.68 acre undeveloped parcel identified by Wake County PIN 1744-84-3799 from Highway Business Conditional District (HB-CD) to Residential Mixed Use Planned Unit Development (RMX-PUD) for a 148 unit townhome development. The approval also amended the original Parkstone Master Plan, resulting in a net reduction of the current commercial area (HB-CD) from 26.68 to 11.0 acres and reducing the commercial retail space from approximately 260,000 square feet to 102,200 square feet.

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

The Parkstone development is located south of Knightdale Blvd., east of Parkstone Towne Blvd., and west of Parkside Commons Drive.

| DIRECTION | LAND USE | ZONING |
|---|---|---|
| North | Retail/Commercial | HB |
| South | Single Family Homes | GR-8 |
| East | Retail/Office<br>Single Family Homes | NMX<br>GR-8 |
| West | Shopping Center/Retail<br>Multi-Family | HB<br>UR-12 |



Zoning map of the subject properties and adjacent properties

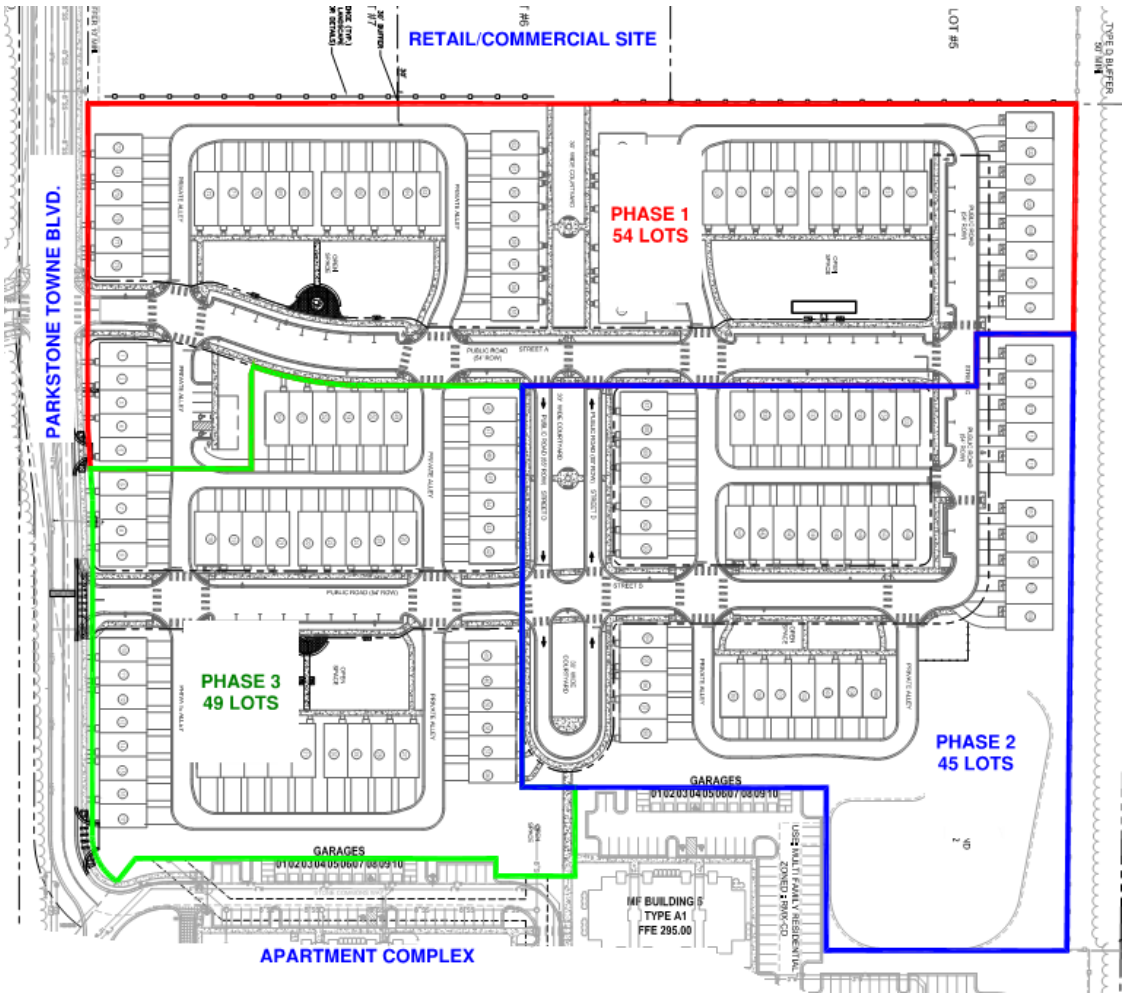
## V. PROPOSED ELEMENTS OF UTILITY ALLOCATION AGREEMENT AMENDMENT:

With the exception of the proposed changes prompted by the recent rezoning case, the existing Parkstone UAA remains unchanged and in full force and effect. The following elements and terms are proposed for the Parkstone Utility Allocation Agreement Amendment. Full details of each item can be found in the attached draft document of the UAA Amendment.

A. **Phasing & Completion:**

The original Parkstone UAA contained a Phase 2 completion date of August 17, 2023, six (6) years after the date the developer acquired the property. However, due to the revision of the site plan, the applicant is seeking a conditional extension that could be up to three years, for the final completion date for the commercial portion. This request for extension is dependent on the developer meeting the terms of the phasing schedule for the residential portion. As the amendment is currently proposed, for each residential phase that is recorded by a certain deadline, the developer will receive a one-year extension on the commercial portion. There are three residential phases, so the potential extension is for up to three years, resulting in a final commercial completion date on or before August 17, 2026.

As shown below, the residential townhome project is planned for development in three phases. If the first phase (54 lots) is recorded on or before August 17, 2021, then the final commercial completion date will be automatically extended for one year until August 17, 2024. If the second phase (45 lots) is recorded on or before August 17, 2022, then the final commercial completion date will be automatically extended for an additional year until August 17, 2025. If the third phase (49 lots) is recorded on or before August 17, 2023, then the final commercial completion date will be automatically extended for an additional year until August 17, 2026.



B. **Master Plan & PUD:**
Under ZMA-8-19, the original Parkstone Master Plan was amended to reflect a net reduction in the commercial/retail on 11 acres of the site and to allow for a 148 townhome development on the 15.68 acre balance. Approval of the townhome development was via a Planned Unit Development and the approved document can be viewed in the "RMX-PUD Document" exhibit in the attached UAA Amendment.

C. **Recreational Open Space:**
The applicant has inserted the new Open Space plan approved under ZMA-8-19. Amenities include central gathering plazas with stamped concrete, benches, seat walls, and enhancing landscaping, playground equipment, bocce court, a north-south green corridor with benches, and an outdoor dining area in the commercial tract (Exhibit E).

D. **Community Design Exceptions:**
Several zoning conditions were granted with the approved PUD and Master Plan. Those exceptions are listed below and are contained in the attached UAA Amendment.

i. 18 townhouse units will have front driveway access, not rear alley
ii. Front setbacks may be greater than the UDO maximum of 25 ft.
iii. Spacing between townhomes can be as close as six feet
iv. The required Type C landscape buffer between the commercial and residential parcels will be variable width rather than the UDO required 50 ft. width. A vinyl privacy fence will be installed in addition to the variable buffer.
v. The required recreational open space was reduced by 4%

E. **Architectural Standards:**
The developer submitted actual townhome elevations that will be built in the development. In addition to the elevations, the applicant offered and agreed to the additional conditions found in attached UAA Amendment (Exhibit F).

F. **Miscellaneous Edits:**
The applicant has revised specific references and descriptions based on the changes to the approved Master Plan (site plan). Due to the reduction in commercial space, building and lot labels needed to be changed.

## VI. STAFF RECOMMENDATION:

After receiving public comment, staff recommends the Town Council close the public hearing. Due to statutory requirements for electronic meetings, the Public Comment Period will remain open for 24 hours after the meeting and any comments received through that period will be entered into the record. Therefore, the Parkstone Utility Allocation and Infrastructure Agreement Amendment will be on the next Town Council agenda for recommended approval and adoption.

Prepared by and after recording return to:
Michael F. King
K&L Gates LLP
4350 Lassiter at North Hills Avenue, Suite 300
Raleigh, NC 27609

NORTH CAROLINA

WAKE COUNTY

**PARKSTONE SUBDIVISION**
**AMENDMENT TO UTILITY ALLOCATION AGREEMENT**

THIS AMENDMENT TO UTILITY ALLOCATION AGREEMENT (the "Amendment") is made effective as of the ___ day of _____, 2020, by and between the TOWN OF KNIGHTDALE, a municipal corporation existing under the laws of the State of North Carolina ("Town") and Knightdale Development Ownership, LLC, a Delaware limited liability company ("Developer").

WITNESSETH:

WHEREAS, Town, Owner, and Developer entered into that certain Utility Allocation Agreement December 21, 2016 and recorded at Book 16667, Page 2285, Wake County Register of Deeds (the "UAA");

WHEREAS, any capitalized terms not otherwise defined in this Amendment shall have the meanings ascribed to such terms in the UAA;

WHEREAS, the Master Plan has been amended by that certain Town of Knightdale Ordinance #20-06-17-006 approving zoning application ZMA-8-19 ("Zoning Action") in which a portion of the Property consisting of 26.68 acres was rezoned from Highway Business Conditional District (HB-CD) to Residential Mixed Use with a Planned Unit Development (RMX-PUD) to permit a 148-unit townhome development on approximately 15.68 acres of the Property ("RMX-PUD Property") and to amend the Master Plan on the remaining 11 acre portion of the Property subject to the Zoning Action that remains zoned HB-CD to reduce the

commercial retail space from approximately 260,000 square feet to 102,200 square feet and to approve a new site plan for such portion of the Property ("HB-CD Property");

WHEREAS, the parties desire to modify the UAA to reflect the changes to the Master Plan effected by the Zoning Action and to update certain terms of the UAA; and

WHEREAS, this Amendment is entered into by the parties as required by Section 13.I. of the UAA.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by this reference, the mutual promises, covenants and obligations contained in the UAA and contained herein, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. UAA Otherwise Unmodified. Except as herein amended, the UAA shall remain unchanged and in full force and effect, and the parties hereto hereby ratify and affirm their respective rights and obligations under the UAA. In the event of any conflict between this Amendment and the Agreement, this Amendment shall govern.

Section 2. Owner No Longer Necessary Party. The parties hereto acknowledge that the Property formerly owned by Jane P Suggs and Norwood O & Nancy H Hargrove Properties LP (collectively, "Former Owner") was conveyed to Developer by that certain General Warranty Deed recorded at Book 16734, Page 1222, Wake County Registry. Furthermore, the parties hereto hereby affirm that all obligations and rights of Former Owner under the UAA were transferred to Developer upon Developer's acquisition of the Property and that Former Owner is therefore no longer a necessary party to the UAA.

Section 3. Modifications and Updates.

A. Section 3.B. of the UAA is hereby amended by deleting the first sentence of such section and replacing it with the following sentence: "Developer has received Town approval of a Master Plan, with case number ZMA-7-16, as amended by Town of Knightdale Ordinance #20-06-17-006, with case number ZMA-8-19."

B. Exhibit B attached to the UAA is hereby amended to delete Sheet C2.0 and replace it with Sheet L2.0 attached to this Amendment on Exhibit B. All references in the UAA to Sheet C2.0 of the Master Plan shall refer to Sheet L2.0 of Exhibit B attached to this Amendment.

C. Exhibit C attached to the UAA is hereby amended by adding the townhome development to Phase 2 of the Development. In addition, Section 3.b. of the Phasing Schedule attached as Exhibit C to the UAA is hereby deleted and replaced with the following: "Completion of construction for the commercial project within the HB-CD Property and for the residential townhome project within the RMX-PUD Property shall occur no later than August 17, 2023 ("Completion Date"), unless the Completion Date is extended as hereinafter set forth. The residential townhome project within the RMX-PUD Property is planned for development in three phases as shown on the phasing plan attached as Schedule 1 to Exhibit C. If the first phase of lots within the townhome project is recorded on or before August 17, 2021, then the Completion

Date shall be automatically extended for one year until August 17, 2024. If the second phase of lots within the townhome project is recorded on or before August 17, 2022, then the Completion Date shall be automatically extended for an additional year until August 17, 2025. If the third phase of lots within the townhome project is recorded on or before August 17, 2023, then the Completion Date shall be automatically extended for an additional year until August 17, 2026." Lastly, the Town hereby acknowledges that the requirements in Section 1, Section 2 and Section 3.a. of the Phasing Schedule have been completed by Developer.

D. Exhibit E attached to the UAA and labelled Open Space Plan is hereby amended to delete Sheet L2.0 and replace it with Sheet L2.0 attached to this Amendment on Exhibit E. All references in the UAA to Sheet L2.0 of the Master Plan shall refer to Sheet L2.0 of Exhibit E attached to this Amendment.

E. The Planned Unit Development document entitled Parkstone Townhomes approved in connection with the adoption of Town of Knightdale Ordinance #20-06-17-006 (approving zoning application ZMA-8-19 with certain conditions) is attached to this Amendment as Exhibit F and such Exhibit F is hereby added as a new exhibit to the UAA ("RMX-PUD Document").

F. All references in the UAA to "North-South Street" are hereby deleted and replaced with "Parkstone Towne Boulevard."

G. Section 7.A of the UAA is hereby amended by deleting the phrase "water and sewer allocation from the Town shall be reserved in an amount appropriate to serve 258,933 square feet of commercial space for the shopping center, 350 residential dwellings and the commercial uses on the outparcels" and replacing it with the following phrase: "water and sewer allocation from the Town shall be reserved in an amount appropriate to serve 102,200 square feet of commercial space for the shopping center, 148 townhome units, 350 multi-family residential dwellings and the commercial uses on the outparcels."

H. Section 8.C.1. of the UAA is hereby amended by deleting the references to buildings "G through J" and replacing them with building "A through C."

I. Section 8.E.1. of the UAA is hereby amended by deleting the reference to "Building K" and replacing it with "Building B."

J. Section 8.F.2. of the UAA is hereby amended by deleting the phrase "Parking areas on Lots #2 through #9" and replacing it with "parking areas on Lots #3 through #8."

K. Section 8.J.1. and Section 8.J.2. of the UAA is hereby amended by deleting the phrases "Lots #1 through #9" and replacing them with "Lots #1 through #8."

L. A new section 8.R. is hereby added to the UAA as follows: "Within the RMX-PUD and notwithstanding Section 2.9.B.2 of the UDO, the eighteen (18) townhouse units on the eastern property line, proposed lots 106-123 as shown on Sheet 2.0 of the Master Plan, will have driveway access from the public street rather than alley or rear lane access."

M. A new section 8.S. is hereby added to the UAA as follows: "Within the RMX-PUD and notwithstanding Section 2.9.B.2 of the UDO, the maximum allowed front setbacks may be larger than the maximum of 25 feet as depicted on Sheet 2.0 of the Master Plan."

N. A new section 8.T. is hereby added to the UAA as follows: "Within the RMX-PUD and notwithstanding Section 2.9.B.2 of the UDO, the spacing of the townhome units may be as close a six (6) feet so long as the spacing meets all building and fire code requirements."

O. A new section 8.U. is hereby added to the UAA as follows: "Within the RMX-PUD and notwithstanding Section 8.6.A of the UDO, a variable width Type C Buffer will be provided between the townhome development and the retail parcel to the north of the townhome development and a vinyl fence will be installed within such Type C Buffer along the common northern property line as shown on Sheet L2.0 of the Master Plan." Sheet L2.0 is attached to this Amendment as Exhibit E.

P. A new section 8.V. is hereby added to the UAA as follows: "Within the RMX-PUD and notwithstanding Section 7.3 of the UDO, the open space requirement is reduced by 4% resulting in 4.73 acres of open space rather than 4.93 acres as shown on Sheet L2.0 of the Master Plan." Sheet L2.0 is attached to this Amendment as Exhibit E.

Q. A new section 8.W. is hereby added to the UAA as follows: "Within the RMX-PUD, the townhome units shall be constructed in accordance with the design guidelines and architectural elevations in the RMX-PUD Document."

R. A new section 8.X. is hereby added to the UAA as follows: "Within the RMX-PUD, the Developer shall provide an easement to the Town for a future transit stop or bus shelter along Village Park Drive in a location mutually acceptable to Developer and Town."

Section 4. Miscellaneous.

A. Multiple Originals and Counterparts. This Amendment may be executed in multiple originals and separate counterparts each of which shall constitute an original and all of which taken together shall constitute the whole Amendment. Facsimile signatures shall be deemed to have the same effect as originals.

B. Consideration; Authority to Enter Amendment. The parties hereto agree that this Amendment is mutually beneficial in that it provides for orderly urban growth and systematic extension of municipal improvements while at the same time relieving Town of the expense of constructing additional infrastructure and providing for a predictable increase in the real property tax base with development of the Property as provided herein. The parties acknowledge that these mutual benefits are sufficient to constitute good and valuable consideration in support of this contractual agreement. This Amendment was ratified by the Town Council at an open meeting on _____ __, 2020, following any notice required by applicable law, if any. Such ratification shall be deemed to satisfy any requirements for Town Council approval of any item contained herein whether or not specifically stated in such ratification.

IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed and sealed pursuant to proper authority as of the day and year first above written.

ATTEST:

By: _____
Heather Smith, Town Clerk

TOWN OF KNIGHTDALE

By: _____
James A. Roberson, Mayor

NORTH CAROLINA

WAKE COUNTY

I certify that Heather Smith, Town Clerk of the Town of Knightdale, personally appeared before me this day and certified to me under oath or by affirmation that she is not a named party to the foregoing document, has no interest in the transaction, signed the foregoing document as a subscribing witness, and either (i) witnessed James A. Roberson sign the foregoing document, or (ii) witnessed the principal acknowledge the principal's signature on the already-signed document.

Today's Date_____, 2020.

_____
[Notary's signature as name appears on seal]

_____
[Notary's printed name as name appears on seal]

My commission expires:_____

[Affix Notary Seal in Space Above]

This Agreement has been found to be in compliance with the North Carolina Local Government Fiscal Control Act.

_____
Finance Officer

DEVELOPER

Knightdale Development Ownership, LLC,
a Delaware limited liability company

BY: _____

NAME: Joseph R. Scuderi

TITLE: Manager

STATE OF NEW YORK

ONONDAGA COUNTY

I certify that Joseph R. Scuderi personally appeared before me this day and acknowledged that (s)he is Manager of Knightdale Development Ownership, LLC, a Delaware limited liability company, and that (s)he, in such capacity and being authorized to do so, executed the foregoing on behalf of said limited liability company for the purposes stated therein.

Today's Date_____, 2020.

_____
[Notary's signature as name appears on seal]

_____
[Notary's printed name as name appears on seal]

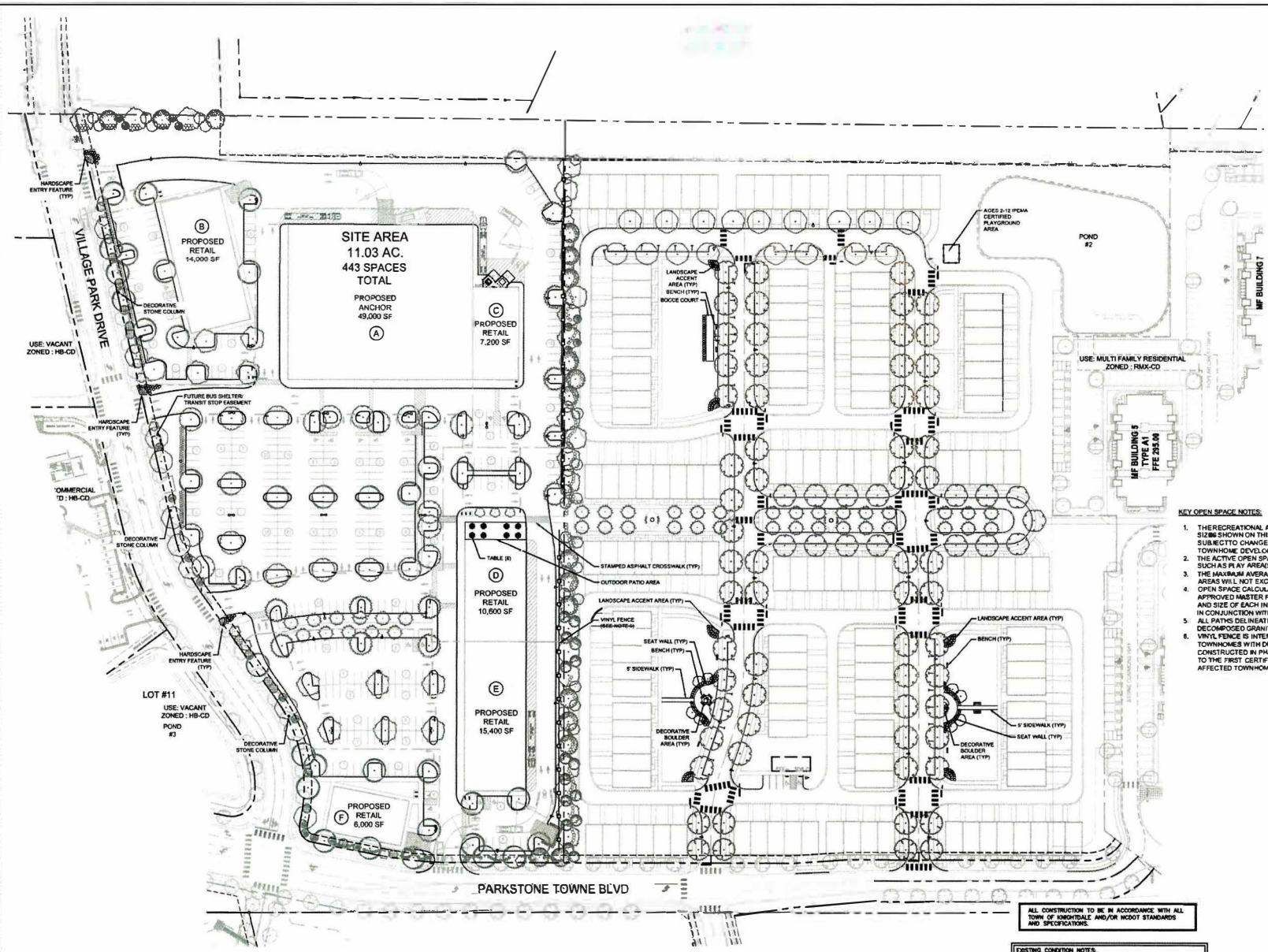
My commission expires:_____

[Affix Notary Seal in Space Above]

## EXHIBIT B

## Master Plan

The Master Plan adopted as part of Town of Knightdale Ordinance #16-08-17-001 (approving zoning application ZMA-7-16 with certain conditions), as modified by Town of Knightdale Ordinance #20-06-17-006 (approving zoning application ZMA-8-19 with certain conditions), as modified from time to time by specific site plans approved by the Town. A specimen of Sheet L2.0 of the Master Plan is attached.




SITE FURNITURE LEGEND:

- TABLE WITH UMBRELLA
- BENCH
- BOCCE COURT
- DECORATIVE BOULDERS

KEY OPEN SPACE NOTES:

1. THE RECREATIONAL AND ACTIVE OPEN SPACE AREAS, LOCATIONS AND SIZES SHOWN ON THIS PLAN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE PENDING THE FINAL SITE PLAN LAYOUT FOR THE TOWNHOME DEVELOPMENT.
2. THE ACTIVE OPEN SPACE AREAS MAY INCLUDE PROGRAM ELEMENTS SUCH AS PLAY AREA(S), PICNIC AREA(S), AND FLEX LAWN SPACE.
3. THE MAXIMUM AVERAGE GRADIENT WITHIN THE ACTIVE OPEN SPACE AREAS WILL NOT EXCEED 7.5%.
4. OPEN SPACE CALCULATIONS AND PERCENTAGES WILL COMPLY WITH THE APPROVED MASTER PLAN. ALTHOUGH EXACT CONFIGURATIONS, LOCATION AND SIZE OF EACH INDIVIDUAL AREA WILL BE CONFIRMED AND APPROVED IN CONJUNCTION WITH THE FINAL SITE PLAN APPLICATION.
5. ALL PATHS DELINEATED WITHIN ACTIVE OPEN SPACE AREAS ARE TO BE DECOMPOSED GRANITE OR SIMILAR MATERIAL.
6. VINYL FENCE IS INTENDED TO SCREEN THE DRIVEWAYS OF ALLEY LOADED TOWNHOMES WITH DRIVEWAYS FACING THE FENCE. THE FENCE CAN BE CONSTRUCTED IN PHASES WITH EACH FENCE SECTION COMPLETE PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY FOR THAT GROUPING OF AFFECTED TOWNHOMES.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

EXISTING CONDITION NOTES:

1. EXISTING INFORMATION SHOWN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY CHANDLER LAND SURVEYING, INC., 83 ADAMS POINT DRIVE, GARNER, N.C. 27529, PHONE: 919-291-9163 AND DATED NOVEMBER 21, 2017 AND TAKEN FROM TOWN OF KNIGHTDALE APPROVED CONSTRUCTION PLANS FOR PARKSTONE AT KNIGHTDALE (KHA #017254001) DATED NOVEMBER 15, 2016 AND PROVIDED BY KIMLEY-HORN AND ASSOCIATES, 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601, PHONE: 919-677-2000.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE X BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720174400J DATED MAY 2, 2006.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 2 | OWNER UPDATES | 03-19-20 | WMB |
| 1 | TOWN OF KNIGHTDALE COMMENTS | 12-05-19 | WMB |

Kimley»Horn

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PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#F-0102

KHA PROJECT 017254007
DATE 11/08/2019
SCALE AS SHOWN
DESIGNED BY JCB
DRAWN BY JCB
CHECKED BY BCB

# OPEN SPACE PLAN

# PARKSTONE PHASE 2 MIXED USE

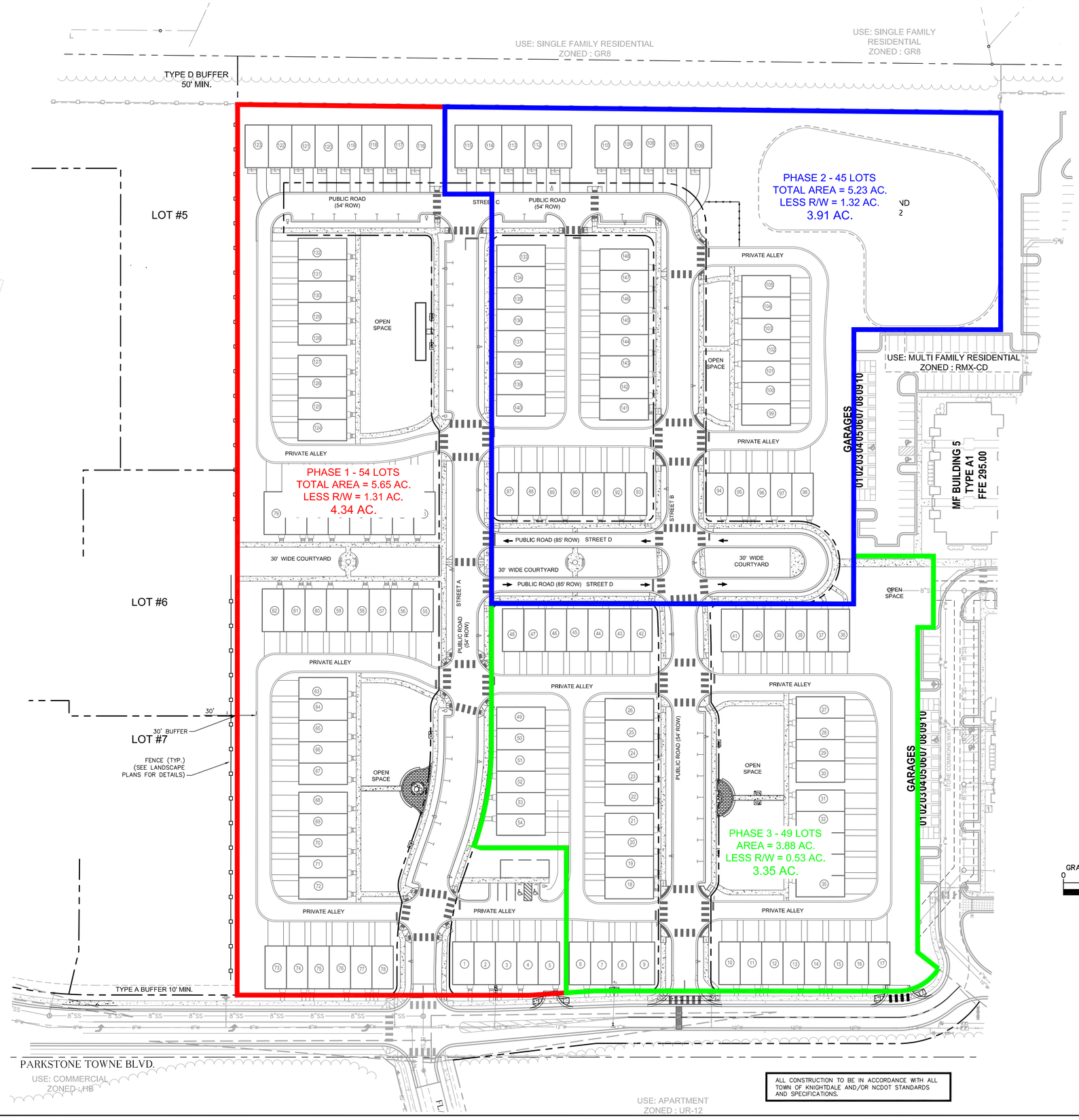
PREPARED FOR
KNIGHTDALE DEVELOPMENT OWNERSHIP, LLC.
KNIGHTDALE NORTH CAROLINA

SHEET NUMBER
L2.0

**EXHIBIT C--Schedule 1**

**Phasing Plan Townhome Project**

**[see attached]**




ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

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#F-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 017254007
DATE 11/08/2019
SCALE AS SHOWN
DESIGNED BY JCB
DRAWN BY JCB
CHECKED BY COB

# PHASING MAP

# PARKSTONE PHASE 2
## MIXED USE

PREPARED FOR
KNIGHTDALE DEVELOPMENT OWNERSHIP, LLC.

KNIGHTDALE NORTH CAROLINA

SHEET NUMBER
C2.3

Plotted By:Bell JJ Sheet Set:PARKSTONE PHASE 2 MIXED USED Layout:C2.3 PHASING MAP July 23, 2020 04:03:24pm K:\RAL_LDEV\017254007_Parkstone Phase 2\Planning Phase\15-CAD Files\Exhibits\2020-07-22_PhasingMap\C2.3 PHASING MAP.dwg
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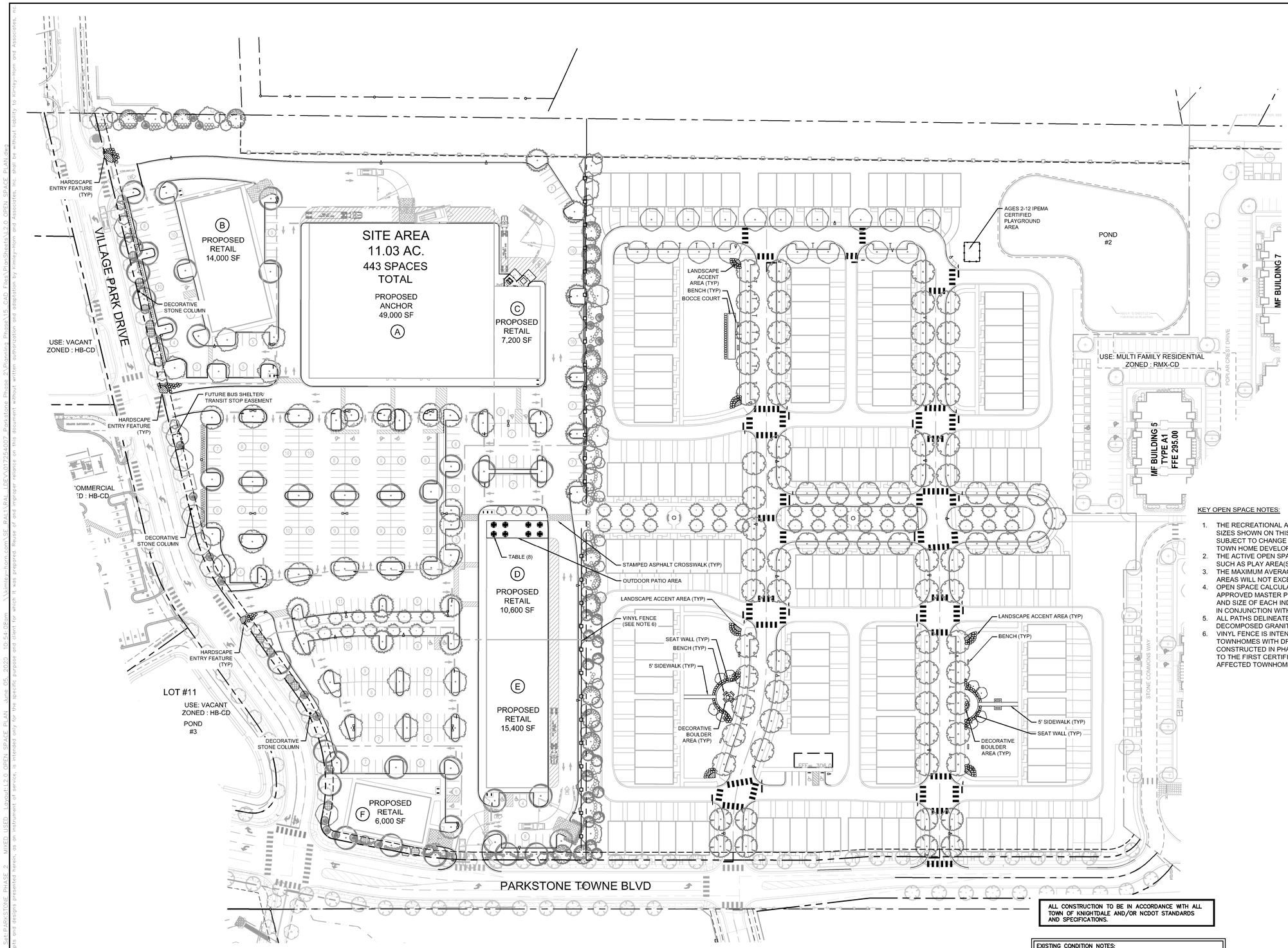
## EXHIBIT E

## Open Space Plan

The Open Space Plan adopted as part of Town of Knightdale Ordinance #16-08-17-001 (approving zoning application ZMA-7-16 with certain conditions), as modified by Town of Knightdale Ordinance #20-06-17-006 (approving zoning application ZMA-8-19 with certain conditions), as modified from time to time by specific site plans approved by the Town. A specimen of Sheet L2.0 of the Open Space Plan is attached.




SITE FURNITURE LEGEND:

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- BENCH
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KEY OPEN SPACE NOTES:

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GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 2 | OWNER UPDATES | 03-19-20 | WWH |
| 1 | TOWN OF KNIGHTDALE COMMENTS | 12-05-19 | WWH |

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WWW.KIMLEY-HORN.COM
#F-0102

KHA PROJECT 017254007
DATE 11/08/2019
SCALE AS SHOWN
DESIGNED BY JCB
DRAWN BY JCB
CHECKED BY COB

# OPEN SPACE PLAN

# PARKSTONE PHASE 2 MIXED USE

PREPARED FOR
KNIGHTDALE DEVELOPMENT OWNERSHIP, LLC.

KNIGHTDALE NORTH CAROLINA

SHEET NUMBER
L2.0

Plotted By:Pelosoro, Christy Sheet Set:PARKSTONE PHASE 2 - MIXED USED Layout:L2.0 OPEN SPACE PLAN June 05, 2020 10:54:06am \\kimley-horn.com\SE RALI\RAL LDEV\017254007 Parkstone Phase 2\Planning Phase\16 CAD Files\Plan Sheets\L2.0 OPEN SPACE PLAN.dwg
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# EXHIBIT F

## RMX-PUD Document

**[see attached]**

*Planned Unit Development*

Town of Knightdale Project #ZMA-8-19

# Parkstone Townhomes
# 901 Parkstone Towne Boulevard

Knightdale, North Carolina
KHA Project ID No. 017254007

Prepared for:
Widewaters
Knightdale Development Ownership, LLC
Submitted: October 17, 2019
Resubmitted: February 14, 2020
Revised: March 6, 2020
Revised: April 30, 2020
Revised: June 11, 2020

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# PLANNED UNIT DEVELOPMENT

PARKSTONE TOWNHOMES
901 PARKSTONE TOWNE BOULEVARD
KNIGHTDALE, NORTH CAROLINA

PREPARED FOR:

WIDEWATERS
KNIGHTDALE DEVELOPMENT OWNERSHIP, LLC
PO BOX 3
DEWITT, NY 13214

PREPARED BY:

KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST. SUITE 600
RALEIGH, NORTH CAROLINA 27601
NC CERT. OF AUTH: F-0102

SUBMITTED: OCTOBER 17, 2019
RESUBMITTED: FEBRUARY 14, 2020
REVISED: MARCH 6, 2020
REVISED: APRIL 30, 2020
REVISED: JUNE 11, 2020

KHA #017254007

**Disclosure Statement:**

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TABLE OF CONTENTS

1. **VISIONING STATEMENT**
2. **EXISTING CONDITIONS**
3. **MASTER PLAN**
4. **2035 COMPREHENSIVE PLAN CONSISTENCY**
5. **DESIGN GUIDELINES**
6. **LANDSCAPING AND OPEN SPACE**
7. **ROADS AND UTILITIES**
8. **NEIGHBORHOOD MEETING REPORT**

# 1. VISIONING STATEMENT

The Parkstone Master Plan incorporates a mix of retail and residential uses. Widewaters is proposing 148 townhomes adjacent to the recently constructed apartment community. The proposed townhomes will be within a Planned Unit Development District. This district is designed to encourage master planning of the development so as to manage the impacts of the development on the provision of Town Services and infrastructure. The Planned Unit Development encourages creativity and innovation in the design of development. The subject project addresses the following goals as stated below:

- Provide exceptional design, character, and quality;
    - The stated architectural building elements located proximately to other residential communities and retail will provide a high-quality work-play experience.
- Provide high quality community amenities;
    - Open space amenities in extreme proximity to the Townhomes will provide opportunities for relaxation, congregation, and exercise. Additionally, the adjacency of retail will provide for walkable shopping and eating.
- Incorporate creative design in the layout of buildings;
    - The Townhomes front walkable streets and expansive green areas at the heart of the Parkstone development.
- Ensure compatibility with surrounding land uses and neighborhood character;
    - The Townhomes are an excellent transition from the apartments to the south and retail to the north while providing an avenue for pedestrian connection to each. An existing undisturbed buffer and fence is already providing for the adjacent lower density residential to the east.
- Ensure the creation of mixed density neighborhood nodes, and mixed-use centers;
    - The Townhomes are the nucleus of the Parkstone Mixed Use development ensuring the connection of the southern residential areas to the northern retail.
- Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map;
    - The Townhomes are an infill project in a priority investment and activity center. The residential area contributes to the mix of uses and is appropriately located in the Mixed-Use area of the Growth and Conservation map.
- Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.
    - Major infrastructure already exists at the property limits. The looped street network provides for good circulation and an excellent grid network providing all residents convenient opportunities to the open spaces and other residents.

PARKSTONE MASTER PLAN

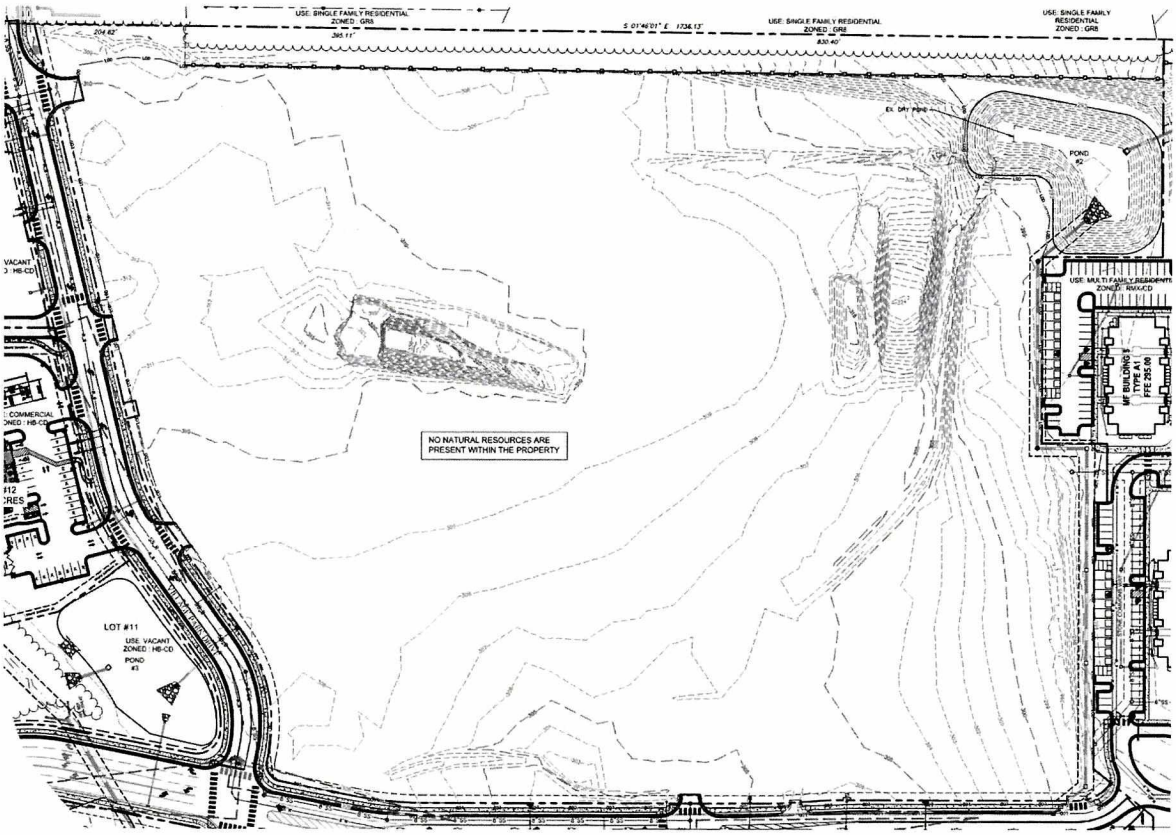
# 2. EXISTING CONDITIONS

## EXISTING CONDITIONS SUMMARY

Parkstone Townhomes is located on a parcel to the south of the intersection of Parkstone Towne Blvd. and Village Park Dr. The parcel is identified with the Wake County Property Identification Number: 1744843799. The parcel comprising Parkstone Townhomes slopes to the south and west from the north east. There is an existing dry detention pond on site and no other natural resources present. The land was previously cleared.

## EXISTING AERIAL PHOTO

EXISTING TOPOGRAPHY



# 3. PARKSTONE TOWNHOMES MASTER PLAN

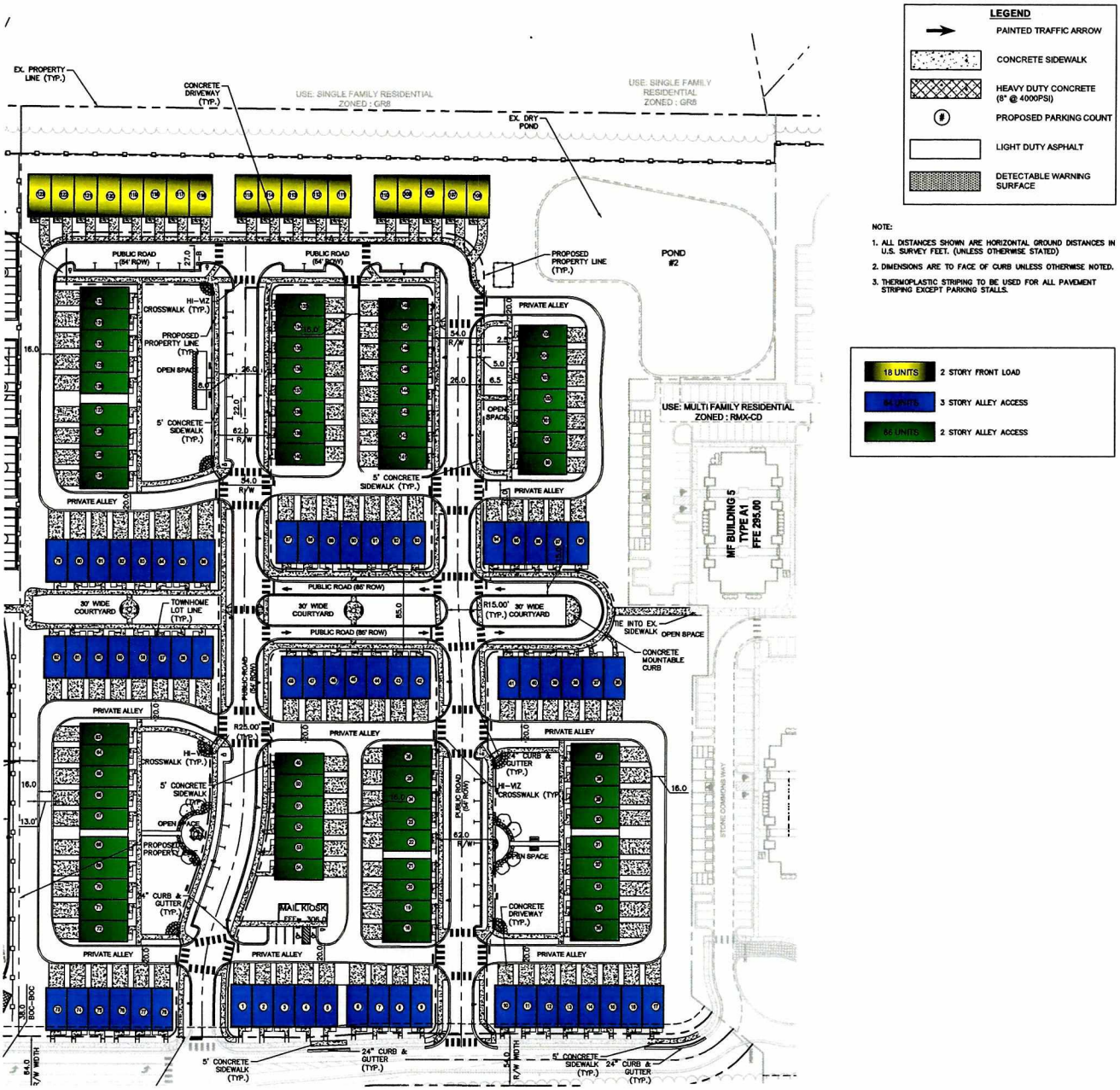
DEVELOPMENT DETAILS

Parkstone Townhomes will consist of 148 units on 15.68 acres designed to the RMX and Planned Unit Development standards of the Town of Knightdale Unified Development Ordinance. Parkstone Townhomes will provide a unique housing choice conveniently located to existing retailers and immediately adjacent to future retail. The community is also located on the periphery of an existing residential node. Parkstone Townhomes will have convenient outdoor space with a central pedestrian connection to both existing residential and future retail.

DEVELOPMENT MIX

| | Number of units | Percentage of Development |
|---|---|---|
| • Front-loaded Townhouses | 18 | 12.2% |
| • Rear-loaded Townhouses | 130 | 87.8% |
| o 3-Story | 64 | 43.2% |
| o 2-Story | 66 | 44.6% |

# TOWNHOME MAP



REAR-LOADED TOWNHOMES

Modifications to UDO Standards

Rear-Loaded Townhouses within Parkstone Townhomes will comprise 87.8% of the total number of dwelling units. Elevations and architectural standards are proposed as part of this PUD document. All townhouses will have garages and are located in close vicinity to site amenities. The proposed density will not exceed RMX standards.

Townhouse Dwelling Standards

| | |
|---|---|
| • Front setback (min) | 0' |
| • Front setback (max) | 25' |
| • Minimum building separation | 6' |
| • Rear setback from rear lane/alley(min) | 15' (exclusive of optional decks) |
| • Maximum building height | 3 stories |
| • Minimum driveway length | 20' |

See attached elevations sheets for more details. For architectural variety, features noted as "optional" will be installed within each run of townhome units but not necessarily on each unit within the run.

lessard DESIGN
8521 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182
P:571.830.1800 | F: 571.830.1801 | LESSARDDESIGN.COM

# 3ST/2CAR -22X44 TOWNHOME ELEVATION

22' PRODUCT DEV.

12.06.2019
MUN.002A

22EF

SCHEMATIC DESIGN

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Mungo Homes

0 2' 4' 8'
SCALE: 3/16" = 1'-0"

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Mungo Homes

0 2' 4' 8'
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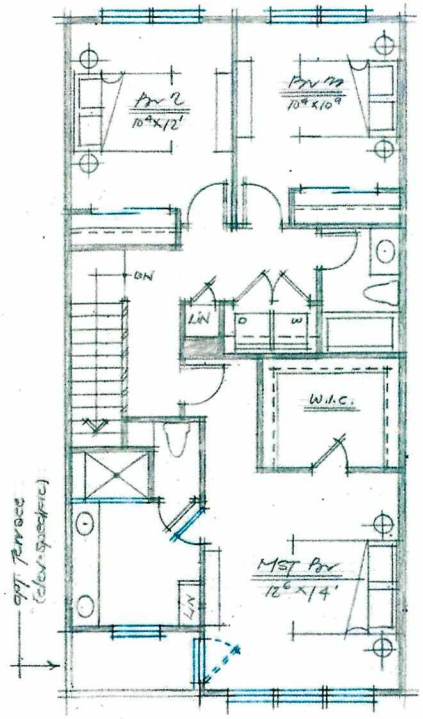
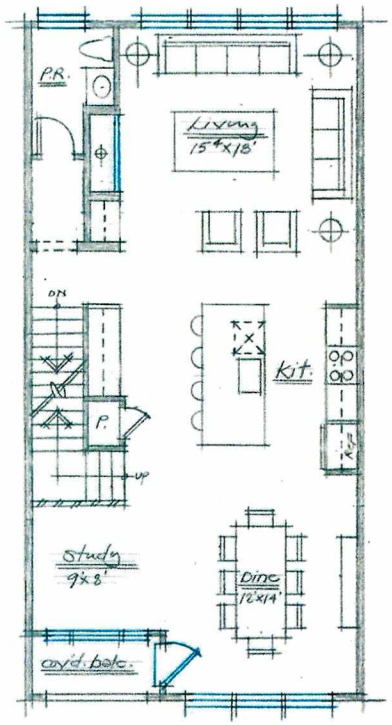
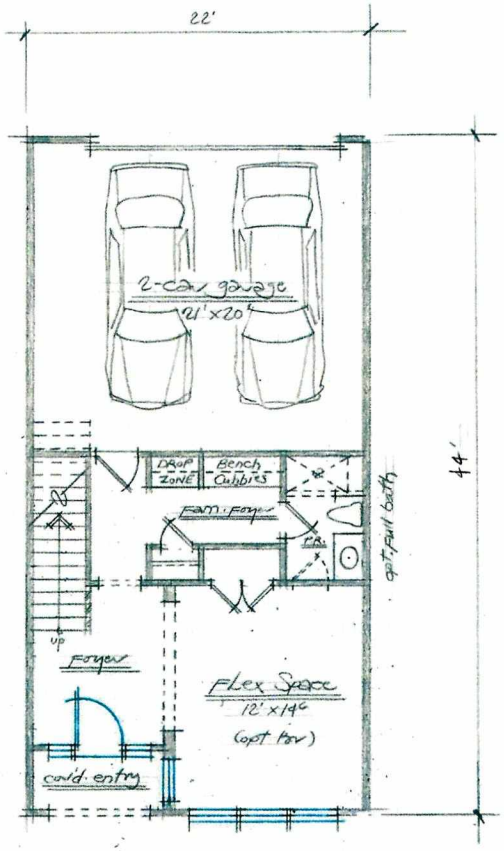


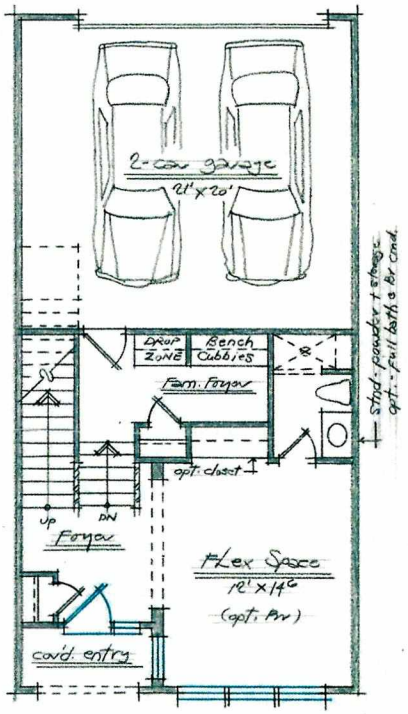

THIRD FLOOR PLAN
930 ☐' 9'clg




SECOND FLOOR PLAN
930 ☐' 9'clg




FIRST FLOOR PLAN
480 ☐' TOT = 2340 ☐' 9'clg




ALT. FIRST FLOOR PLAN W/ DROPPED GARAGE

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# 3ST / 2CAR -22X44 TOWNHOME FLOOR PLANS

22' PRODUCT DEV

12.06.2019
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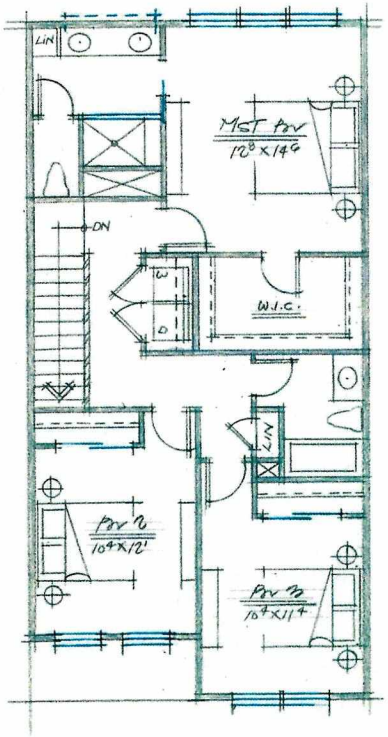
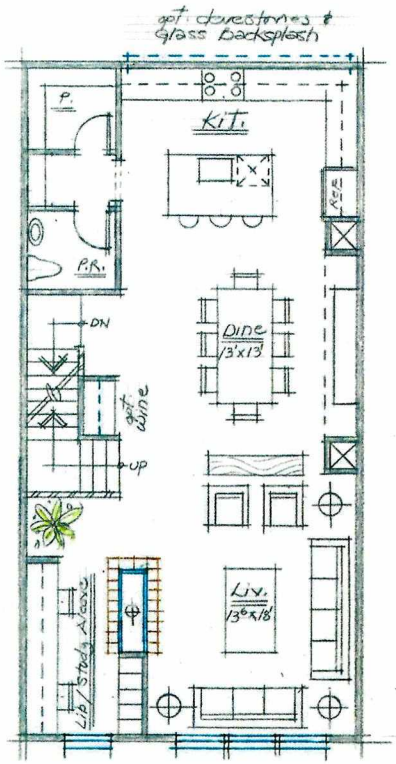
Mungo Homes

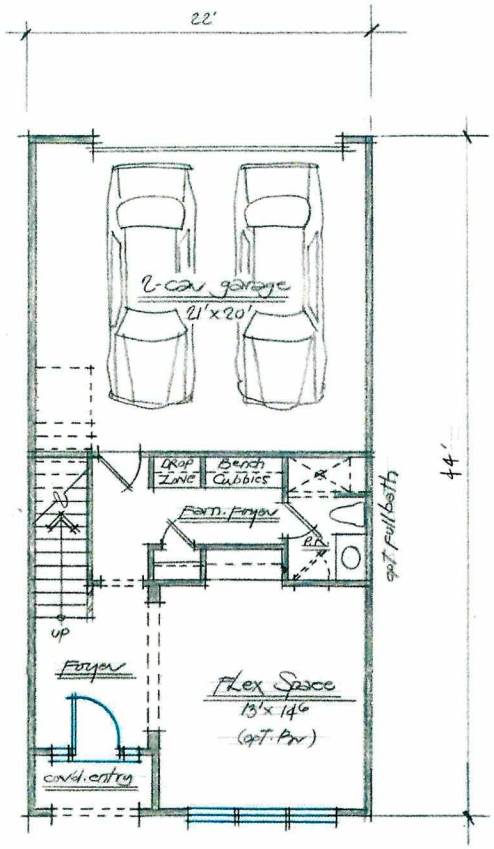
0 2' 4' 8'
SCALE: 1/4" = 1'-0"



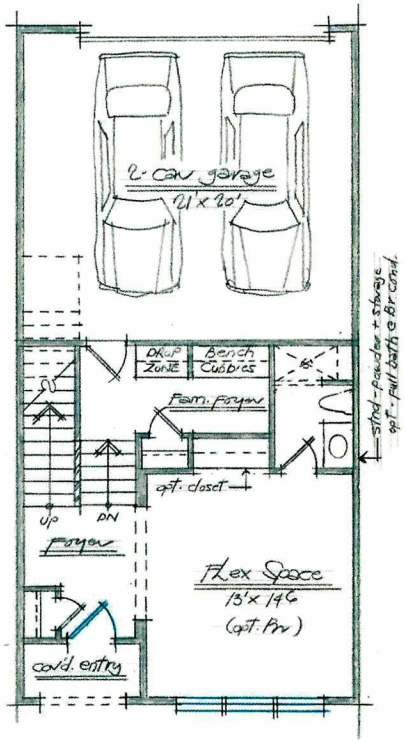

THIRD FLOOR PLAN
925 ft² 9'clg




SECOND FLOOR PLAN
990 ft² 9'clg




FIRST FLOOR PLAN
485 ft² TOT = 2400 ft² 9'clg




ALT. FIRST FLOOR PLAN
W/ DROPPED GARAGE

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22' PRODUCT DEV

12.06.2019
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Mungo Homes

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

UNIT C ELEV 2 | UNIT C ELEV 3 | UNIT D ELEV 1 | UNIT C ELEV 1 | UNIT D ELEV 3 | UNIT D ELEV 2

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P:571.830.1800 | F: 571.830.1801 | LESSARDDESIGN.COM

# 2ST/2CAR -22X50 TOWNHOME ELEVATION

22' PRODUCT DEV.

12.06.2019
MUN.002A

22CD

SCHEMATIC DESIGN

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Mungo Homes

0 2' 4' 8'
SCALE: 3/16" = 1'-0"

UNIT C ELEV 2 | UNIT C ELEV 3 | UNIT D ELEV 1 | UNIT C ELEV 1 | UNIT D ELEV 3 | UNIT D ELEV 2

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# 2ST/2CAR -22X50 TOWNHOME ELEVATION

22' PRODUCT DEV.

12.06.2019
MUN.002A

22CD

SCHEMATIC DESIGN

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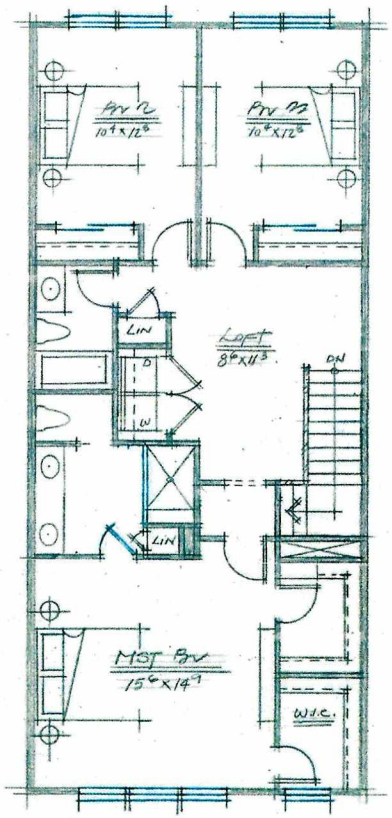
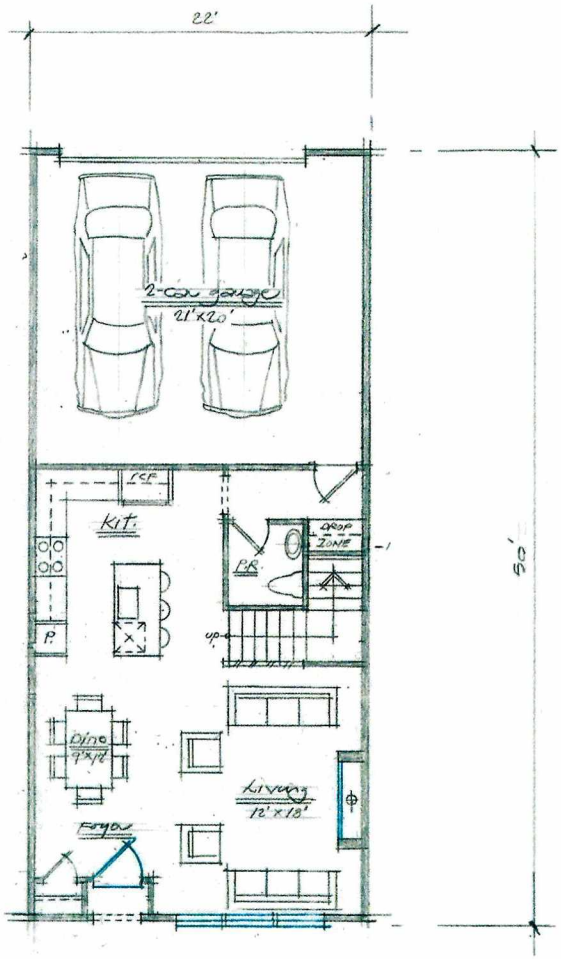
Mungo Homes

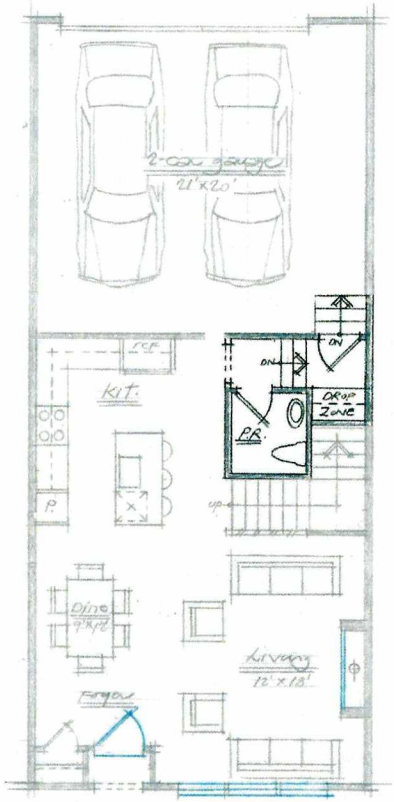
0 2' 4' 8'
SCALE: 3/16" = 1'-0"




SECOND FLOOR PLAN
1100 ft² 9'clg




FIRST FLOOR PLAN
650 ft² TOT = 1750 ft² 9'clg




ALT. FIRST FLOOR PLAN
W/ DROPPED GARAGE

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P:571.830.1800 | F: 571.830.1801 | LESSARDDESIGN.COM

# 2ST / 2CAR -22X50 TOWNHOME FLOOR PLANS

22' PRODUCT DEV

12.06.2019
MUN.002A

22C

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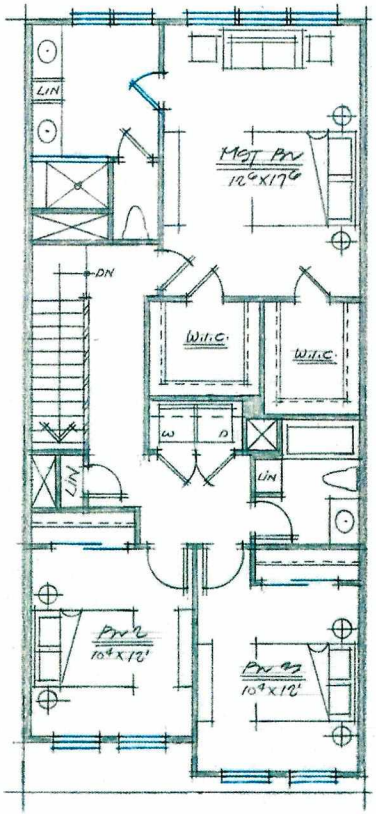
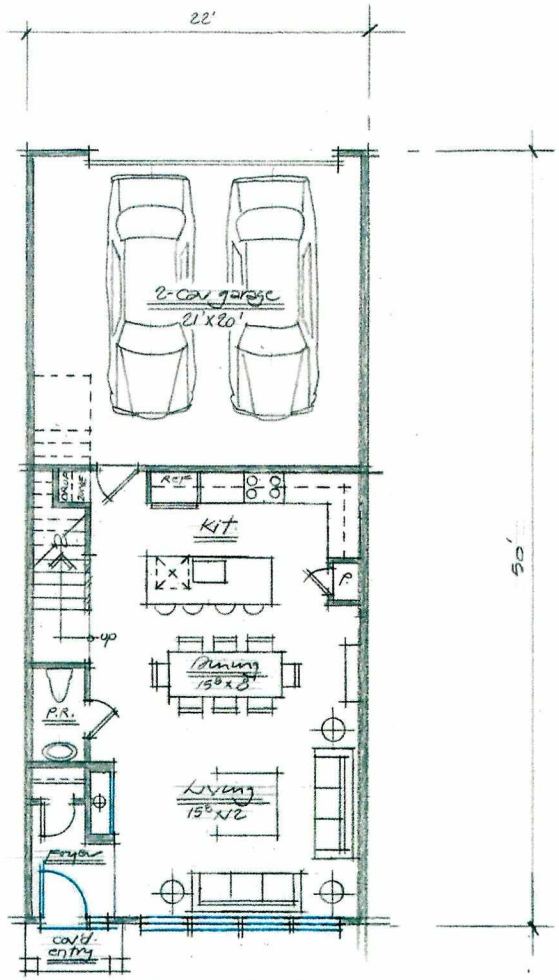
Mungo Homes

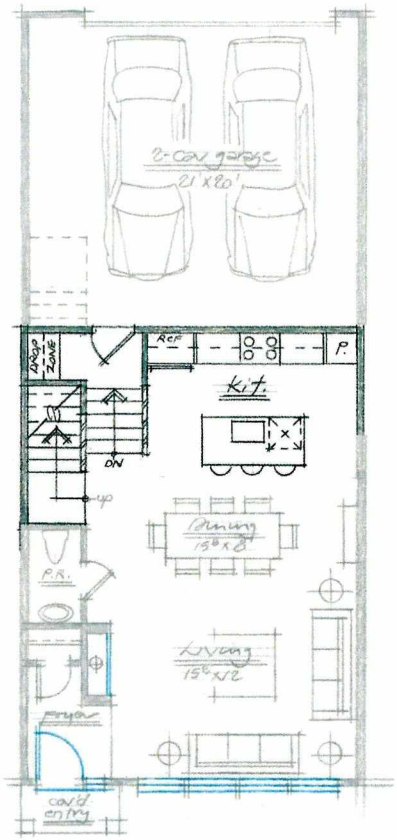
0 2' 4' 8'
SCALE: 1/4" = 1'-0"




SECOND FLOOR PLAN
1051 ft 9'ceiling




FIRST FLOOR PLAN
604 ft TOT = 1700 ft 9'ceiling




ALT. FIRST FLOOR PLAN
W. DROPPED GARAGE

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# 2ST / 2CAR -22X50 TOWNHOME FLOOR PLANS

22' PRODUCT DEV

12.06.2019
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Mungo Homes

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

FRONT-LOADED TOWNHOMES

Modifications to UDO Standards

Front-Loaded Townhouses within Parkstone Townhomes will comprise 12.2% of the total number of dwelling units. Elevations and architectural standards are proposed as part of this PUD document. All townhouses will have garages and are located in close vicinity to site amenities. The proposed density will not exceed RMX standards.

Townhouse Dwelling Standards

| | |
|---|---|
| • Front setback (min) | 0' |
| • Front setback (max) | Per master plan |
| • Minimum building separation | 6' |
| • Rear setback from rear lane/alley(min) | N/A |
| • Maximum building height | 3 stories |
| • Minimum driveway length | 20' |

See attached elevations sheets for more details. For architectural variety, features noted as "optional" will be installed within each run of townhome units but not necessarily on each unit within the run.

UNIT B ELEV 3 | UNIT A ELEV 1 | UNIT B ELEV 2 | UNIT A ELEV 2 | UNIT B ELEV 1 | UNIT A ELEV 3

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# STRIP ELEVATION

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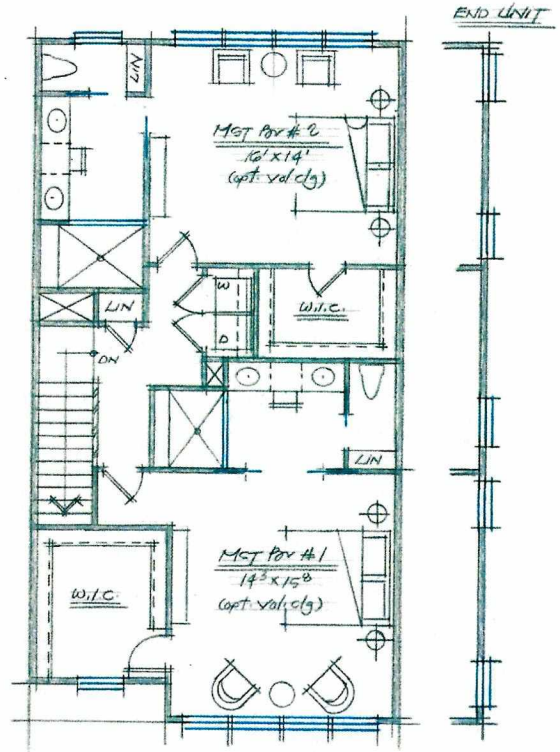
24' PRODUCT DEV.

12.06.2019
MUN.001A

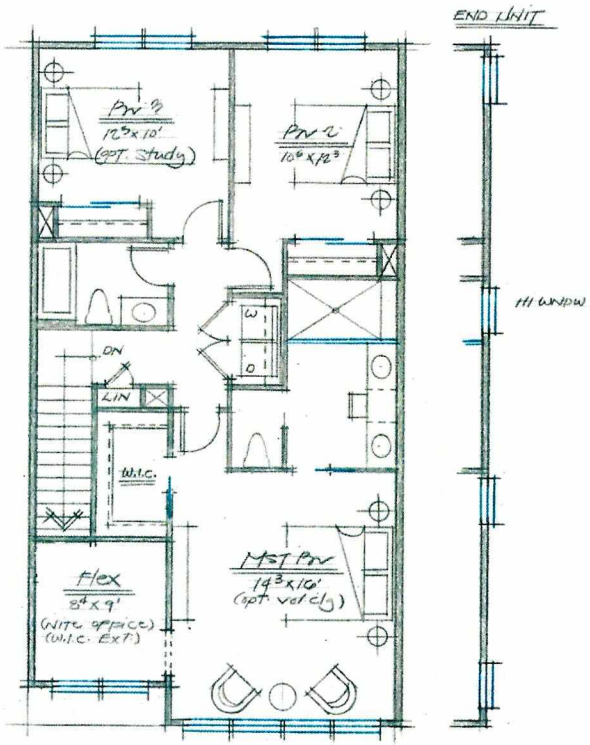
24AB

Mungo Homes

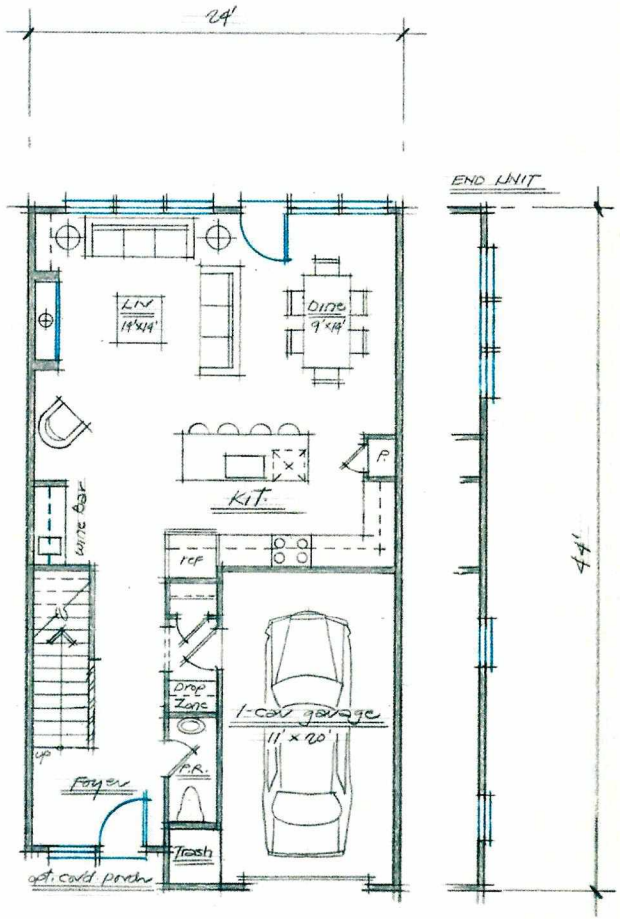
0 2' 4' 8'
SCALE: 3/16" = 1'-0"




OPT. DUAL MST BRMS
SECOND FLOOR PLAN
1056 ☐'±




SECOND FLOOR PLAN
1056 ☐'±




GROUND FLOOR PLAN
789 ☐'± TOTAL = 1845 ☐'± 9'clg

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P:571.830.1800 | F: 571.830.1801 | LESSARDDESIGN.COM

# 2 ST / 1 CAR - 24X44 TOWNHOME FLOOR PLANS

24' PRODUCT DEVELOPMENT

10.09.2019
MUN.001A

24A

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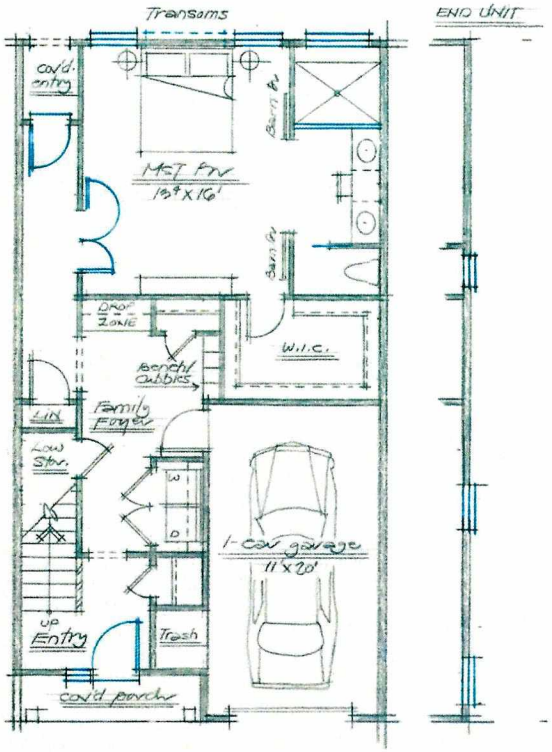
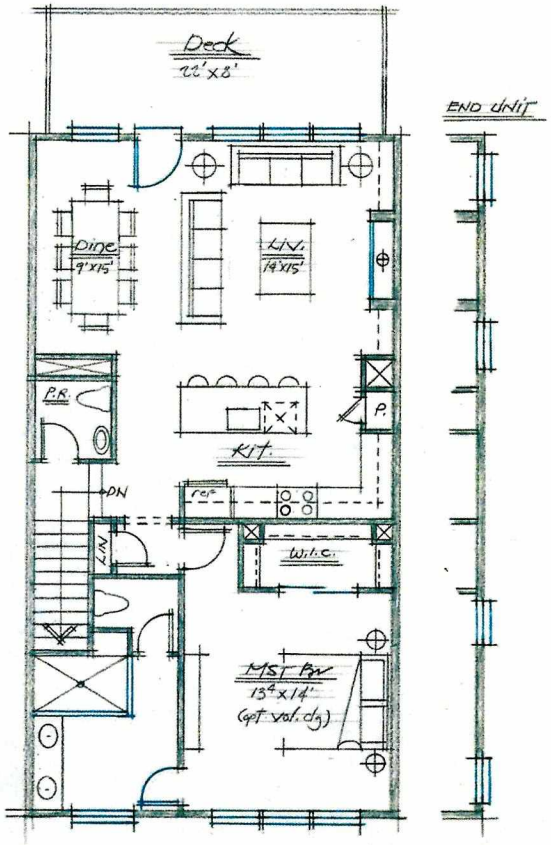
Mungo Homes

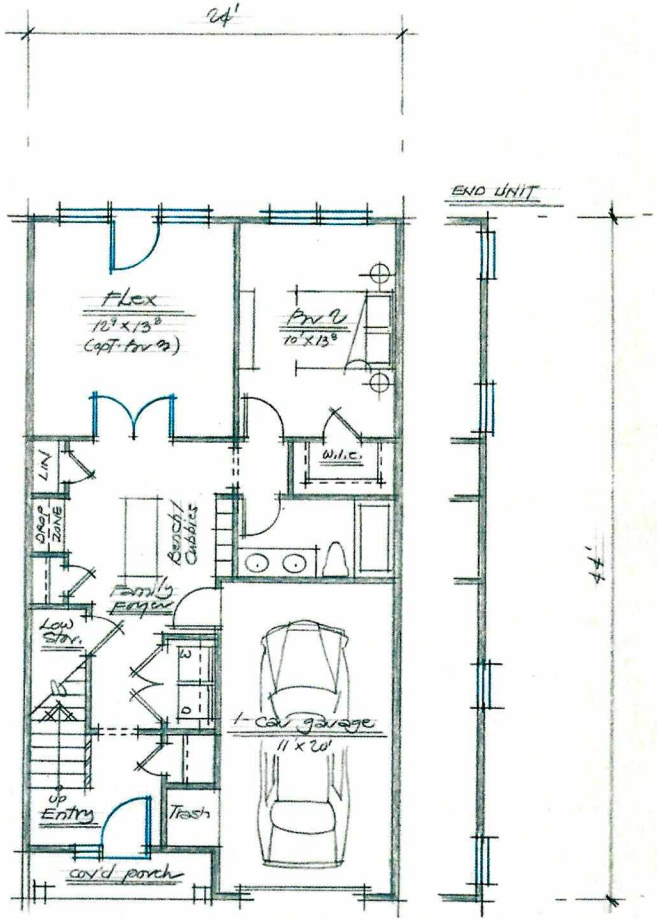
0 2' 4' 8'
SCALE: 1/4" = 1'-0"




OPT DUAL MST BRS
GROUND FLOOR PLAN
750 ft² TOTAL = 1800 ft² 9'clg




SECOND FLOOR PLAN
1050 ft²




GROUND FLOOR PLAN
770 ft² TOTAL = 1820 ft² 9'clg

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# 2 ST / 1 CAR - 24X44 TOWNHOME FLOOR PLANS

24' PRODUCT DEVELOPMENT

10.09.2019
MUN.001A

24B

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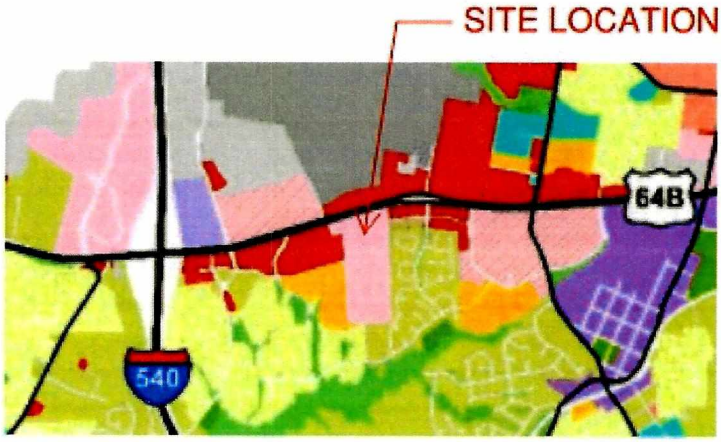
Mungo Homes

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

# 4. 2035 COMPREHENSIVE PLAN CONSISTENCY

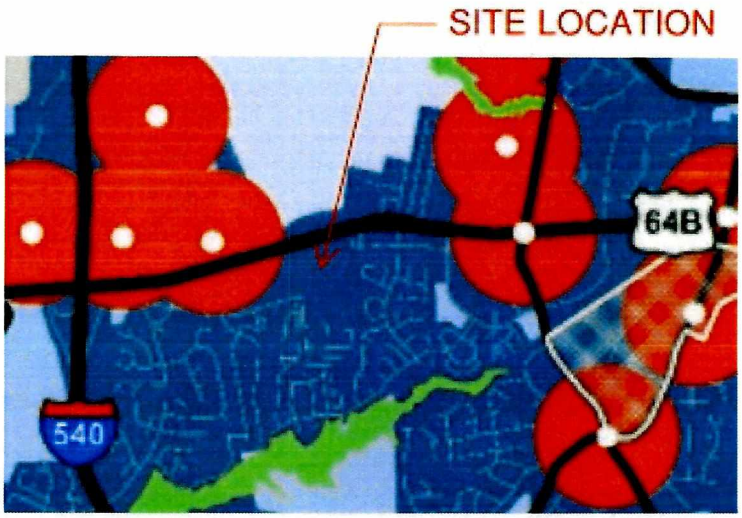
The Growth and Conservation Map designates this site as being a Mixed-Use Center (p49). The single family residential proposed in tandem with the existing and proposed retail in the immediate vicinity will address the goals of the mixed-use center. In conjunction with the apartments, the Townhomes form a mixed density neighborhood, are oriented to the interior of the site and are buffered from surrounding development. Consistent with this concept, Parkstone Townhomes has housing units and gathering spaces oriented to the center and a street grid to form a compact community.

GROWTH AND CONSERVATION MAP




The site is located in a Priority Investment area per the Growth Framework map (p40) and provides for infill development (p15). The Townhome type development is a higher density development based on anticipated Town growth. The site is also part of a unique activity center providing easy access to retail and restaurants (p14).

GROWTH FRAMEWORK MAP



The development provides minimal impact to the natural environment. The entire portion of the Townhome development is located in an upland area with no impacts to streams or wetlands (p14).

The development incorporates guiding principles associated with Parks and Recreation. The open spaces provide numerous opportunities for outdoor congregation and recreation. The development also is connected via sidewalk to the greenway to the south and is within walking distance to other Wellness opportunities. (p15)

Compact development patterns are also incorporated (p16). The Townhomes are single family residential type that provide density and proximity to retail and restaurants, but at the same time provide ample open space.

CONSISTENCY WITH THE UNIFIED DEVELOPMENT ORDINANCE

Parkstone Townhomes meet the majority of the UDO guidelines. A very limited amount of exceptions are noted in this document and are listed below:

- UDO Section 2.9.B.2.a for RMX requires that lots 80' wide or greater gain access from an alley. 18 Townhome lots less than 80' wide will have driveway access from the front street.

- Per UDO Section 8.6.A, a 50-foot Type C buffer is required between RMX and HB zoning districts. The required Type C Buffer materials are proposed in the variable width buffer (19' in width on the PUD property) provided on the north side of the PUD as depicted on Master Plan.

- Open space is required per section 7.3 of the UDO. 96% of the required open space will be provided as shown on sheet L2.0 of the Master Plan

- UDO Section 2.9.B.2 for RMX requires a maximum front setback of 25'. Front maximum building setbacks shall be in general accordance with the Master Plan.

- UDO Section 2.9.B.2 for RMX lists side setbacks as 10'. Minimum distance between buildings shall be 6'.

# 5. DESIGN GUIDELINES

TOWNHOUSE ARCHITECTURAL STANDARDS

1. Townhomes will be on monoslab foundations.

2. All front entries will be covered (either recessed or with a roof overhead)

3. All buildings will have front façade or roofline offsets.

4. Front facades of each unit will include at least one of the following: masonry, metal roof accents, shakes or board and batten. Each grouping of attached townhomes will include at least two of these items.

5. All front windows will either be set in brick, include 4" window trim, shutters or decorative pediments.

6. All units will have changes in rooflines with either gables, dormers or shed bump outs.

7. All building end gables and front and rear gables will have 12" overhangs.

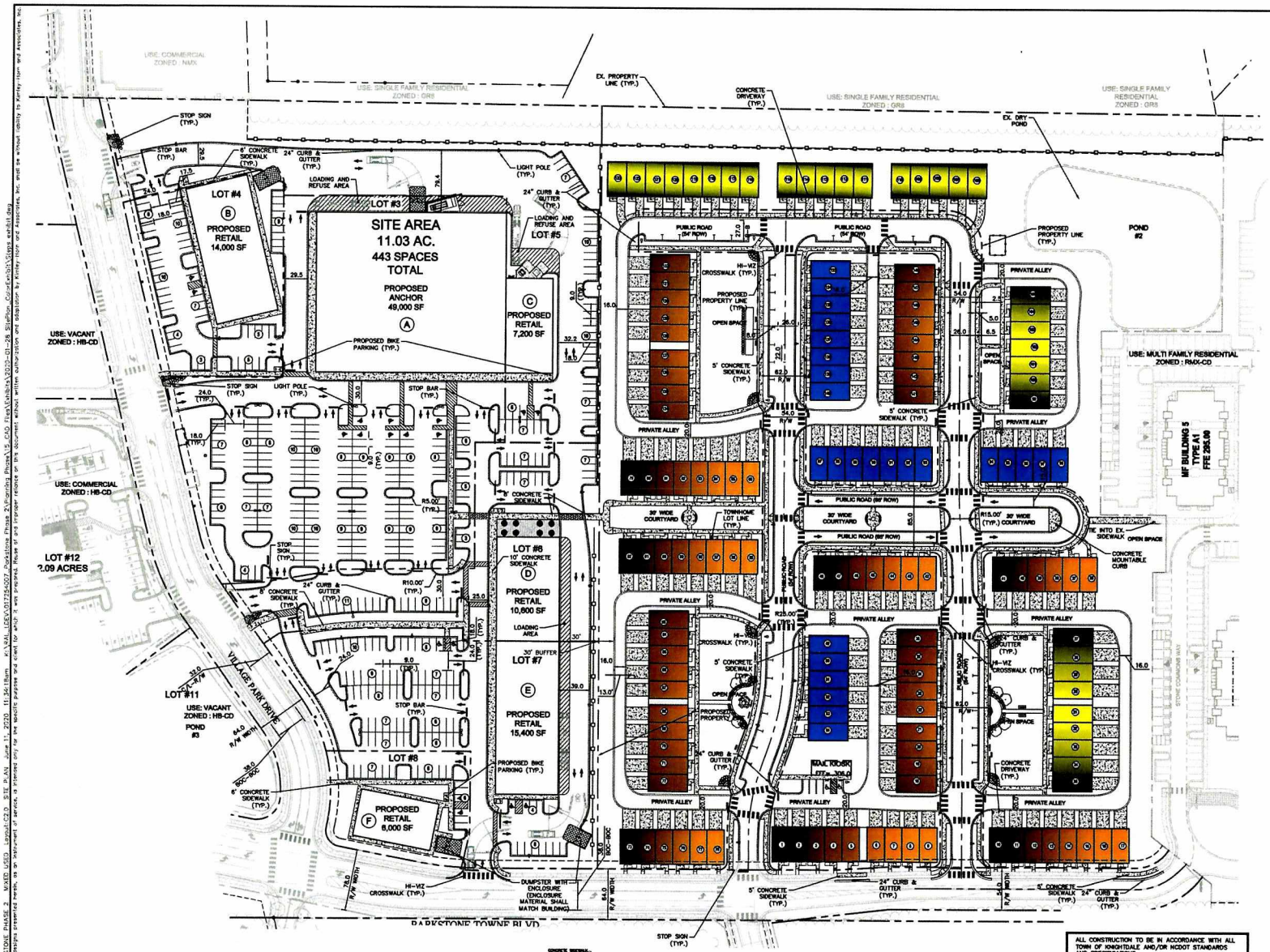
8. All plank siding shall be cementitious.

9. Garage doors on front loaded units will be decorative with decorative carriage style hardware with glass.

10. Patios or decks will be provided on a minimum of 15% of the 2-story rear loaded units.

11. For 3-Story townhome types, a minimum of one balcony will be provided for attached townhomes that are 4 units or less. Townhomes with more than 4 units will provided a minimum of 2 balconies.

12. Steps will be provided at the front entry to the units in accordance with the Steps Exhibit on the following page.




| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | TOWN OF KNIGHTDALE COMMENTS | 12-05-19 | WWH |
| 2 | OWNER UPDATES | 03-19-20 | WWH |

Kimley»Horn

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421 FAYETTEVILLE STREET, SUITE 600 RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#F-0102

KHA PROJECT 017254007
DATE 4/30/2020
SCALE AS SHOWN
DESIGNED BY JCB
DRAWN BY JCB
CHECKED BY COB

# STEPS EXHIBIT

# PARKSTONE PHASE 2 MIXED USE

PREPARED FOR
KNIGHTDALE DEVELOPMENT OWNERSHIP, LLC.
KNIGHTDALE NORTH CAROLINA

SHEET NUMBER
C2.0

Plotted By:Mark, Crouse Sheet Set:PARKSTONE PHASE 2 MIXED USE Layout:C2.0 STEPS EXHIBIT June 11, 2020 11:34:18am K:\RAL_LDEV\017254007 Parkstone Phase 2\Planning Phase\1-5 CAD Files\Exhibits\2020-01-28 Stepping_Color\Exhibit\Steps exhibit.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

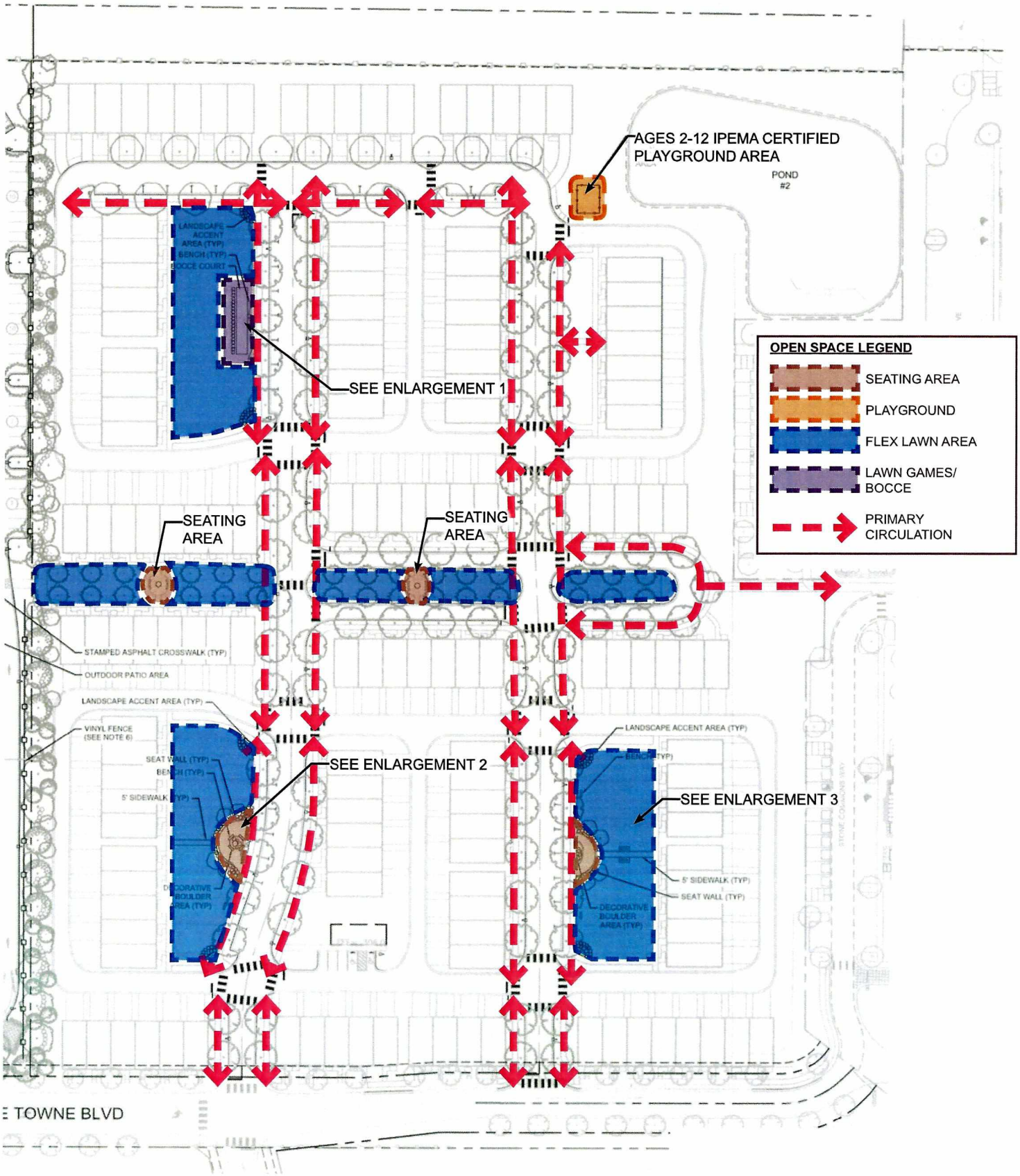
# 6. LANDSCAPING AND OPEN SPACE

Parkstone Townhomes will provide both active and passive recreation areas within the development. Additionally, a natural buffer was previously reserved on the east side of the property in conjunction with the Parkstone master plan approval.

Open spaces include multiple outdoor seating areas, a bocce ball court, playground and generous flexible lawn spaces that all border a significant north-south pedestrian corridor bisecting the property.

OPEN SPACE STANDARDS

| | | |
|---|---|---|
| • Total recreation open space required: | 214,600 SF | 4.93 AC |
| • Active recreation space required: | 107,300 SF | 2.46 AC |
| • Active recreation space provided: | 89,375 SF | 2.05 AC |
| • Passive recreation space required: | 107,300 SF | 2.46 AC |
| • Passive recreation space provided: | 116,450 SF | 2.67 AC |
| • Total open space provided: | 205,825 SF | 4.73 AC |




# OVERALL OPEN SPACE PLAN

JUNE 2020

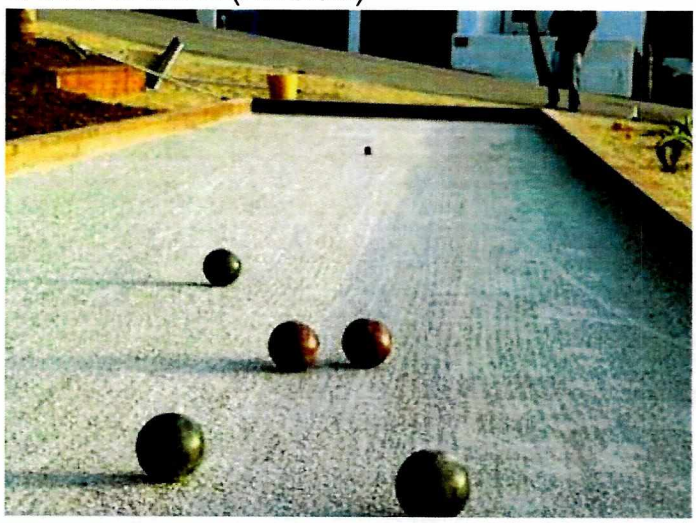
0 30 60 120

AGES 2-12 IPEMA CERTIFIED PLAYGROUND

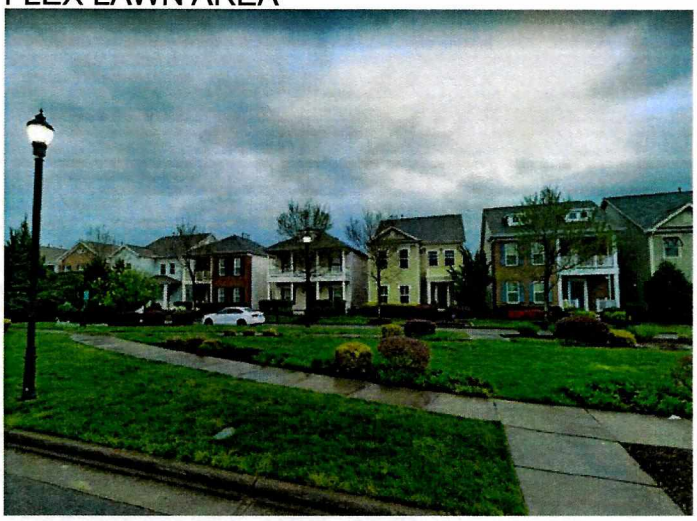
BENCH

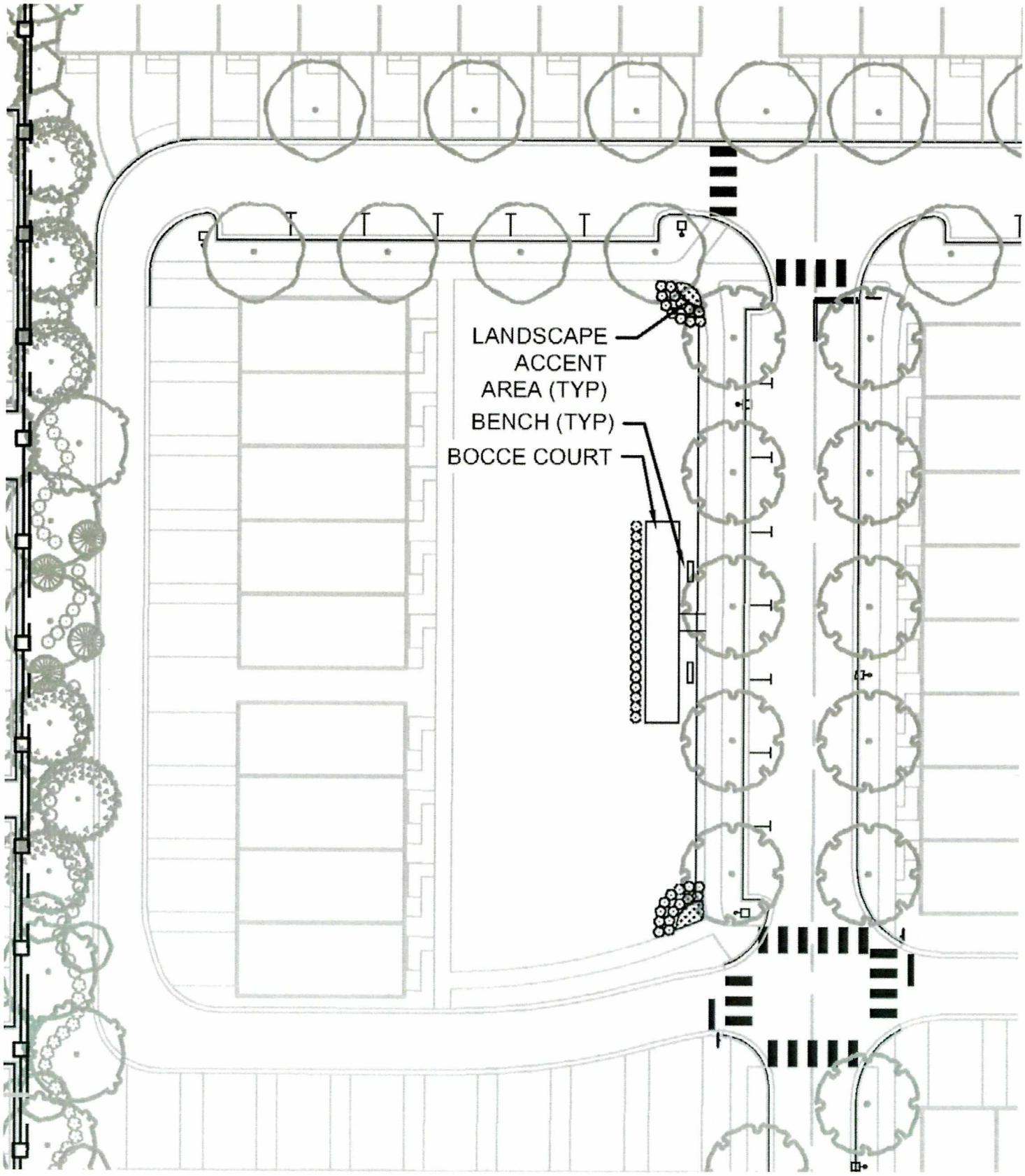
SEAT WALL

LAWN GAMES (BOCCE)



FLEX LAWN AREA

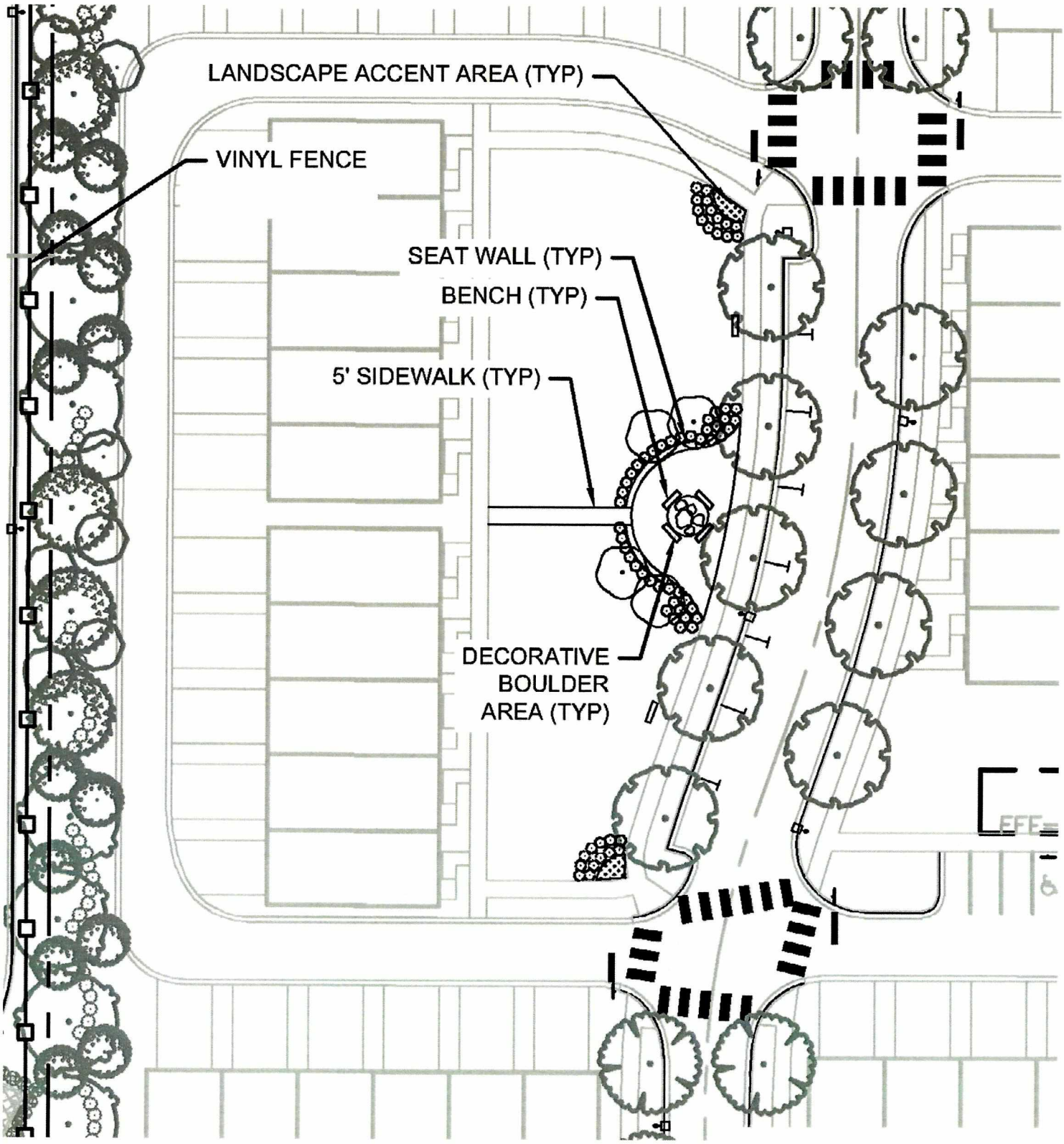





**OPEN SPACE PLAN**
**ENARGEMENT 1**

JUNE 2020

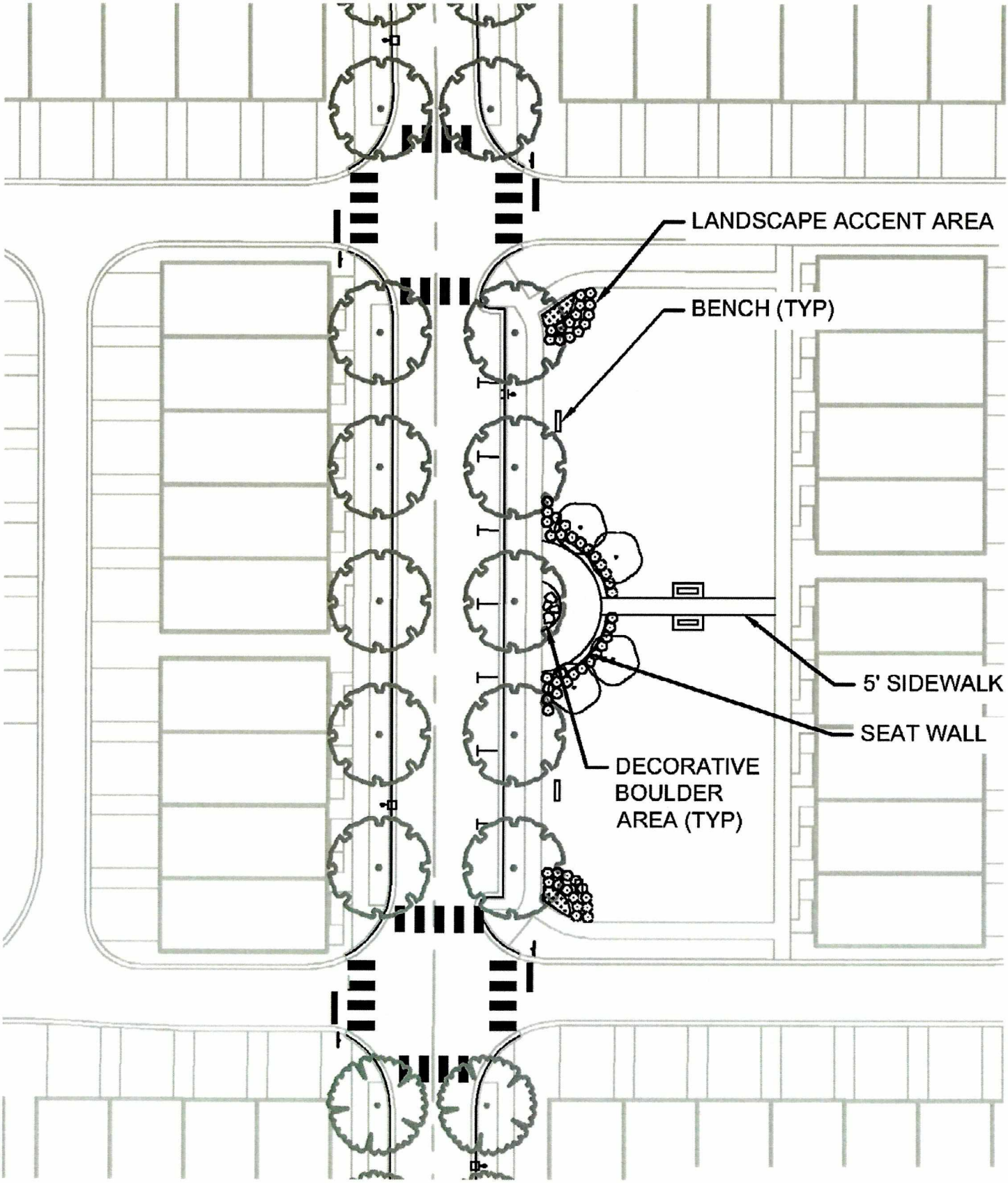
0 10 20 40




**OPEN SPACE PLAN**
**ENARGEMENT 2**

JUNE 2020

0 10 20 40




**OPEN SPACE PLAN**
**ENARGEMENT 3**

JUNE 2020

0 10 20 40

# 7. ROADS AND UTILITIES

STORMWATER

The approved Parkstone Master plan allocates 22.28 acres of impervious area to the Townhomes and future retail at full build-out. The proposed retail and townhome program proposes 18.38 acres of impervious area. Less impervious area than was allocated than during the approved Parkstone Master plan. As a result, the existing stormwater detention/treatment is more than sufficient.

STREETS

Streets and alleys within Parkstone Townhomes are designed to meet the standards of the Town of Knightdale. The subject development will utilize street infrastructure constructed during Phase 1 of project.

EXISTING STREETS

The trips generated by the subject development are less than were anticipated with the original Traffic Impact Analysis for Parkstone.

TRIP GENERATION ANALYSIS

**ParkStone**

**Table 1 - Trip Generation**

| Land Use | Intensity | | Daily | | | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Total | In | Out | Total | In | Out | Total | In | Out |
| 220 Apartment | 350 | d.u. | 2,246 | 1,123 | 1,123 | 175 | 35 | 140 | 210 | 137 | 73 |
| 230 Residential Condominium/Townhouse | 148 | d.u. | 906 | 453 | 453 | 71 | 12 | 59 | 83 | 56 | 27 |
| 310 Hotel | 130 | rooms | 1,062 | 531 | 531 | 69 | 41 | 28 | 78 | 40 | 38 |
| 820 Shopping Center | 102,200 | s.f. | 6,888 | 3,444 | 3,444 | 158 | 98 | 60 | 608 | 292 | 316 |
| 843 Automobile Parts Sales | 8,000 | s.f. | 498 | 249 | 249 | 18 | 9 | 9 | 48 | 24 | 24 |
| 934 Fast-Food Restaurant with Drive-Through Window | 3,500 | s.f. | 1,736 | 868 | 868 | 159 | 81 | 78 | 114 | 59 | 55 |
| 945 Gasoline/Service Station with Convenience Market | 12 | f.p. | 1,954 | 977 | 977 | 122 | 61 | 61 | 162 | 81 | 81 |
| **Subtotal** | | | **15,290** | **7,645** | **7,645** | **772** | **337** | **435** | **1,303** | **689** | **614** |
| *Internal Capture* | | | | | | | | | | | |
| Apartment | | | 701 | 337 | 364 | 15 | 2 | 13 | 107 | 70 | 37 |
| Residential Condominium/Townhouse | | | 283 | 136 | 147 | 6 | 1 | 5 | 43 | 29 | 14 |
| Hotel | | | 240 | 112 | 128 | 9 | 2 | 7 | 23 | 14 | 9 |
| Shopping Center | | | 1,050 | 485 | 565 | 18 | 10 | 8 | 136 | 51 | 85 |
| Automobile Parts Sales | | | 76 | 35 | 41 | 2 | 1 | 1 | 11 | 4 | 6 |
| Fast-Food Restaurant with Drive-Through Window | | | 916 | 539 | 377 | 51 | 36 | 15 | 65 | 28 | 37 |
| Gasoline/Service Station with Convenience Market | | | 298 | 138 | 160 | 15 | 6 | 8 | 36 | 14 | 22 |
| **Internal Capture Total** | **32.23%** | | 3,564 | 1,782 | 1,782 | 116 | 58 | 58 | 420 | 210 | 210 |
| **Total External Trips** | | | **11,726** | **5,863** | **5,863** | **656** | **279** | **377** | **883** | **479** | **404** |
| *Pass-By Traffic (ITE)* | AM | PM | | | | | | | | | |
| 820 Shopping Center | 0% | 34% | 1,610 | 805 | 805 | 0 | 0 | 0 | 161 | 82 | 79 |
| 934 Fast-Food Restaurant with Drive-Through Window | 49% | 50% | 250 | 125 | 125 | 53 | 22 | 31 | 25 | 16 | 9 |
| 945 Gasoline/Service Station with Convenience Market | 62% | 56% | 700 | 350 | 350 | 67 | 34 | 33 | 70 | 37 | 33 |
| Pass-By Total: | **19.65%** | | **2,560** | **1,280** | **1,280** | **120** | **56** | **64** | **256** | **135** | **121** |
| **Total Net New External Trips - Proposed** | | | **9,166** | **4,583** | **4,583** | **536** | **223** | **313** | **627** | **344** | **283** |
| **Total Net New External Trips - From TIA** | | | **12,712** | **6,356** | **6,356** | **549** | **264** | **285** | **939** | **475** | **464** |
| **Difference - Proposed vs. TIA** | | | **-3,546** | **-1,773** | **-1,773** | **-13** | **-41** | **28** | **-312** | **-131** | **-181** |

UTILITIES

- Water and sewer within Parkstone Phase 2 are designed to meet the standards of the City of Raleigh and will tie into infrastructure constructed in the first phase of Parkstone.
- A water system analysis will be provided at the of construction drawing submittal.

# 8. NEIGHBORHOOD MEETING REPORT

**Subject:** **Minutes from Neighborhood Meeting – Site Plan Rezoning**

To: Donna Tierney (Town of Knightdale Planning)
CC: Chris Hills
Date: October 14, 2019
Completed by: Chris Bostic
Attendees:

| | |
|---|---|
| Brian Long | Widewaters |
| Chris Bostic | Kimley-Horn |
| Wes Hall | Kimley-Horn |
| Stacey Crute | Neighbor (staceycrute7@gmail.com) |
| Craig Stepney | Neighbor (castepney@gmail.com) |
| Jason Brown | Town of Knightdale |

This memorandum summarizes the author's understanding of the discussions from the above referenced meeting.

**General:** The purpose of the neighborhood meeting was to discuss the proposed rezoning application for Parkstone Phase 2 Mixed Use in Knightdale, NC with adjacent property owners. All property owners within 200 feet of the property were mailed the attached notification letter. The neighborhood meeting was held at the Knightdale Recreation Center (Room 404) at 6:30 PM on October 1, 2019. The neighbors who attended the meeting were Stacey Crute, owner of 119 Autumn Ridge Drive and Craig Stepney, owner of 121 Autumn Ridge Drive. The following is a summary of key discussion points resulting from this meeting:

- Kimley-Horn presented the residents with a copy of the current site and landscape plan for discussion.
- The group reviewed building and driveway locations and oriented the neighbors to those locations on the property.
- Ms. Crute inquired about the type of retail and was interested in a movie theater. She also asked about the process moving forward. Mr. Long indicated that a lease had not been secured with a theater. Mr. Long and Mr. Bostic explained the retail would be a mix of restaurants and service and that the next step was working with the townhome developer and taking the new retail layout back to retailers to secure leases.
- Ms. Crute also asked about the pricing of the townhomes and Mr. Long told her that, although its not set in stone, they should be mid to upper $200's.
- Ms. Crute asked about the buffers and Mr. Bostic explained that those would not change between the proposed site and her residence. He also explained that the increase in residential units would help bring retailers, but that the rezoning we are seeking will generate less traffic overall than the previous plan.
- Mr. Stepney shared that the fence at the edge of the buffer stopped at a point where he can see Sheetz from his house. This causes pedestrians to cut between his house and his neighbors house to walk directly through.
- Mr Long informed Mr. Stepney that the requested zoning change to add townhomes and the change to the retail master plan layout does have any adverse impact as it relates to orientation of buildings and fence near his home

**End of Meeting**

# Parkstone Neighborhood Meeting 10/1/19

| Name | Email |
| --- | --- |
| Stacey Crute | staceycrute1@gmail.com |
| Craig Stepney | castepney@gmail.com |

| Owner | Mail Address 1 | Mail Address 2 | Mail Address 3 | PIN |
|---|---|---|---|---|
| GREYSTONE WW CO LLC | 4805 DORSET AVE | CHEVY CHASE MD 20815-5443 | | 1744736807 |
| WW KNIGHTDALE PROPERTY LLC | PO BOX 3 | DE WITT NY 13214-0003 | | 1744744952 |
| WIDEWATERS KNIGHTDALE II COMPANY | PO BOX 3 | DE WITT NY 13214-0003 | | 1744756480 |
| KNIGHTDALE MULTIFAMILY OWNERSHIP, LLC | ATTN: LEGAL DEPARTMENT | PO BOX 3 | DE WITT NY 13214-1865 | 1744833775 |
| KEATING, JOHN & JULIANNE M | 13176 KENSINGTON DR | GRAFTON OH 44044-1075 | | 1744839819 |
| DOLL, JANET M | 118 MINGOCREST DR | KNIGHTDALE NC 27545-7667 | | 1744839926 |
| KNIGHTDALE DEVELOPMENT OWNERSHIP LLC | THE WIDEWATERS GROUP INC | PO BOX 3 | DE WITT NY 13214-0003 | 1744843799 |
| NEWSON, TIMMY | 604 PINE FOREST TRL | KNIGHTDALE NC 27545-9278 | | 1744848790 |
| FORTIN, DIANNE C | 603 PINE FOREST TRL | KNIGHTDALE NC 27545-9278 | | 1744848793 |
| BULLOCK, KENNICE J | 602 PINE FOREST TRL | KNIGHTDALE NC 27545-9278 | | 1744848795 |
| WHONDER-GENUS, HILLARY GENUS, DEVON | 601 PINE FOREST TRL | KNIGHTDALE NC 27545-9278 | | 1744848798 |
| KEARNEY, ANNA KATHRYN | 116 MINGOCREST DR | KNIGHTDALE NC 27545-7667 | | 1744849024 |
| FORBES, PARRILL D & BETTY MARIE | 902 PINE FOREST TRL | KNIGHTDALE NC 27545-7928 | | 1744849217 |
| PEOPLES, MAURINE | 904 PINE FOREST TRL | KNIGHTDALE NC 27545-7928 | | 1744849222 |
| JOHNSON, JERMAINE | 903 PINE FOREST TRL | KNIGHTDALE NC 27545-7928 | | 1744849225 |
| MCDANIEL, KENT D | 5909 SANDPIPER FARM LN | WENDELL NC 27591-9724 | | 1744849290 |
| CONREAL LLC | 9032 CONCORD HILL CT | RALEIGH NC 27613-5480 | | 1744849310 |
| PRUETT, SCOTT & ROBERTA A | 7368 CIRCLEBANK DR | RALEIGH NC 27615-5646 | | 1744849316 |
| TELLECHEA, STEWART & NEREIDA | 5766 SPRINGFISH PL | WALDORF MD 20603-4234 | | 1744849329 |
| BROWN, LOUIS C & VIRGINIA G | 803 PINE FOREST TRL | KNIGHTDALE NC 27545-9279 | | 1744849441 |
| HANDON, CLARETTA | 802 PINE FOREST TRL | KNIGHTDALE NC 27545-9279 | | 1744849444 |
| RUCKOLDT, BARBARA | 801 PINE FOREST TRL | KNIGHTDALE NC 27545-9279 | | 1744849467 |
| LENTZEN, ROSEMARY | 303 S DOGWOOD AVE | SILER CITY NC 27344-3819 | | 1744849527 |
| ROGERS, SHELBY L | 703 PINE FOREST TRL | KNIGHTDALE NC 27545-7931 | | 1744849545 |
| WOODS OF PARKSIDE HOMEOWNERS ASSOC | 4112 BLUE RIDGE RD STE 100 | RALEIGH NC 27612-4652 | | 1744849582 |
| SEPULVEDA, LYNDA R | 701 PINE FOREST TRL | KNIGHTDALE NC 27545-7931 | | 1744849600 |
| VAUGHAN, CRYSTAL MARY & MICHAEL GORDON | 605 PINE FOREST TRL | KNIGHTDALE NC 27545-9278 | | 1744849607 |
| VEREEN, MICHAEL | PO BOX 1194 | ZEBULON NC 27597-1194 | | 1744849844 |
| CAPPS, KATHREN ANN | 503 PINE FOREST TRL | KNIGHTDALE NC 27545-7930 | | 1744849874 |
| OHNESORGE, LAUREN K | 115 AUTUMN RIDGE DR | KNIGHTDALE NC 27545-9203 | | 1744849936 |
| KNIGHTDALE DEVELOPMENT OWNERSHIP LLC | THE WIDEWATERS GROUP INC | PO BOX 3 | DE WITT NY 13214-0003 | 1744850425 |
| KNIGHTDALE DEVELOPMENT OWNERSHIP LLC | THE WIDEWATERS GROUP INC | PO BOX 3 | DE WITT NY 13214-0003 | 1744852568 |
| KNIGHTDALE DEVELOPMENT OWNERSHIP LLC | THE WIDEWATERS GROUP INC | PO BOX 3 | DE WITT NY 13214-0003 | 1744856629 |
| RCP INVESTMENTS IV LLC | 11415 ROSE BOWL DR | GLEN ALLEN VA 23059-4838 | | 1744858784 |
| KING, CHARLENE | 117 AUTUMN RIDGE DR | KNIGHTDALE NC 27545-9203 | | 1744859017 |
| CRUTE, STACEY L | 119 AUTUMN RIDGE DR | KNIGHTDALE NC 27545-9203 | | 1744859114 |
| STEPNEY, CRAIG A & YVONNE C | 121 AUTUMN RIDGE DR | KNIGHTDALE NC 27545-9203 | | 1744859211 |
| ELKINTON, RICHARD E & RACHEL W | 123 AUTUMN RIDGE DR | KNIGHTDALE NC 27545-9203 | | 1744859248 |
| SALKHADI, MAMOUN KHEZZAR, ANWAR | 114 MINGOCREST DR | KNIGHTDALE NC 27545-7667 | | 1744940008 |
| ROBERSON, SAMUEL, TAKEISHA | 112 MINGOCREST DR | KNIGHTDALE NC 27545-7667 | | 1744940161 |
| WRIGHT, LORETTA N | 1002 PINE FOREST TRL | KNIGHTDALE NC 27545-7929 | | 1744940220 |
| SAGADA, QUIRINO SANCHEZ DE SANCHEZ, REINA ISABEL AYALA | 1003 PINE FOREST TRL | KNIGHTDALE NC 27545-7929 | | 1744940251 |
| LOGAN, TERESA A | 1004 PINE FOREST TRL | KNIGHTDALE NC 27545-7929 | | 1744940282 |
| YERKE, FRANKLIN A, THELMA R | 502 PINE FOREST TRL | KNIGHTDALE NC 27545-7930 | | 1744940804 |
| HUGHES, MATILDA W | 501 PINE FOREST TRL | KNIGHTDALE NC 27545-7930 | | 1744940833 |
| MITCHELL, JON B MITCHELL, REBECCA L | 113 AUTUMN RIDGE DR | KNIGHTDALE NC 27545-9203 | | 1744940915 |
| BROOKS, DONALD J JR, MILLICENT H | 111 AUTUMN RIDGE DR | KNIGHTDALE NC 27545-9203 | | 1744940983 |
| STELMACH, NICHOLAS E | 112 AUTUMN RIDGE DR | KNIGHTDALE NC 27545-9203 | | 1744950088 |
| BLEVINS, RICKY A LUI, YU CHI | 110 KENNETH RIDGE CT | APEX NC 27523-9370 | | 1744950175 |
| JONES, WALTER RICHARD II , MICHELLE F | 125 AUTUMN RIDGE DR | KNIGHTDALE NC 27545-9203 | | 1744950320 |
| PARKSIDE COMMONS CONDOMINIUMS | 1003 DRESSER CT | RALEIGH NC 27609-7323 | | 1744950427 |
| G A T T LLC | PO BOX 80084 | RALEIGH NC 27623-0084 | | 1744950427 |
| RENAISSANCE VENTURES LLC | 112 HIGHCLERE LN | CARY NC 27518-8723 | | 1744950427 |
| CAH HOLDINGS LLC | 1521 E 3RD ST | CHARLOTTE NC 28204-3231 | | 1744950756 |
| PARKSIDE HOMEOWNERS ASSOCIATION INC | 4112 BLUE RIDGE RD STE 100 | RALEIGH NC 27612-4652 | | 1744952338 |

Kimley»Horn

September 20, 2019

Kimley-Horn & Associates, Inc.
421 Fayetteville Street, Suite 600
Raleigh, NC 27601

Subject: Neighborhood Meeting Notification Letter – Rezoning
901 Parkstone Towne Boulevard
Knightdale, NC 27545

Dear Neighbor:

On **Tuesday, October 1, 2019**, a neighborhood meeting will be held regarding a proposed rezoning application for the property identified by the following address and property identification number: 901 Parkstone Towne Boulevard, Knightdale, NC 27545; PIN# 1744843799 near property that you own.

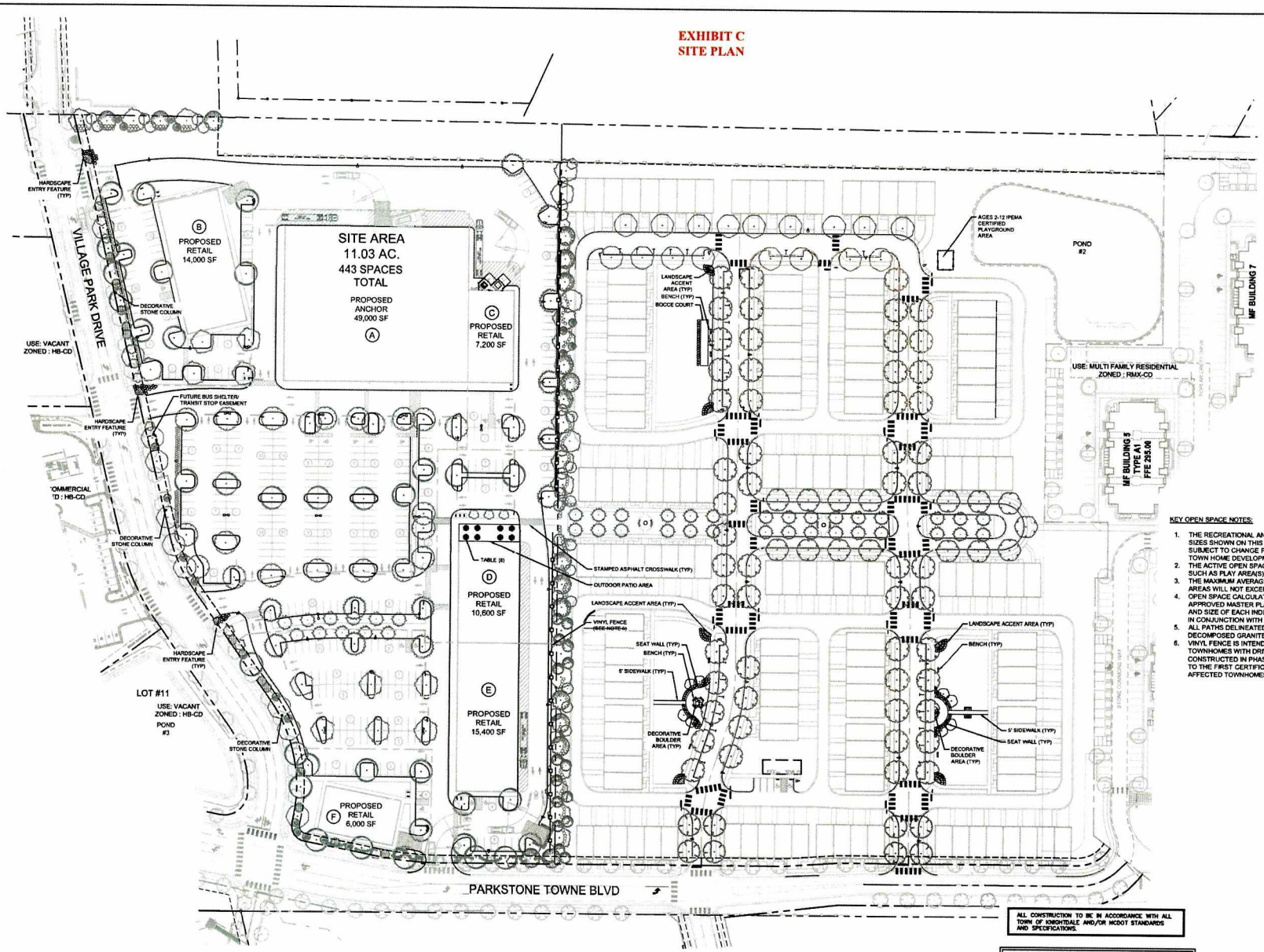
The meeting will be held at the Knightdale Recreation Center (Room 404) located at 102 Lawson Ridge Road, Knightdale, NC 27545 at **6:30 P.M. on October 1, 2019**. This is a public meeting and all are invited to attend.

If you wish to contact us, please call (919) 653-2927 and ask for Chris Bostic. You may also email me at the following address: Chris.Bostic@kimley-horn.com. The purpose of the meeting is to ensure that adjacent property owners are aware of the proposal and have an opportunity to provide input prior to the Town of Knightdale public hearing.

Sincerely,

Chris Bostic, P.E.
Project Manager

**EXHIBIT C**
**SITE PLAN**




**SITE FURNITURE LEGEND:**

- TABLE WITH UMBRELLA
- BENCH
- BOCCE COURT
- DECORATIVE BOULDERS

**KEY OPEN SPACE NOTES:**

1. THE RECREATIONAL AND ACTIVE OPEN SPACE AREAS, LOCATIONS AND SIZES SHOWN ON THIS PLAN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE PENDING THE FINAL SITE PLAN LAYOUT FOR THE TOWN HOME DEVELOPMENT.
2. THE ACTIVE OPEN SPACE AREAS MAY INCLUDE PROGRAM ELEMENTS SUCH AS PLAY AREA(S), PICNIC AREA(S), AND FLEX LAWN SPACE.
3. THE MAXIMUM AVERAGE GRADIENT WITHIN THE ACTIVE OPEN SPACE AREAS WILL NOT EXCEED 7.5%.
4. OPEN SPACE CALCULATIONS AND PERCENTAGES WILL COMPLY WITH THE APPROVED MASTER PLAN, ALTHOUGH EXACT CONFIGURATIONS, LOCATION AND SIZE OF EACH INDIVIDUAL AREA WILL BE CONFIRMED AND APPROVED IN CONJUNCTION WITH THE FINAL SITE PLAN APPLICATION.
5. ALL PATHS DELINEATED WITHIN ACTIVE OPEN SPACE AREAS ARE TO BE DECOMPOSED GRANITE OR SIMILAR MATERIAL.
6. VINYL FENCE IS INTENDED TO SCREEN THE DRIVEWAYS OF ALLEY LOADED TOWNHOMES WITH DRIVEWAYS FACING THE FENCE. THE FENCE CAN BE CONSTRUCTED IN PHASES WITH EACH FENCE SECTION COMPLETE PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY FOR THAT GROUPING OF AFFECTED TOWNHOMES.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

**EXISTING CONDITION NOTES:**

1. EXISTING INFORMATION SHOWN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY CHANDLER LAND SURVEYING, INC., 83 ADAMS POINT DRIVE, GARNER, N.C. 27529, PHONE: 919-291-9143 AND DATED NOVEMBER 21, 2017 AND TAKEN FROM TOWN OF KNIGHTDALE APPROVED CONSTRUCTION PLANS FOR PARKSTONE AT KNIGHTDALE (KHA #017254001) DATED NOVEMBER 15, 2016 AND PROVIDED BY KIMLEY-HORN AND ASSOCIATES, 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601, PHONE: 919-677-2000.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE X BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720174400J DATED MAY 2, 2006.

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 2 | OWNER UPDATES | 03-19-20 | WWH |
| 1 | TOWN OF KNIGHTDALE COMMENTS | 12-05-19 | WWH |

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#F-0102

KHA PROJECT 017254007
DATE 11/08/2019
SCALE AS SHOWN
DESIGNED BY JCB
DRAWN BY JCB
CHECKED BY CGB

OPEN SPACE PLAN

PARKSTONE PHASE 2
MIXED USE
PREPARED FOR
KNIGHTDALE DEVELOPMENT OWNERSHIP, LLC.
KNIGHTDALE NORTH CAROLINA

SHEET NUMBER
L2.0

# Town of Knightdale

*Staff Report Cover Sheet*

Title: ZMA-6-19: The Collection Planned Unit Development Rezoning

Staff: Kevin Lewis, AICP, Senior Planner – Current

Date: August 19, 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 major subdivision in accordance with Sections 2.15.C and 15.6.C of the Unified Development Ordinance (UDO).

**STRATEGIC PLAN PRIORITY AREA(S)**

- Connected & Inclusive
- Sustainable
- Active & Healthy

**GENERAL STATUTE REFERENCE(S)**, *if applicable*

- North Carolina General Statutes § 160A-381

**TYPE OF PUBLIC HEARING,** *if applicable*

- Legislative

**FUNDING SOURCE(S)**, *if applicable*

- N/A

**ATTACHMENT(S)**

- Application Packet
- PUD Document (including Neighborhood Meeting Information)
- Neighborhood Meeting Mailing Notification
- Ordinance #20-08-19-002

**STAFF RECOMMENDATION**

- It is staff's recommendation that Town Council approves the request to rezone 28.13 acres of the property identified by Wake County PINs 1754-63-5524, 1754-53-9404, 1754-53-7747, 1754-53-9814, and 1754-63-0926 from Rural Transition (RT) to General Residential 8 with a Planned Unit Development (GR8-PUD), adopts the forwarded advisory statement from LURB and staff regarding Comprehensive Plan consistency, and adopts Ordinance # 20-08-19-002.

# Town of Knightdale

*Staff Report*

Title: ZMA-6-19: The Collection Planned Unit Development Rezoning

Staff: Kevin Lewis, AICP, Senior Planner – Current

Date: August 19, 2020

Director Signature: CH

Asst. Town Manger Signature: DT

Town Manager Signature: WRS

**I. REQUEST:**

Mr. Brad Rhinehalt, PE of McAdams Company has submitted an application on behalf of property developer Michael Foley of MF Development LLC, to rezone and develop the vacant parcels between Keith and Robertson Streets, identified by the Wake County PINs 1754-63-5524, 1754-53-9404, 1754-53-7747, 1754-53-9814, and 1754-63-0926, from Rural Transition (RT) to General Residential-8 (GR-8) with a PUD. The applicant has proposed to develop the 28.13 acre collection of parcels into a 92-lot single-family and townhome residential subdivision.

**II. PROJECT PROFILE:**

| | |
|---|---|
| PROPERTY LOCATION: | Five parcels between Keith and Robertson Streets |
| WAKE COUNTY PINs: | 1754-63-5524, 1754-53-9404, 1754-53-7747, 1754-53-9814, and 1754-63-0926 |
| CURRENT ZONING DISTRICT | Rural Transition (RT) |
| PROPOSED ZONING DISTRICT: | General Residential-8 (GR-8) Planned Unit Development (PUD) |
| NAME OF PROJECT: | The Collection |
| APPLICANT: | Brad Rhinehalt, PE of McAdams Company |
| PROPERTY OWNER: | Eugene and Wayne Harper |
| PROPERTY SIZE: | 28.13 acres |
| PROPOSED DENSITY: | 3.27 units per acre |
| CURRENT LAND USE: | Vacant/Formerly Agricultural |
| PROPOSED LAND USE: | Single Family Residential |
| PROPOSED OPEN SPACE: | 456,946 $ft^2$/10.48 acres (74,620 $ft^2$/1.71 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

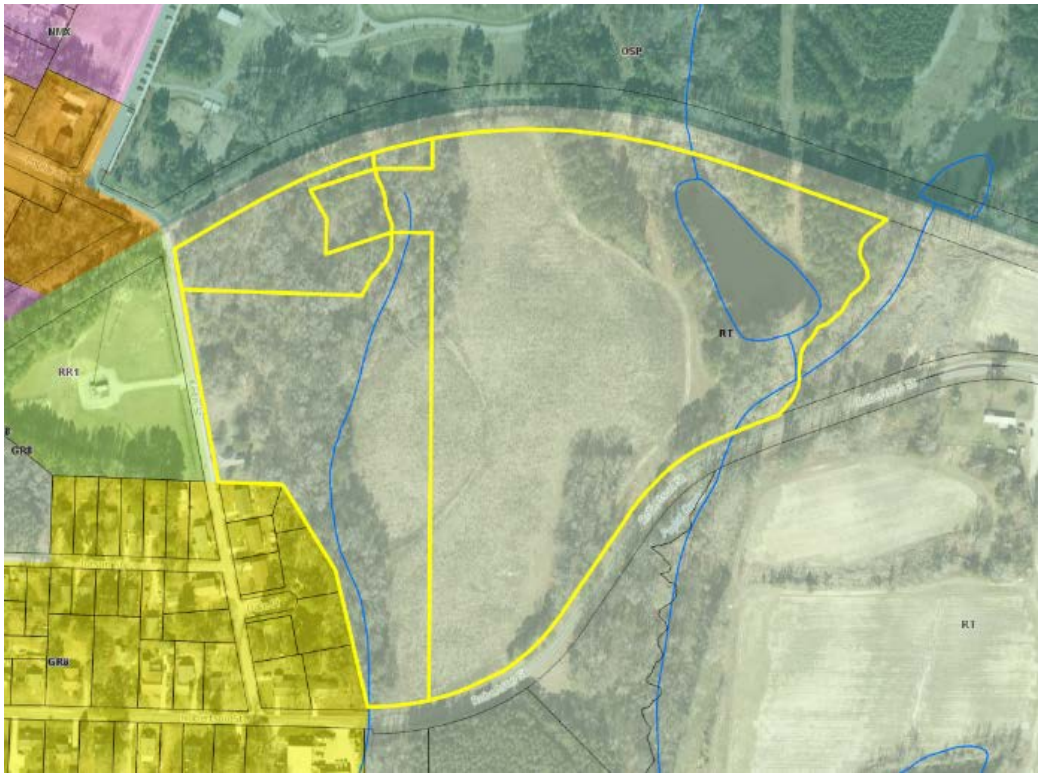
efficiency in the layout and provision of roads, utilities, and other infrastructure.

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 VII** of this staff report.

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

The proposed rezoning includes five (5) parcels, located at the east of Keith Road and northwest of Robertson Road. The parcels are located within the Town's Extra Territorial Jurisdiction and require annexation.

| DIRECTION | LAND USE | ZONING |
|---|---|---|
| North | Knightdale Station Park | OSP |
| South | Vacant | RT |
| East | Vacant | RT |
| West | Single Family Residential | RR-1 & GR-8 |

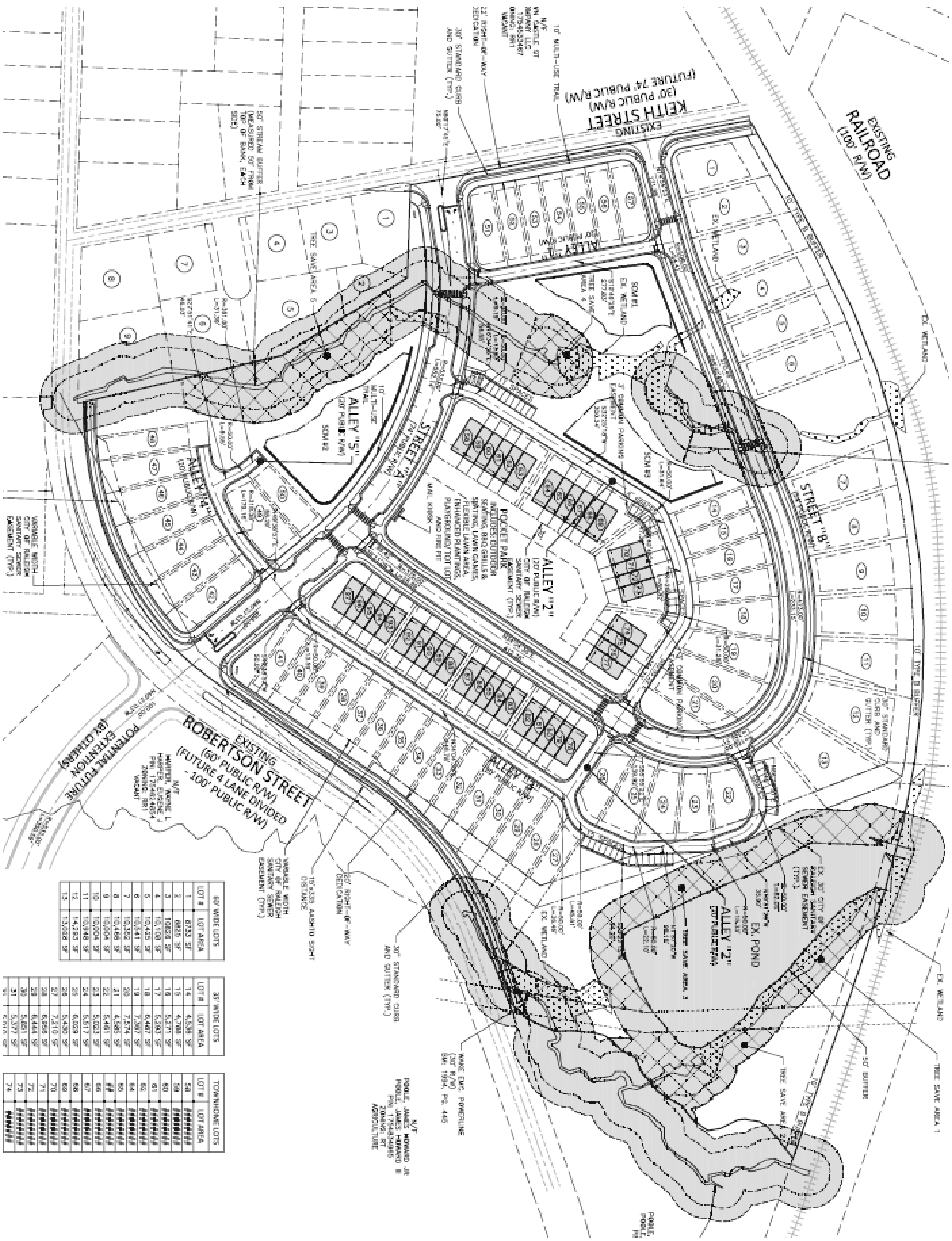


Main St
Robertson St
Robertson St
Robertson St
Robertson St
Robertson St

View from Keith Street looking south.

**V. PROPOSED MASTER PLAN:**

The applicant has submitted a full Master Plan and PUD Document in accordance Section 16.6 of the UDO. The applicant is proposing a new 92 lot subdivision consisting of 13 front-loaded single-family dwellings measuring 60' wide, 44 rear-loaded single-family units with a 35' width, and 35 townhouses. As shown on the following site plan, Street "A" will be built by the developer as a Town Maintained Collector, and important connection required by the KnightdaleNext Street Network map. Additional amenities include a multi-use path to be incorporated into the Town's greenway system and shown on the KnightdaleNext Trails & Greenway map, a centrally located pocket park with active and passive components, sidewalks throughout, and ample on- and off-street parking.


EXISTING
KEITH STREET
(30' PUBLIC R/W)
(FUTURE 74' PUBLIC R/W)
EXISTING
RAILROAD
(100' R/W)
EXISTING
ROBERTSON STREET
(60' PUBLIC R/W)
(FUTURE 4 LANE DIVIDED
- 100' PUBLIC R/W)
POTENTIAL FUTURE
EXTENSION
(BY OTHERS)
STREET "A"
STREET "B"
ALLEY "1"
ALLEY "2"
ALLEY "3"
ALLEY "4"
ALLEY "5"
POCKET PARK
EX. POND
EX. WETLAND

**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 provisions found within. The following items are being highlighted for Council review and further consideration.

**VI. LEGISLATIVE CASE PROCEDURES:**
Staff met with the development team in July 2019 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: July 10, 2019
- Neighborhood Meeting Notices Mailed: August 16, 2019
- Neighborhood Meeting: August 27, 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, phasing, buffers, traffic, and lot dimensions. 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: November 6, 2019
- Sign Posted On Property: November 8, 2019
- Legal Ad Published in N&O: November 8 & 15, 2019

Following the formal submittal and review of the proposed master plan, the applicant met with the Development Review Committee (DRC) on October 31, 2019 to discuss the technical comments and details associated with the proposed subdivision plan. There were some minor issues associated with the proposed plan, including the alignment of the proposed connector road, driveway length, parking, and landscaping. The DRC requested that the applicant provide a revised copy of the Master Plan and PUD Document, which is included as part of the enclosed application packet.

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

**VII. PROPOSED PLANNED UNIT DEVELOPMENT:**
In accordance with Section 15.6.C of the UDO, 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 Highway Business 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.

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

| | Points |
|---|---|
| Base Points - Major Residential Subdivision | 15 |
| Options to Obtain additional 35 points: | |
| Residential Architectural Standards | 15 |
| Outdoor Display of Public Art | 4 |
| IPEMA Certified Playground Equipment | 4 |
| Stormwater Wetland | 5 |
| Provision of On-Street Public Parking | 4 |
| 10’ Wide Multi-Use Path | 2 |
| Signage or Striping Improvements | 1 |
| | |
| **Total Proposed:** | **50** |
| (50 Points Required) | |

C. **Residential Architectural Standards**: The proposed architectural standards are listed below. In addition to the proposed standards, the applicant is agreeing to adhere to the architectural standards in Sections 5.4, 5.7, and 5.8 of the UDO by including it in their WAP bonus point breakdown. Following the proposed standards are some examples of elevations from McKee Homes.

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

1. Single-family 2-story homes built on lots at least 60-feet wide will have a minimum of 2,000 square feet and 1-story homes on such lots will be a minimum of 1,600 square feet. Lots that are at least 60-feet wide will have front-loaded two car garages.
2. Single-family homes built on lots less than 60-square feet will have a minimum of 1,450 square feet and have alley-loaded garages with the exceptions that a maximum of 15% of such homes may be a minimum of 1,450 square feet.
3. All single-family homes shall be raised from the finished grade a minimum of 18" 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.
4. All single-family homes with a crawl space will be wrapped in brick or stone on all sides.
5. All single-family homes will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding,

fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and comer boards.

6. All single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch posts will be at least 6"x6".
7. Main roof pitches (excluding porches) for 2-story homes shall be at least 7:12.
8. There shall be a 12" overhang on every gable roof end.
9. Main roof pitches for 1-story and 1.5-story homes will be at least 6:12.
10. Garages for lots that are at least 60-feet wide will not protrude more than six (6) feet from the front porch or stoop and all garage doors shall over window inserts and hardware.
11. 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.
12. Garages will not exceed 45% of the front facade width or will be split into two bays.

<u>Townhouse Architectural Standards</u>

1. All townhouse units will have alley-loaded two car garages.
2. All townhouse units shall be raised from the finished grade a minimum of 18” and 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.
3. All townhouse units will have a combination of two or more of the following materials on the front façade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may be used for soffits, fascias, and corner boards.
4. Usable front porches shall be at least five (5) feet deep and extend more than 30% of the primary façade.
5. All townhouse units shall provide detailed design elements using at least one (1) of the features from each of the four categories below:
    - Entrance
        - Recessed entry with 6” minimum width door trim
        - Covered porch with 6” minimum width pillars/posts/columns
    - Building Offset
        - Façade offset
        - Roofline offset
    - Roof
        - Dormer
        - Gable

- Cupola/Tower/Chimney
- Decorative cornice of roof line (flat roof only)

And at least two (2) of the following elements:

- Façade
  - Bay window
  - Balcony
  - Porch
  - Shutters
  - Window trim with 4" minimum width
  - Patterned finish (scales, shakes, wainscoting, brick, or stone)

6. There shall be a 12" overhang on every gable roof end.
7. Townhouse building walls shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick, or stone.
8. Main roofs on townhouse buildings shall have a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. Monoptich roofs shall have a pitch of at least 3:12.
9. For every second and third story of the side elevations, there shall be a minimum of three windows added to the side elevation. Any siding break on the side of the home such as a fireplace or wall offset can be used as an alternate to a window. On the ground floor there shall be at minimum of one window on the side elevations.
10. The second and third stories of the rear elevation shall have either a balcony and door(s) or windows making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (lineal feet) containing a balcony and door(s) or windows divided by the total horizontal plane length.
11. No two townhome units in a building shall have the same exterior paint color scheme.
12. All townhomes shall be three (3) stories.

<u>Staff Analysis</u>

The proposed architectural standards are generally in line with other standards which have been approved by Town Council. The following item was recommended as a condition by the LURB. The applicant has agreed to this conditions.

1. All driveways shall be a minimum of 20-feet in length.

**1 Proposed Elevation - The Nelson II Knightdale Station**

**2 Proposed Elevation - The Beaufort Knightdale Station**

**3 Proposed Elevation - The Potter Knightdale Station**

**4 Proposed Townhome Elevations**

Front Elevation

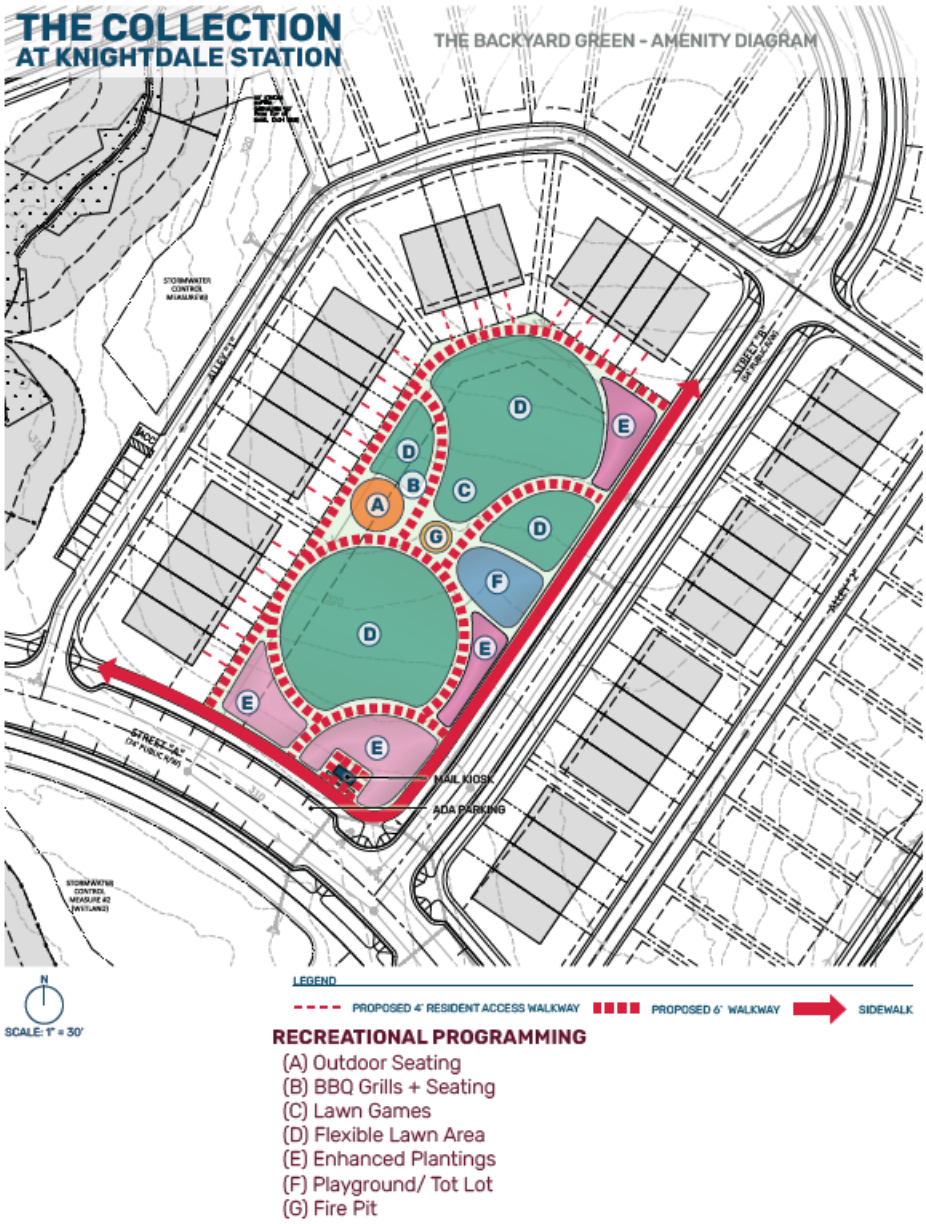
Rear Elevation Plan

Front Elevation

Rear Elevation Plan

**5 Proposed Rear-Loaded Single-Family Elevations**

D. **Programmed Open Space**: A number of proposed WAP bonus point items are addressed in the applicants Open Space plan, seen programmed below:




E. **Stormwater – Wetlands:** Wetlands exist on-site, according to analysis from NCDEQ, the applicant proposes to maintain and enhance wetland areas to protect the natural environment. The applicant is not proposing any deviation from the UDO requirements, found in Chapter 6, related to storm water management of the site, which shall meet town standards.

F. **On-Street Parking**: Denser residential development patters often require additional on-street parking to serve residents and visitors. Approximately 20 on-street parking spaces are provided on proposed collector. Additional off-street parking has been provided in the alleys.

G. **Stormwater Management:** The applicant is not proposing any deviation from the UDO requirements, found in Chapter 6, related to stormwater management of the site.

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

I. **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 GR-8 Zoning District.

**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. **Permitted Building Type Ratio**:
- **Required**: In accordance with UDO Section 2.7.B, the maximum number of Townhouse buildings in a GR development shall not exceed 30% of the total number of units.

- **Requested**: Townhomes within the proposal will comprise 41.24% of the total number of dwelling units.

B. **Dimensional Requirements**: The applicant is proposing deviations from the dimensional stands as found in Section 2.7.B of the UDO for the GR-8 Zoning District. The proposals are highlighted below:

- **Required:** In accordance with UDO section 2.7B, lots less than 80 ft. in width require alley/rear lane access, and driveways are require to be at least 35 feet long.

- **Requested**: Due to site constraints, single-family dwelling units on lots 60 feet in width will be accessed via a driveway that connects to the fronting public right-of-way. Additionally, front- and rear-loaded single-family dwellings will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35".

C. **Mass Grading** (Section 6.2.B)**:**

- **Required:** In accordance with UDO Section 6.2B, the initial clearing and grading is limited in new major subdivisions to "dedicated public rights-of-way and easements to installation of streets, utilities, and other infrastructure", except for subdivisions or sections of subdivisions lots less than 60' wide.

- **Requested**: The ability to mass grade the proposed 13 front-loaded single-family dwellings which are 60' wide.

D. **Architectural Variations:**

- **Required:** Changes to the approved architectural standards above would need to be reviewed and approved by Town Council.

- **Requested:** The staff may approve minor architectural variations of the specific requirements listed above provided that such minor variations meet the overall intent of these architectural standards and conform to the Comprehensive Plan and other adopted plans of the Town.

## VIII. 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, proposed exceptions, and detailed open space programming, as seen above. 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.

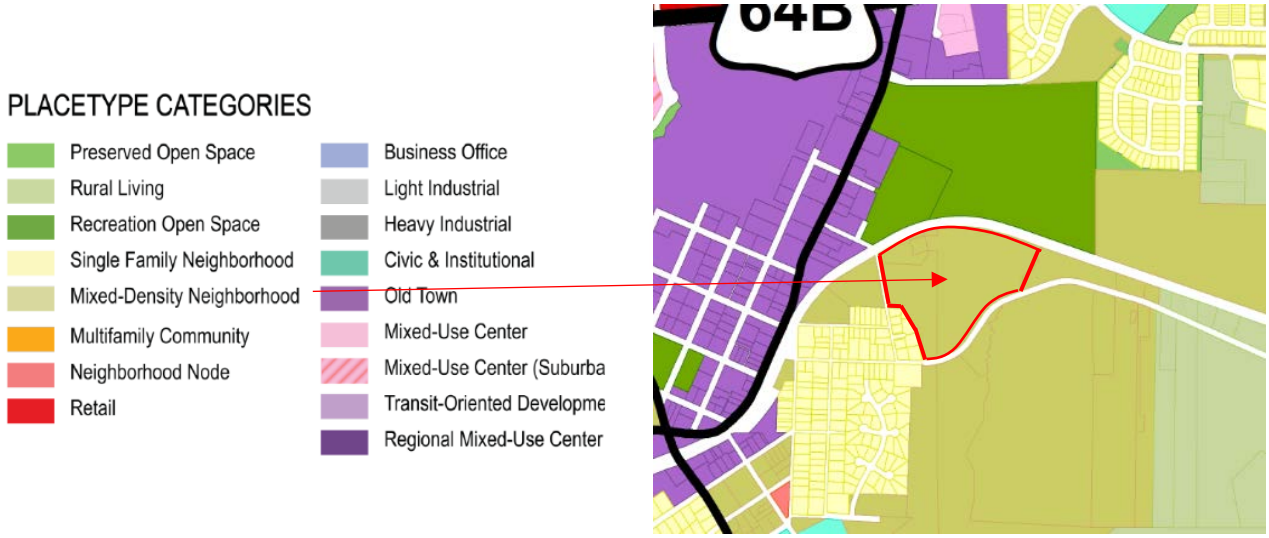
## IX. TRANSPORTATION ANALYSIS

As required by the UDO, 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 (Sec 9.4.B.1)". Staff requested the applicant conduct an initial Trip Generation report to determine the number of peak hour trips this proposal is expected to generate. That report indicated the weekday AM peak hour trips to be 61 and PM trips to be 80. Based on these numbers, staff did not request any further analysis.

The applicant is also required to conform to the Connectivity Index (9.5.G), which is used "to determine the adequacy of street layout design", and compares the links (road sections between intersections) and nodes (intersections) of the proposed development. A perfect grid has a Connectivity Index of 2.00. Proposed developments in the GR zoning district are required to have a minimum index of 1.40; The Collection has an index of 1.42.

Staff review of the proposed development and supplemental information find a number of transportation improvements which have the potential to improve conditions off-site and provide for safe movement within the neighborhood. The developer shows turn lanes on Robertson Road which shall feed into the neighborhood, reducing the risk for those traveling past and to the development. Pedestrian improvements on-site include sidewalks or multi-use paths on both sides of the proposed roads, with high-visibility crosswalks at all intersections. On-street parking along the proposed collector road (Street "A") will also aid in improving pedestrian safety by reducing speed and creating a buffer between traffic and those using the sidewalk.

**X: COMPREHENSIVE PLAN:**
When the 2035 Comprehensive Plan was being drafted, 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."*

Other elements of the proposal that address the items included in the Comprehensive Plan include:

**Construction of a Town-Maintained Collector** (labeled Street "A" on site plan) to include on-street parking, street trees, and pedestrian connectivity through the site, as shown on the **Street Network** map.

**Construction of a 10' wide Multi-Use Path** along Keith Street and Street "A" as shown on the **Trails & Greenway** map.

**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, should the staff recommended conditions be approved, the proposed Master Plan and PUD is consistent with the KnightdaleNext 2035 Comprehensive Plan, and the following guiding principle categories would be applicable to this request.

INFILL DEVELOPMENT AND REDEVELOPMENT

Promote infill development and redevelopment activities for vacant and under-utilized areas of Knightdale. In doing so, prioritize the transformation of older properties throughout Town that might not be economically-viable in the future (such as declining retail shopping centers).

**Infill Development and Redevelopment** – The proposed development is located less than 500' from Old Town and adjacent to Knightdale Station Park. It is within a Target Investment Area shown on the Growth Framework map.

NATURAL ENVIRONMENT

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

**Natural Environment –** To meet the requirements of UDO Chapter 6, the applicant proposes to protect wetlands, ponds, and other environmental features unique to the site.

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 site is oriented inward, with larger lots acting as a buffer between existing development and the compact interior of the site.

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** – The proposed development will include 13 front-loaded single-family dwellings at 60' wide, 42 rear-loaded single-family dwellings at 35' wide, and 35 townhouse units. Additionally, the centrally located open space area is programmed with different features for all prospective residents.

PARKS AND RECREATION

Promote and expand opportunities where people can be more involved in an active community lifestyle represented, in part, by the presence of high-quality parks, public spaces and recreation facilities located near where people live and work, and the bicycle and pedestrian connections between them.

**Parks and Recreation** – The proposed development is located within walking distance of Knightdale Station Park.

## XI. JOINT PUBLIC HEARING SUMMARY:

A Joint Public Hearing was held at the November 20, 2019 Town Council meeting, where staff introduced the case. A representative from the development team also gave a short presentation, however no one from the general public spoke in favor or against the project. There were no questions from Town Council or LURB members for staff or the development team.

**XII. LAND USE REVIEW BOARD SUMMARY:**

The LURB considered this item at its December 9, 2019 meeting. After staff presented an overview of the proposed rezoning request, LURB members asked questions regarding driveway length and elevations. The LURB then voted unanimously, 5-0, to recommend approval of ZMA-6-19 with staff recommended conditions (seen below) and forwarded the following advisory statement.

> "*The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles including encouraging infill development & redevelopment, providing great neighborhoods & expanded home choices, supporting parks & recreation, promoting compact development patterns, and sustaining the natural environment. It is further consistent with the General Growth Framework, Growth & Conservation, Street Network, and Trails & Greenway Maps. 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.*"

Staff Recommended Conditions:

1. All driveways shall be a minimum of 20-feet in length. The applicant has agreed to this condition.

**XIII. STAFF RECOMMENDATION:**

It is staff's recommendation that Town Council approves the request to rezone 28.13 acres of the property identified by Wake County PINs 1754-63-5524, 1754-53-9404, 1754-53-7747, 1754-53-9814, and 1754-63-0926 from Rural Transition (RT) to General Residential 8 with a Planned Unit Development (GR8-PUD), adopts the forwarded advisory statement seen below from LURB and staff regarding Comprehensive Plan consistency, and adopts Ordinance # 20-08-19-002.

> "*The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles including encouraging infill development & redevelopment, providing great neighborhoods & expanded home choices, supporting parks & recreation, promoting compact development patterns, and sustaining the natural environment. It is further consistent with the General Growth Framework, Growth & Conservation, Street Network, and Trails & Greenway Maps. 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.*"

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# TOWN OF KNIGHTDALE

DEVELOPMENT SERVICES DEPARTMENT

www.knightdalenc.gov

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2243
(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: The Collection

PROJECT ADDRESS: 0, 610, & 614 Keith Street, 0 Ferrll Street, 0 Knightdale Eagle Rock Road

WAKE COUNTY PIN(s): 1754537747, 1754539404, 1754539814, 1754630926, 1754635524

PROPOSED USE: Single-Family and Townhome Residential

PROPOSED SQ. FT.: PROPOSED LOTS: 90 DENSITY (DWELLING/ACRE): 3.19

ZONING DISTRICT: GR8 (PUD) SITE ACRES: 28.13 INSIDE CORPORATE LIMITS: Partially

**CONTACT INFORMATION**

APPLICANT: Brad Rhinehalt, PE - McAdams PHONE: 919-361-5000 FAX:

ADDRESS: 2905 Meridian Parkway
Durham NC 27713

EMAIL: rhinehalt@mcadamsco.com

SIGNATURE:

PROPERTY OWNER: Euguene Harper PHONE: FAX:

ADDRESS: 4113 Brewster Drive
Raleigh NC 27606

EMAIL:

SIGNATURE: DocuSigned by: Eugene Jutson Harper FAFC805AFE6C497 10/7/2019 | 07:16 AM EDT

DEVELOPER: Michael Foley PHONE: (919)251-5501 FAX: (877)530-1919

ADDRESS: 5448 Apex Parkway #156
Apex, NC 27502

EMAIL: Mike@hummabuilt.com

SIGNATURE: Michael Foley

**THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY**

CASE NUMBER: ZMA-_____-19

SUBMITTAL DATE: 10/14/19

X-REFERENCE(s):

FILING FEE: $2,521.35
Receipt #153564

SKETCH PLAN MEETING DATE:

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## 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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- 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.

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**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, 610 & 614 Keith Street, 0 Ferrell Street, 0 Knightdale Eagle Rock Road | | |
| WAKE COUNTY PIN(s): | 1754537747, 1754539404, 1754539814, 1754630926, 1754635524 | | |
| PROPOSED PROJECT NAME: | The Collection | | |
| PROPOSED USE: | Single-Family and Townhome Residential | | |
| PROPOSED SQ. FT.: | N/A | TOWN LIMITS/ETJ: | Both |
| CURRENT ZONING DISTRICT: | RT | PROPOSED ZONING DISTRICT: | GR8 (PUD) |
| PROPOSED LOTS: | 55 SF, 35 TH | DENSITY (DWELLING/ACRE): | 3.19 |

## CONTACT INFORMATION

| | | | |
|---|---|---|---|
| APPLICANT: | Charlie Yokley, AICP – McAdams | | |
| ADDRESS: | 2905 Meridian Parkway Durham NC 27713 | | |
| PHONE: | 919-361-5000 | EMAIL: | yokley@mcadamsco.com |
| SIGNATURE: | | | |
| PROPERTY OWNER: | Eugene Harper | | |
| ADDRESS: | 4113 Brewster Drive Raleigh NC 27606 | | |
| PHONE: | | EMAIL: | |
| SIGNATURE: | DocuSigned by: Eugene Jutson Harper FAFC805AFE6C497 | 10/7/2019 \| 07:16 AM EDT | |
| DEVELOPER: | Michael Foley | | |
| ADDRESS: | 5441c Apex Peakway, #176 Apex NC 27502 | | |
| PHONE: | (919) 251-5501 | EMAIL: | mike@hannabuilt.com |
| SIGNATURE: | Michael Foley | | |

**THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY**

| | | | |
|---|---|---|---|
| CASE NUMBER: | PUD - ____ - ____ | SUBMITTAL DATE: 10/14/19 | X-REFERENCE(s): |
| FILING FEE: Receipt #153564 $2,521.35 | | SKETCH PLAN MEETING DATE: | |

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KNIGHTDALE
*development services*

Town of Knightdale 950 Steeple Square Ct.
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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KNIGHTDALE
*development services*

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

# 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 DONE ONLINE | ☑ | ☐ |
| 5. Traffic Impact Analysis, if applicable TRIP GEN ATTACHED | ☐ | ☑ |
| **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 | ☑ | ☐ |

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| | | |
|---|---|---|
| 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***

# THE COLLECTION

## Planned Unit Development

Town of Knightdale

Draft Plan | Case #ZMA-6-19

October 14th, 2019

# TABLE OF CONTENTS


## 1. VISION + INTENT

## 2. EXISTING CONDITIONS
Summary
Existing Conditions Map
Current Zoning Map
Topography + Boundary
Hydrology
Vegetation

## 3. PLANNED UNIT DEVELOPMENT MASTER PLAN
Development Details
Front Loaded Single-Family Dwellings
Rear Loaded Single-Family Dwellings
Townhouses

## 4. UNIFIED DEVELOPMENT ORDINANCE + KNIGHTDALENEXT 2035 COMPREHENSIVE PLAN CONSISTENCY
Modifications
Comprehensive Plan Consistency

## 5. DESIGN GUIDELINES
Single-Family Architectural Standards
Townhouse Architectural Standards

## 6. RECREATIONAL OPEN SPACE + AMENITIES
Open Space Standards

## 7. INFRASTRUCTURE
Streets + Sidewalks
Stormwater
Water + Sewer

## 8. NEIGHBORHOOD MEETING REPORT
Meeting Summary
Sign-In Sheet

## 9. ZONING CONDITIONS
Single-Family Architectural Standards
Townhouse Architectural Standards

# THE COLLECTION

**Planned Unit Development**
**Prepared for The Town of Knightdale**

**Submittal Dates**

| | |
|---|---|
| First Submittal: | October 14, 2019 |
| Second Submittal: | November 6, 2019 |
| Third Submittal: | January 24, 2020 |
| Fourth Submittal: | July 7, 2020 |
| Fifth Submittal: | August 12, 2020 |

**Developer**
MF Development, LLC
5448 Apex Peakway #196
Apex NC 27502

**McAdams Company, Design Lead**
2905 Meridian Parkway
Durham NC 27113

McADAMS

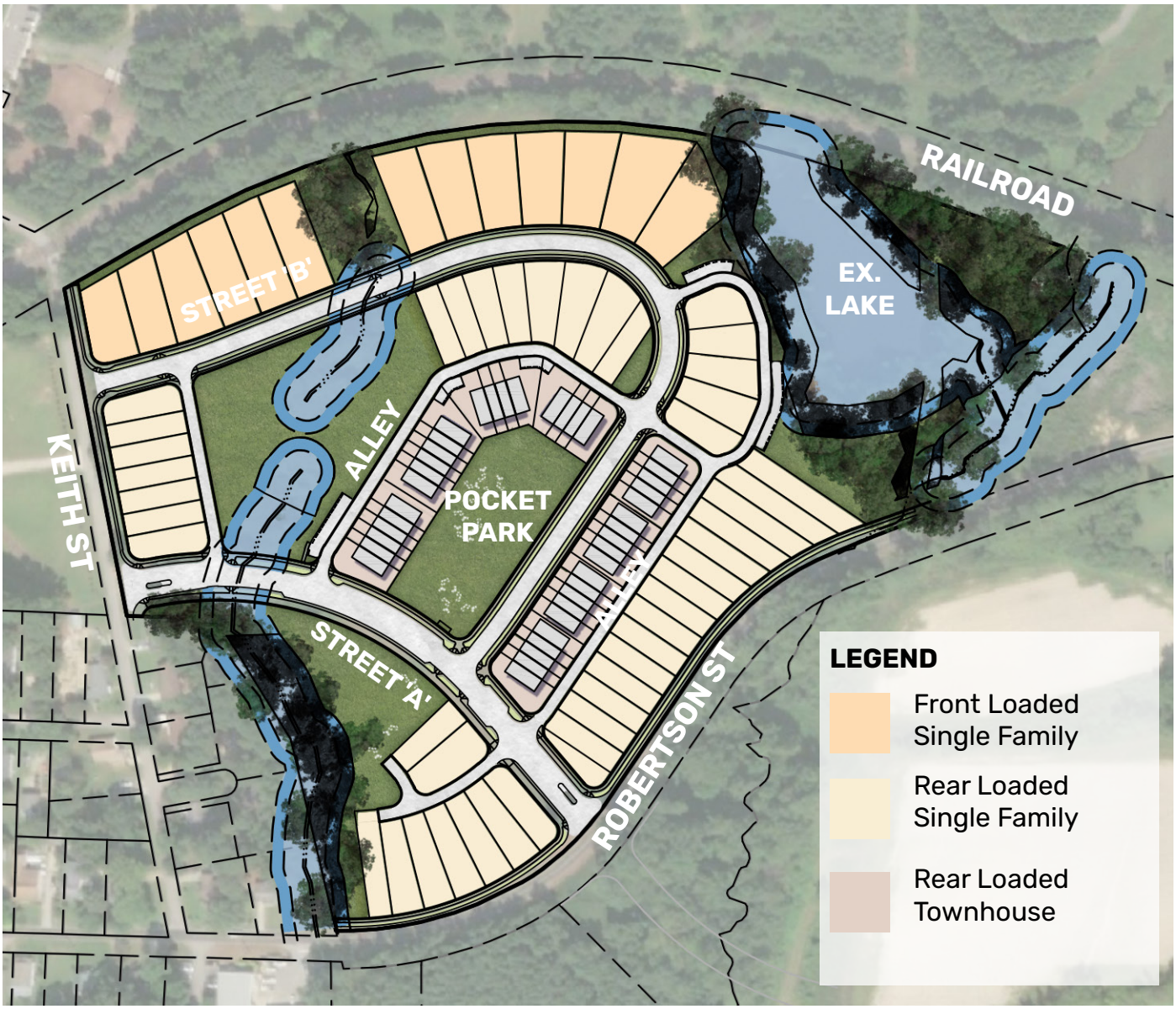
Parker Poe
Attorneys & Counselors at Law

# 1 VISION + INTENT

# VISION + INTENT

As stated in §2.15.C of the Knightdale Unified Development Ordinance, the Planned Unit Development District is designed to encourage master planning of development to coordinate such development so as to manage the impacts of the development on the provision of Town Services and infrastructure. The Planned unit Development encourages creativity and innovation in the design of development, 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;
- Ensure the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers;
- Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map;
- Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.



## THE COLLECTION PLANNED UNIT DEVELOPMENT MEETS THE STATED VISION AND INTENT OF THE PLANNED UNIT DEVELOPMENT:

### Provide exceptional design, character, and quality:

Homes within The Collection will meet the architectural design requirements from Chapter 5 of the Knightdale UDO. The design of The Collection is focused on the built environment, creating interesting places and spaces, and the interaction between the public and private realms which, collectively, will create a subdivision with exceptional character.

### Provide high quality community amenities:

The Collection is focused around a central pocket park that is designed to accommodate multiple uses and users. The pocket park will provide walking trails and other amenities but is designed to be a flexible space for a variety of activities and functions. This pocket park will serve as a central gathering area for residents, provide space for outdoor play and sports, and will be planted with enhanced landscaping to create a natural open space for the general enjoyment of all users.

### Incorporate creative design in the layout of buildings:

The Collection is laid out in such a way that all buildings, no matter the specific type or size, are located within close proximity to one another and avoids a pod set-up that segregates different types of homes. This design will create a compact and cohesive development.

### Ensure compatibility with surrounding land uses and neighborhood character:

The Collection is a residential development located in a residential area and is compatible with the surrounding land uses. The Collection will be a valuable addition to the Town of Knightdale, especially with its proximity to the Knightdale Station Park.

### Ensure the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers:

The Collection is a mixed density neighborhood with a mix of lots sizes and housing types. Given the proximity to the Knightdale Station Park, The Collection will be a large part of completing the neighborhood in this area.

### Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map:

The parcels on which the Collection is located are designated as Mixed-Density Neighborhood per the KnightdaleNext 2035 Comprehensive Plan. The Collection is designed to meet the standards of a Mixed-Density Neighborhood:

- The homes are oriented to the interior of the site;
- The development is buffered from surrounding land uses to create proper transitions;
- Within The Collection, streets create a modified grid street network and small blocks to create a cohesive, well-connected community.

### Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure:

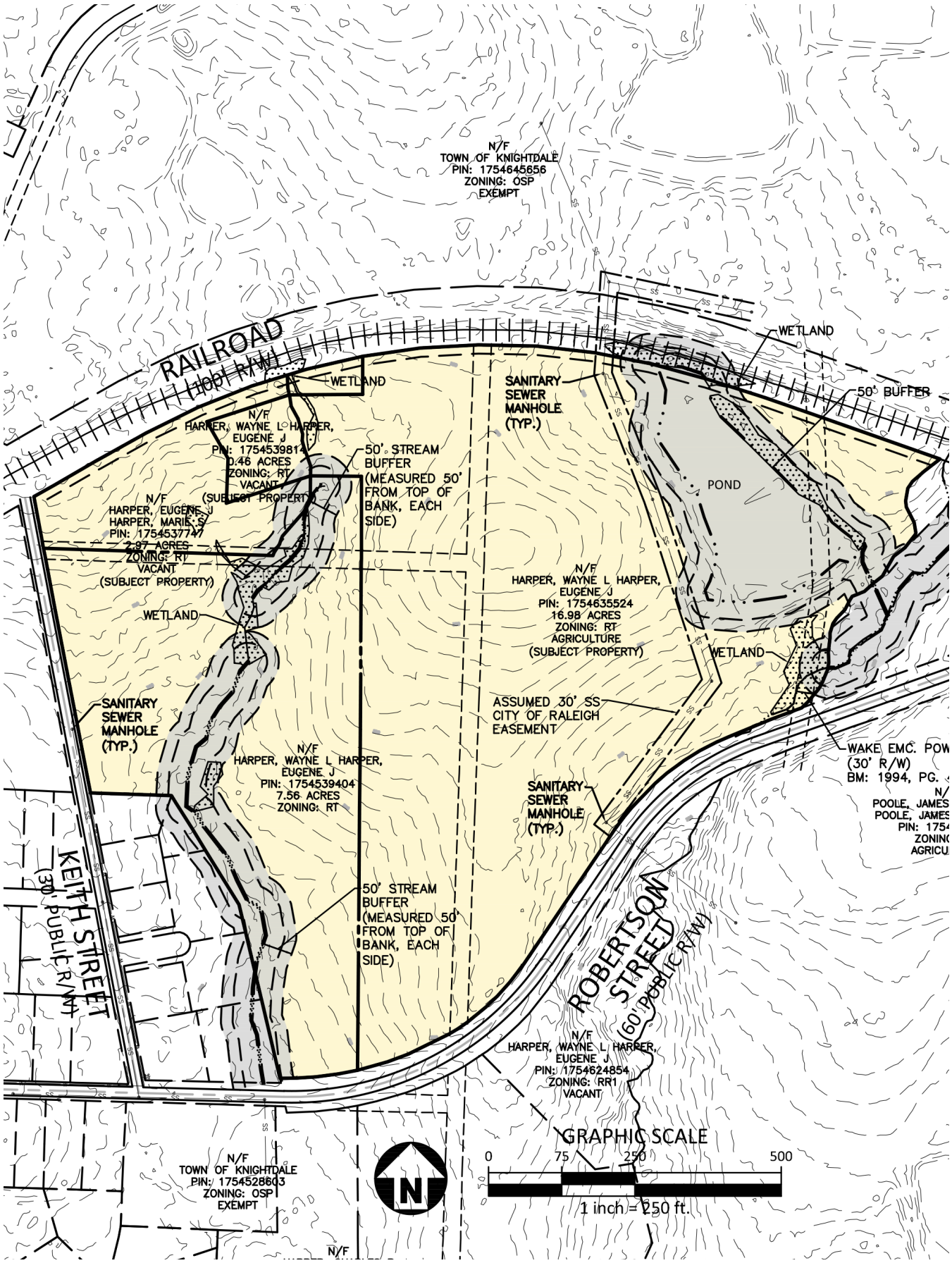
The Collection is designed to be compact and efficient, and is laid out in such a way that no space is wasted or underutilized.

# 2 EXISTING CONDITIONS

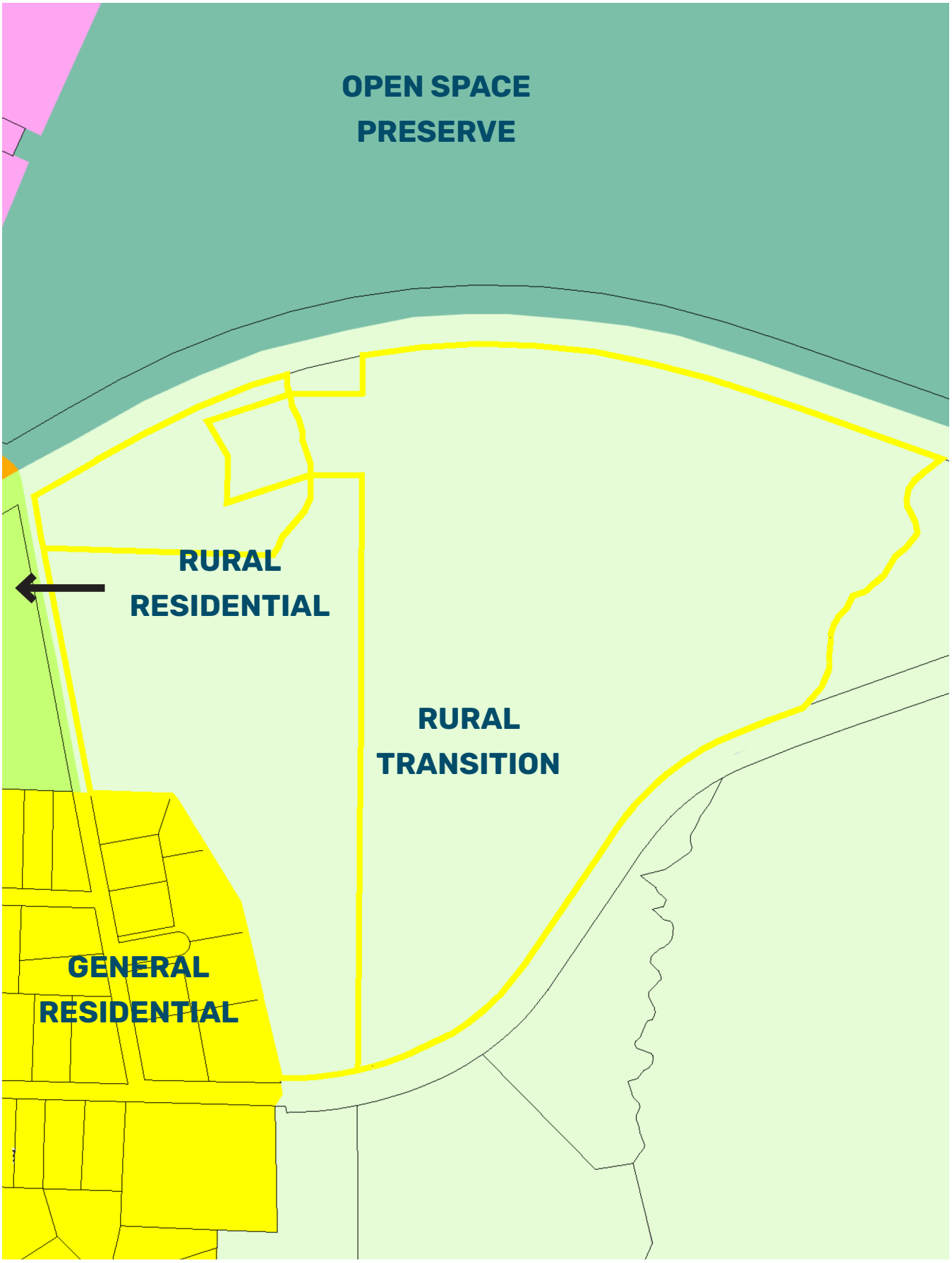
# EXISTING CONDITIONS SUMMARY

The Collection is located on 5 parcels in the eastern quadrant of the intersection of Keith Street and Robertson Street. The 5 parcels are identified with the following Wake County Property Identification Numbers: 1754537747, 1754539404, 1754539814, 1754630926, 1754635524. The parcels that comprise the Collection slope east and west from the center, which is the high point of the development. There are streams, ponds, and wetlands located within the boundaries of The Collection, all of which will be preserved during development. Stands of trees are located around the perimeter of the parcels to be developed, but most of the area was previously cleared for agricultural uses.

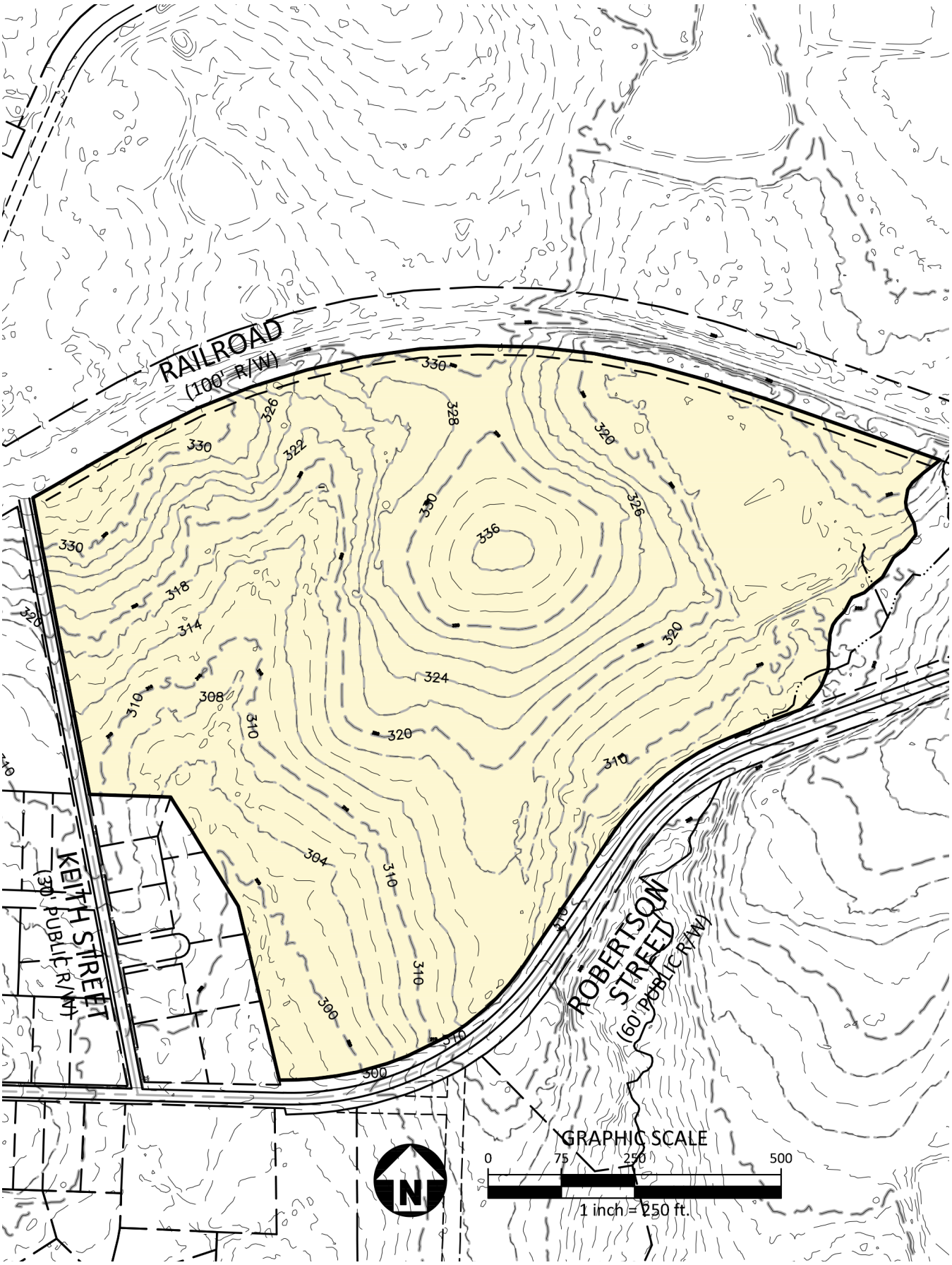
# EXISTING CONDITIONS



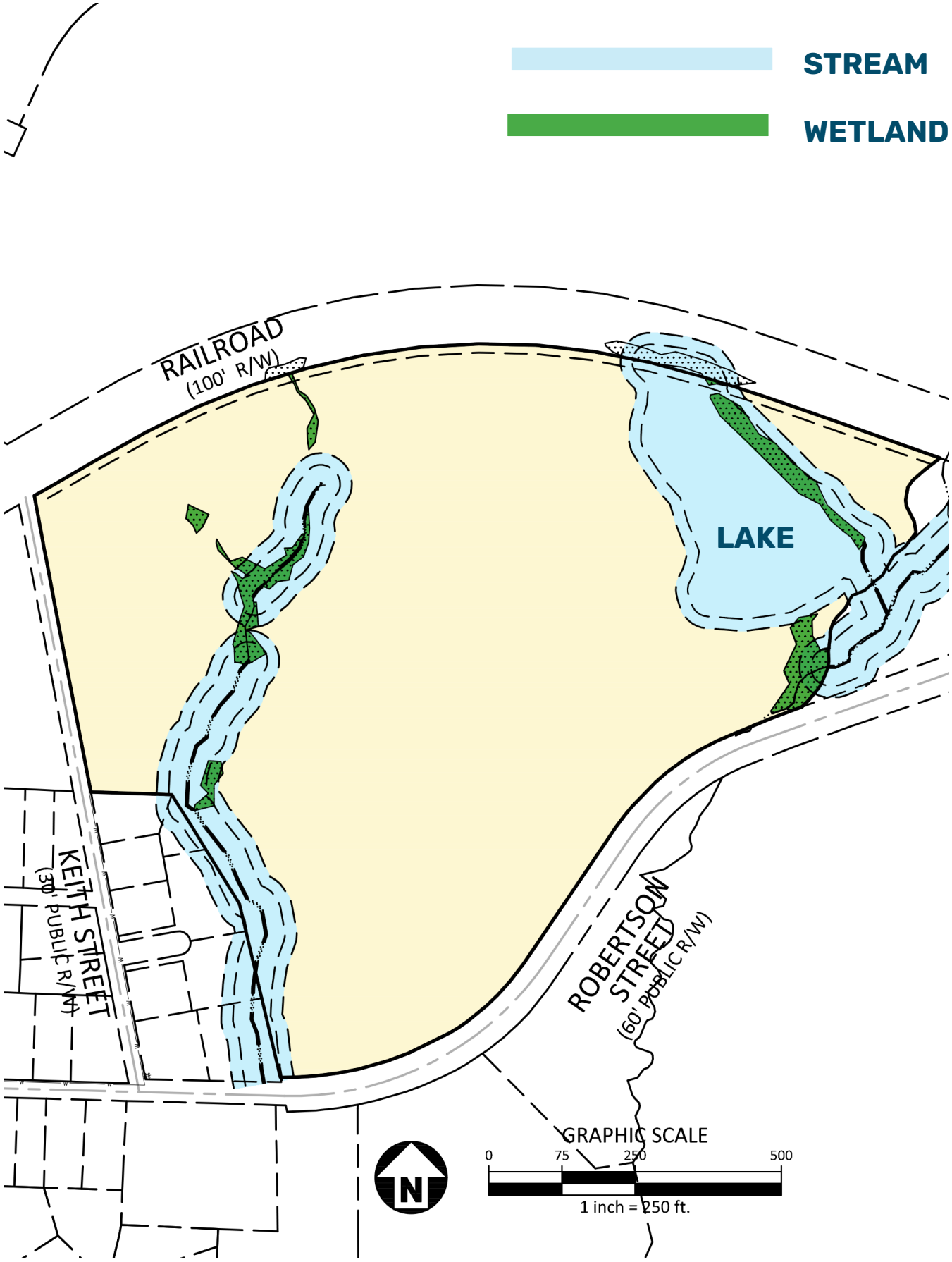
## CURRENT ZONING MAP



# TOPOGRAPHY + BOUNDARY



# HYDROLOGY


STREAM
WETLAND
RAILROAD
(100' R/W)
LAKE
KEITH STREET
(30' PUBLIC R/W)
ROBERTSON STREET
(60' PUBLIC R/W)
GRAPHIC SCALE
0
75
250
500
1 inch = 250 ft.
N

# VEGETATION

MIXED DECIDUOUS/ EVERGREEN TREE STAND
OPEN FIELD
EXISTING LAKE

# 3 PUD MASTER PLAN

# PLANNED UNIT DEVELOPMENT MASTER PLAN

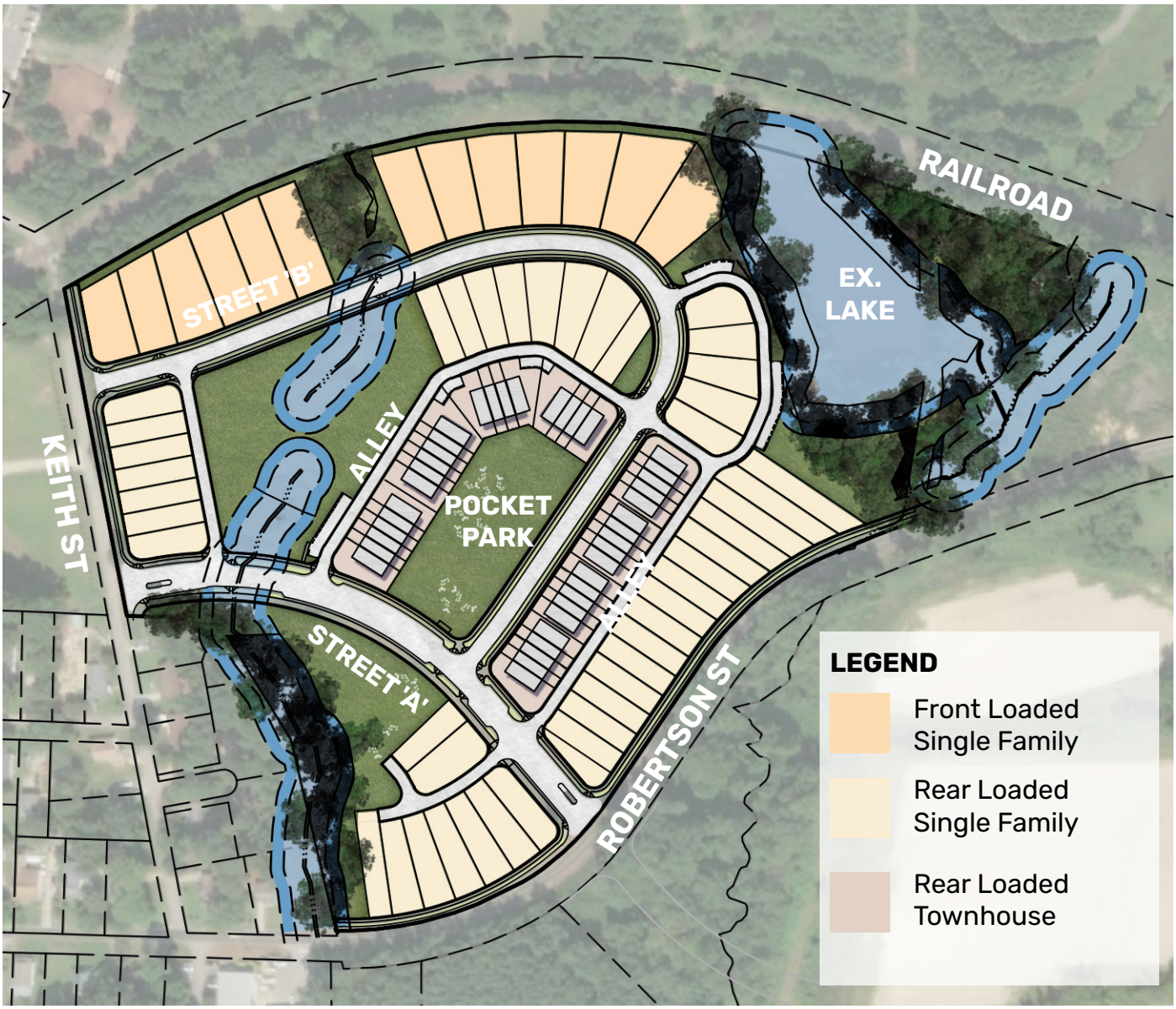
## DEVELOPMENT DETAILS

The Collection is a 97-lot residential subdivision designed to the GR8 and Planned Unit Development standards of the Town of Knightdale Unified Development Ordinance. The Collection will provide a variety of housing choices for future residents as well as a well-designed and multi-functional central amenity. The Collection is located across railroad right-of-way from the Knightdale Station Park and is designed to compliment what will be a central gathering area for Knightdale citizens.



## DEVELOPMENT MIX

| | Number of units | Percentage of development |
|---|---|---|
| Front-loaded single family dwellings | 13 | 13.40% |
| Rear-loaded single-family dwellings | 44 | 45.36% |
| Townhouses | 40 | 41.24% |



# FRONT LOADED SINGLE-FAMILY DWELLINGS

## MODIFICATIONS TO UDO STANDARDS

§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. Due to site constraints, these dwelling units will be accessed via a driveway that connects to the fronting public right-of-way. To ensure that the homes are of high-quality and add to the vitality of The Collection and Knightdale as a whole, the applicant has offered enhanced architectural standards as a condition of the zoning approval.

To create an interesting streetscape and encourage interaction between the public and private realm, front-loaded single-family dwellings in The Collection will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'.



# FRONT LOADED SINGLE FAMILY DWELLING STANDARDS

| | |
|---|---|
| Minimum lot size | 7,500 sf |
| Lot width | 60' |
| Front setback (minimum) | 10' |
| Minimum driveway length | 20' |
| Side setback | 5' Minimum; 20% lot width aggregate (maximum) |
| Rear setback (minimum) | 25' |
| Maximum building height | 3 stories |

*Images are illustrative in nature and subject to change based on review and approval by the Land Use Administrator.*

# REAR LOADED SINGLE-FAMILY DWELLINGS

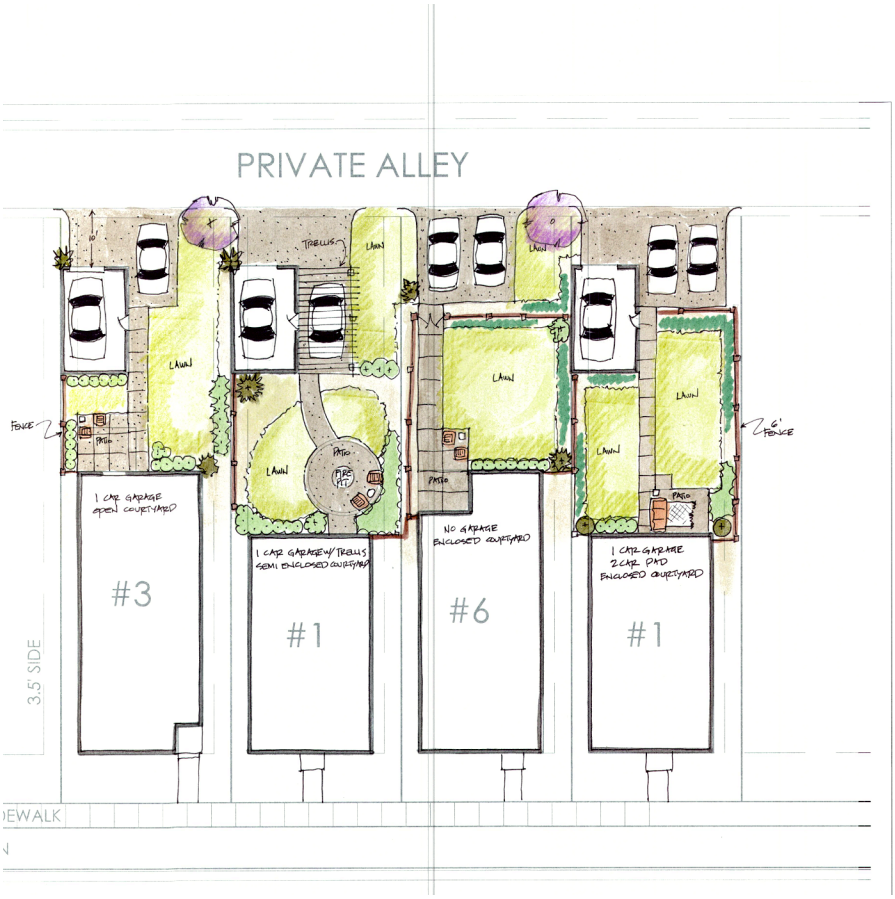
## MODIFICATIONS TO UDO STANDARDS

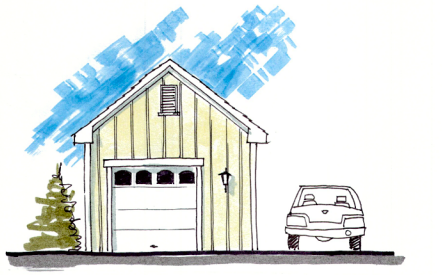
In an effort to reduce the amount of impervious surface on the lots, and to increase the developable area on each parcel, rear-loaded single-family dwellings in The Collection will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'.

# REAR LOADED SINGLE FAMILY DWELLING STANDARDS

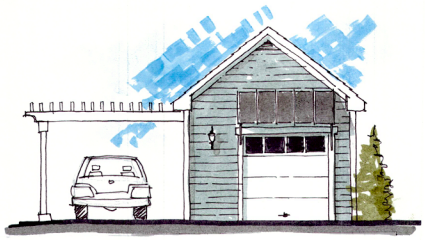
| | |
|---|---|
| Minimum lot size | 4,500 sf |
| Lot width | 35' |
| Front setback (min) | 10' |
| Minimum driveway length | 20' |
| Side setback (min) | 3 1/2' Minimum; 7' aggregate |
| Rear setback (min) | 25' |
| Maximum building height | 3 stories |
| Minimum driveway length | 20' |





ONE CAR GARAGE



ONE CAR GARAGE WITH TRELLIS CARPORT.

GARAGE OPTIONS

SCALE 1/4"=1'-0"

*Images are illustrative in nature and subject to change based on review and approval by the Land Use Administrator.*

# TOWNHOUSES

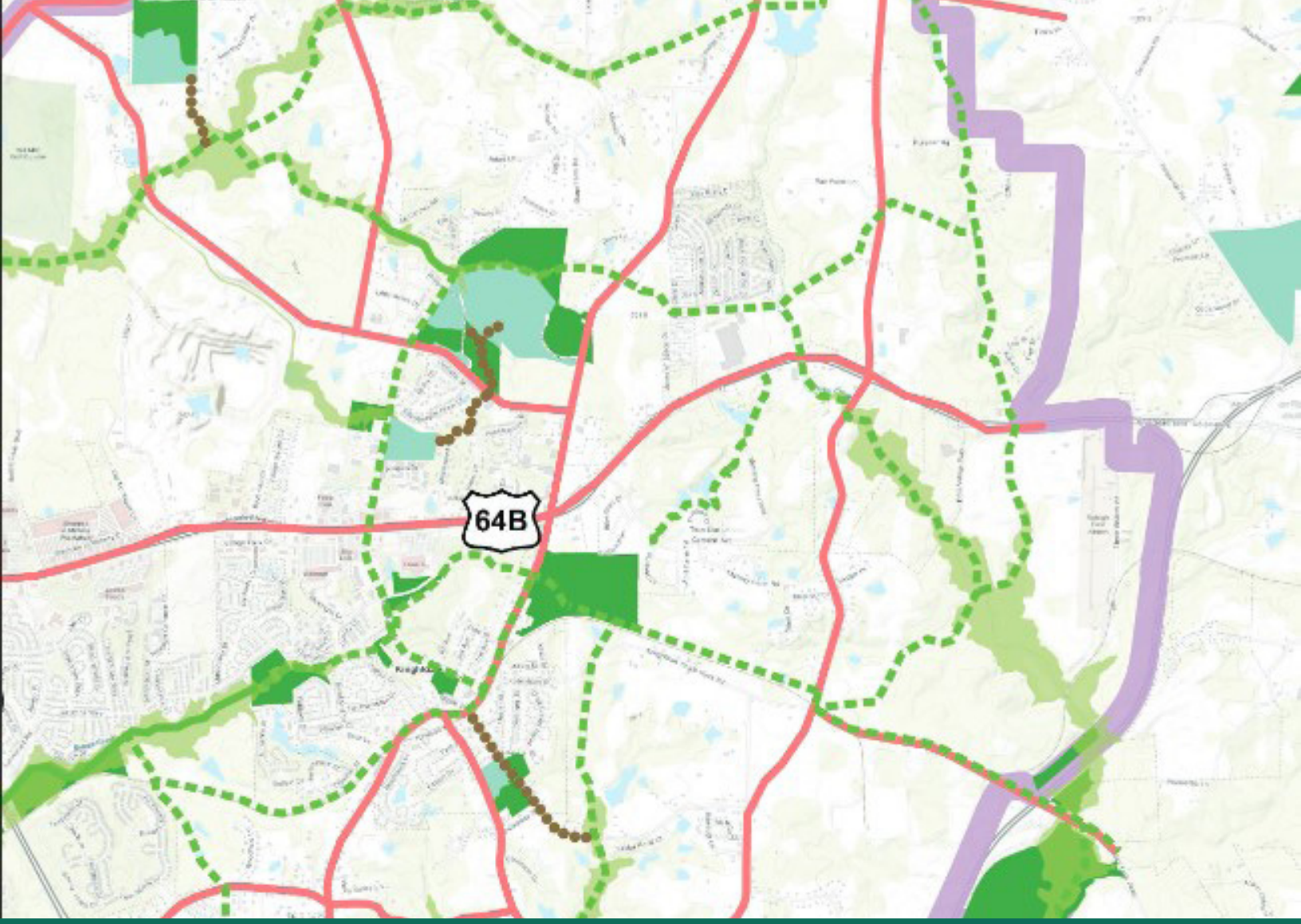
### MODIFICATIONS TO UDO STANDARDS

§2.7.B of the Knightdale Unified Development Ordinance limits the maximum number of townhouse units in GR districts to 30% of the total number of dwelling units. Townhouses within The Collection will comprise 41% of the total number of dwelling units. To ensure that townhouses are high-quality construction, the applicant has offered enhanced architectural standards as part of the zoning approval. Additionally, all townhouses are located around the central pocket park, which will frame the pocket park with structures to create a more interesting space, and allow for informal monitoring of the amenity.

# TOWNHOUSE DWELLING STANDARDS

| | |
|---|---|
| Front setback (min) | 0' |
| Front setback (max) | 25' |
| Minimum driveway length | 20' |
| Minimum building separation | 10' |
| Rear setback from rear lane /alley(min) | 15' |
| Maximum building height | 3 stories |

*Images are illustrative in nature and subject to change based on review and approval by the Land Use Administrator.*




# 4 UDO + COMPREHENSIVE PLAN CONSISTENCY

# UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

The Collection has been designed to meet the requirements of the Unified Development Ordinance where practical and achievable. There are some instances where, due to site constraints, it is not possible to meet the specific requirement of the Ordinance. In those instances, the applicant is proposing design alternatives that will meet the intent of the Ordinance. The requested modifications to the requirements of the UDO, and the proposed alternative methods of compliance, are listed below.

## MODIFICATIONS FOR FRONT LOADED SINGLE-FAMILY DWELLINGS (60' WIDE LOTS)

§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. Due to site constraints, these dwelling units will be accessed via a driveway that connects to the fronting public right-of-way. To ensure that the homes are of high-quality and add to the vitality of The Collection and Knightdale as a whole, the applicant has offered enhanced architectural standards as a condition of the zoning approval.

To create an interesting streetscape and encourage interaction between the public and private realm, front-loaded single-family dwellings in The Collection will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'.

## MODIFICATIONS TO REAR LOADED SINGLE-FAMILY DWELLINGS (35' WIDE LOTS)

In an effort to reduce the amount of impervious surface on the lots, and to increase the developable area on each parcel, rear-loaded single-family dwellings in The Collection will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'.

## MODIFICATIONS TO TOWNHOUSE DWELLINGS

§2.7.B of the Knightdale Unified Development Ordinance limits the maximum number of townhouse units in GR districts to 30% of the total number of dwelling units. Townhouses within The Collection will comprise 41% of the total number of dwelling units. To ensure that townhouses are high-quality construction, the applicant has offered enhanced architectural standards as part of the zoning approval. Additionally, all townhouses are located around the central pocket park, which will frame the pocket park with structures to create a more interesting space and allow for informal monitoring of the amenity.

## MASS GRADING

According to section 6.2 B 3a., we respectively request to mass grade the few 60' lots included in the project due to the fact that they need to be graded as part of the internal roadway construction, are adjacent to the railroad which has already been graded, and are interdependent with the overall compact development.

# KNIGHTDALENEXT 2035 COMPREHENSIVE PLAN CONSISTENCY

The Collection is consistent with the Growth Framework Map, Growth and Conservation Map, and the following Guiding Principles in the KnightdaleNext 2035 Comprehensive Plan ("KCP"):

1. Great Neighborhoods and Expanded Home Choices: This principle aims to promote vibrant neighborhoods that "provide greater access to a range of housing choices people need at different stages of their life." (KCP p. 17). This principle also notes that "new neighborhoods should mix two or more housing choices into one community." (KCP p. 17). The Collection provides a mix of single family and townhome products that will yield a strong neighborhood that "will make Knightdale a more livable community—one where residents can live their entire lives." (KCP p. 17).

The Growth and Conservation Map designates this site as being Mixed Density Neighborhood, which contains "a mix of housing types and densities." (KCP p. 53) In Mixed Density Neighborhoods, "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." (KCP p. 53). All new mixed-density neighborhoods should "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." (KCP p 53). Consistent with this concept, The Collection has housing units and a community gathering space oriented to the center, small blocks, and a modified grid of streets to support a cohesive, well-connected community.

2. Natural Environment: This guiding principle aims to "promote and expand opportunities for people to experience natural settings in Knightdale," and to "safeguard the Town's natural resources including streams, wetlands, . . . tree canopy, and the services they provide." (KCP p. 14). The site contains streams, ponds, and wetlands, which will all be preserved.

3. Infill Development and Redevelopment: This guiding principle aims to promote infill development for "vacant and under-utilized areas of Knightdale." (KCP p. 15). The Growth Framework Map designates this site as a "Target Investment Area," which is defined as "land within the current Town limits as well as closely surrounding land in the current ETJ that has existing or relatively easy potential access to both sewer and water." (KCP p. 43). Infill development and residential development with increased density are encouraged in this area to accommodate anticipated Town growth. (KCP p. 43).

4. Parks and Recreation: This principle aims to "promote and expand opportunities where people can be more involved in an active community lifestyle represented, in part, by the presence of high quality parks, public spaces and recreation facilities located near where people live." (KCP p. 15) Placing a residential community here will attract more people to the Knightdale Station Park on foot based on its proximity.

5. Compact Development Patterns: This principle aims to "guide future growth into more compact and efficient development patters to manage the timing, location, and magnitude of expensive infrastrucutre improvements." (KCP p. 16) The applicant made use of the site's unique shape to create a layout of single family homes along the outer parts of the site, townhomes toward the center of the cite, and a centrally located recreational space that creates a visually attractive and inviting residential community.

# 5 DESIGN GUIDELINES

*Images are illustrative in nature and subject to change based on review and approval by the Land Use Administrator.*

# SINGLE-FAMILY DWELLING ARCHITECTURAL STANDARDS

1. Single-family 2-story homes built on lots at least 60-feet wide will have a minimum of 2,000 square feet and 1-story homes on such lots will be a minimum of 1,600 square feet. Lots that are at least 60-feet wide will have front-loaded two car garages.

2. Single-family homes built on lots less than 60-square feet will have a minimum of 1,450 square feet and have alley-loaded one car garages with the exceptions that a maximum of 15% of such homes may be a minimum of 1,450 square feet.

3. All single-family homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick, stone, or stucco. Areas under porches may be enclosed with lattice.

4. All single-family homes with a crawl space will be wrapped in brick or stone on all sides,

5. All single-family homes will gave a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and comer boards.

6. All single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch posts will be at least 6''x6".

7. Main roof pitches (excluding porches) for 2-story homes shall be at least 7:12.

8. There shall be a 12" overhang on every gable roof end,

9. Main roof pitches for I-story and 1.5-story homes will be at least 6:12.

10. Garages for lots that are at least 60-feet wide will not protrude more than six (6) feet from the front porch or stoop and all garage doors shall over window inserts and hardware.

11. 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.

12. Garages will not exceed 45% of the front facade width or will be split into two bays.

# TOWNHOUSE ARCHITECTURAL STANDARDS

1. All townhouse units will have alley-loaded two car garages.

2. All townhouse units shall be raised from the finished grade a minimum of 18" and have stem wall or raised slab foundations that shall be covered on all sides with brick, stone, or stucco. Areas under porches may be enclosed with lattice.

3. All townhouse units will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may be used for soffits, fascias, and corner boards.

4. Usable front porches shall be at least five (5) feet deep and extend more than 30% of the primary facade.

5. All townhouse units shall provide detailed design elements using at least one (1 ) of the features from each of the four categories below:
   - Entrance
     - Recessed entry with 6" minimum width door trim
     - Covered porch with 6" minimum width pillars/posts/columns
   - Building Offset
     - Facade offset
     - Roofline offset
   - Roof
     - Donner
     - Gable
     - Cupola/Tower/Chimney
     - Decorative cornice of roof line (flat roof only)

And at least two (2) of the following elements:
   - Facade
     - Bay window
     - Balcony
     - Porch
     - Shutters
     - Window trim with 4" minimum width
     - Patterned finish (scales, shakes, wainscoting, brick, or stone)

6. There shall be a 12" overhang on every gable roof end.

7. Townhouse building walls shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick, or stone.

8. Main roofs on townhouse buildings shall have a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. Monopitch roofs shall have a pitch of at least 3:12.

9. For every second and third story of the side elevations, there shall be a minimum of three windows added to the side elevation. Any siding break on the side of the home such as a fireplace or wall offset can be used as an alternate to a window. On the ground floor there shall be a minimum of one window on the side elevations.

10. The second and third stories of the rear elevation shall have either a balcony and door(s) or windows making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (lineal feet) containing a balcony and door(s) or windows divided by the total horizontal plane length.

11. No two townhome units in a building shall have the same exterior paint color scheme.

12. All townhomes shall be three (3) stories.

*Administrator Approval of Minor Variances. The Staff may approve minor variances to the Specific Requirements listed above provided that such minor variance meet the overall intent of these Architectural Standards and conform to the Comprehensive Plan and other adopted plans of the Town.

# 6 RECREATIONAL OPEN SPACE + AMENITIES

## RECREATIONAL OPEN SPACE AND AMENITIES

The Collection will provide both active and passive recreation areas within the development. Within the Collection, approximately 34% of the total land area will remain undeveloped and set aside as open space and passive recreation areas. These areas will not be programmed but will give areas for the enjoyment of residents and provide areas for spontaneous outdoor activities.

### Open Space Standards

| | | |
|---|---|---|
| Total recreation open space required: | 74,620 sf | 1.71 Acres |
| Active recreation space required: | 37,310 sf | .85 Acres |
| Active recreation space provided: | 49,228 sf | 1.13 Acres |
| Passive recreation space required: | 37,310 sf | .85 Acres |
| Passive recreation space provided: | 407,718 sf | 9.35 Acres |

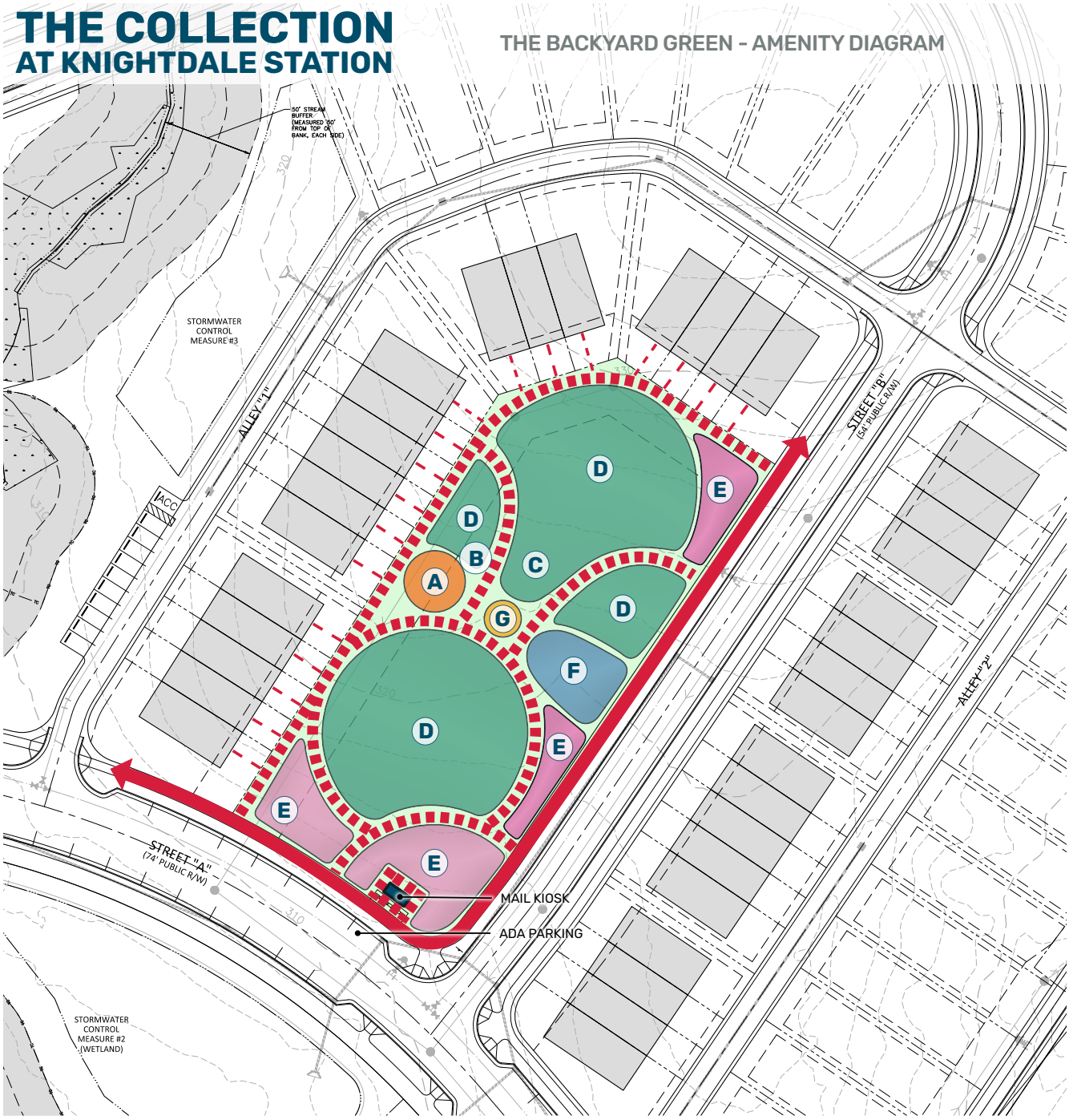
A large central park will be located in the center of the Collection. This central park is adjacent to, and surrounded by, townhomes. This arrangement will allow ease of access for those residents and give this space a true sense of being part of the community. Each townhome will have a direct pedestrian connection to the pedestrian paths within the park. The pocket park is envisioned as a gathering area for residents and is minimally programmed to allow residents to use the space for whatever activity they desire. Grills and outdoor seating will be provided, and landscaping will be installed to give this park a true sense of place.

## PUBLIC ART

Pulblic Art will be integrated into The Collection, subject to approval by the Town of Knightdale Technical Review Committee. Public Art will located within the collection to add visual interest to open spaces, recreation areas, or entrances.

# THE COLLECTION
## AT KNIGHTDALE STATION

### THE BACKYARD GREEN - AMENITY DIAGRAM




N

SCALE: 1" = 30'

LEGEND

- - - - PROPOSED 4' RESIDENT ACCESS WALKWAY

■ ■ ■ ■ PROPOSED 6' WALKWAY

SIDEWALK

## RECREATIONAL PROGRAMMING

(A) Outdoor Seating
(B) BBQ Grills + Seating
(C) Lawn Games
(D) Flexible Lawn Area
(E) Enhanced Plantings
(F) Playground/ Tot Lot
(G) Fire Pit

# 7 INFRASTRUCTURE

## STREETS + SIDEWALKS

Streets and alleys within The Collection are designed to meet the standards of the Town of Knightdale.

- Street A is designed as the main collector movement within The Collection and includes on-street parallel parking, sidewalk, and a 10' multi-use path on the south side of the street.
- Robertson Street will be widened to meet the standards of the Knightdale Transportation Plan. A 10' wide multi-use path will also be constructed on the north side of Robertson Street and a 5' sidewalk will be constructed on the south side.
- Keith Street will be widened to meet the standards of the Knightdale Transportation plan. A 10' multi-use path will also be constructed on the east side of Keith Street and a 5' sidewalk will be constructed on the west side.
- All remaining streets and alleys within the development will be constructed to Town of Knightdale standards.

## STORMWATER

The Collection is located within the Neuse River basin with the site's stormwater runoff draining into Poplar Creek. According to the N.C. Department of Environmental Quality NC Surface Water Classifications website, Poplar Creek [Stream Index #27-35] is classified as C;NSW at this location. 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 regulations established in Chapter 6 of the Town of Knightdale's UDO, stormwater runoff provisions shall address peak flow mitigation and water quality management.

Three above ground stormwater control measures (SCMs) are proposed to meet regulations established Chapter 6 of the Town of Knightdale's UDO by providing peak flow mitigation and water quality management for the site. Additionally, these SCMs will be utilized to reduce Total Nitrogen (TN) export to a maximum of 6.00 lbs/ac/yr for residential development before buydown is allowed. The nitrogen buydown option will be utilized to further mitigate nitrogen loading and meet the required 3.6 lbs/ac/yr loading rate.

## WATER + SEWER

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

## MASS GRADING

According to section 6.2 B 3a., we respectively request to mass grade the few 60' lots included in the project due to the fact that they need to be graded as part of the internal roadway construction, are adjacent to the railroad which has already been graded, and are interdependent with the overall compact development.

# 8 NEIGHBORHOOD MEETING REPORT

## COLLECTION AT KNIGHTDALE NEIGHBORHOOD MEETING

August 27, 2019, 6:30pm
Knightdale Recreation Center, 102 Lawson Ridge Rd, Knightdale, NC 27545

A neighborhood meeting was held on August 27, 2019 at 6:30pm at the Knightdale Recreation Center at 102 Lawson Ridge Rd, Knightdale, NC 27545. There were three neighbors in attendance: a couple who own two houses at 605 Keith Street and 129 Jutson St, and a third neighbor who lives at 602 Keith St. The neighbors indicated that they were excited about the project and asked the following questions about the development:

- Stormwater: The neighbors asked how stormwater would be controlled. The applicant indicated that several stormwater mechanisms would be in place on the site to ensure the development does not increase runoff onto adjacent properties.

- Sidewalks: The neighbors asked if sidewalks would be included. The applicant indicated that sidewalks would be installed along Keith Street.

- Pond: The neighbors asked if there were any plans for the pond on the site. The applicant noted that the pond would be left on site and buffered.

- Buffer: The neighbor who lives at 602 Keith St asked how much buffer would be provided along the southwestern boundary line. The applicant indicated that there would be a stream buffer of a little over 50 feet along the southwestern boundary line because of the creek. Also, there are no plans to disturb the vegetation beyond the boundaries of the site.

- Traffic: The neighbors asked whether a traffic study would be performed. The applicant indicated that a trip generation study woukld be performed to determine whether a Traffic Impact Analysis is required, though one is not likely required given that the development is relatively small with only 89 dwelling units.

- Community Gathering Space: Regarding the community gathering space in the center of the development, the neighbors indicated that they prefer not to see basketball courts, which would likely attract a great deal of visitors to the area. The applicant noted that there are no plans to build a basketball court in the community gathering space.

# The Collection PUD

Wednesday August 27, 2019 @ 6:30pm

Knightdale Recreation Center Knightdale, NC 27545

| Name | Street Address | City | Zip Code | Email Address |
|---|---|---|---|---|
| Jimmy Harrison | 602 Keith St | Knightdale | 27545 | jimmykharrison@bellsouth.net |
| LIZZY + HARRY KRAMER | 605 KEITH ST. + 129 JUTSON ST | KNIGHTDALE | 27545 | LIZZY.KRAMER@OUTLOOK.COM |
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# 9 ZONING CONDITIONS

# SINGLE-FAMILY DWELLING ARCHITECTURAL STANDARDS

1. Single-family 2-story homes built on lots at least 60-feet wide will have a minimum of 2,000 square feet and 1-story homes on such lots will be a minimum of 1,600 square feet. Lots that are at least 60-feet wide will have front-loaded two car garages.

2. Single-family homes built on lots less than 60-square feet will have a minimum of 1,450 square feet and have alley-loaded one car garages with the exceptions that a maximum of 15% of such homes may be a minimum of 1,450 square feet.

3. All single-family homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick, stone, or stucco. Areas under porches may be enclosed with lattice.

4. All single-family homes with a crawl space will be wrapped in brick or stone on all sides,

5. All single-family homes will gave a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and comer boards.

6. All single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch posts will be at least 6''x6".

7. Main roof pitches (excluding porches) for 2-story homes shall be at least 7:12.

8. There shall be a 12" overhang on every gable roof end,

9. Main roof pitches for I-story and 1.5-story homes will be at least 6:12.

10. Garages for lots that are at least 60-feet wide will not protrude more than six (6) feet from the front porch or stoop and all garage doors shall over window inserts and hardware.

11. 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.

12. Garages will not exceed 45% of the front facade width or will be split into two bays.

# TOWNHOUSE ARCHITECTURAL STANDARDS

1. All townhouse units will have alley-loaded two car garages.

2. All townhouse units shall be raised from the finished grade a minimum of 18" and have stem wall or raised slab foundations that shall be covered on all sides with brick, stone, or stucco. Areas under porches may be enclosed with lattice.

3. All townhouse units will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may be used for soffits, fascias, and corner boards.

4. Usable front porches shall be at least five (5) feet deep and extend more than 30% of the primary facade.

5. All townhouse units shall provide detailed design elements using at least one (1 ) of the features from each of the four categories below:
   - Entrance
     - Recessed entry with 6" minimum width door trim
     - Covered porch with 6" minimum width pillars/posts/columns
   - Building Offset
     - Facade offset
     - Roofline offset
   - Roof
     - Donner
     - Gable
     - Cupola/Tower/Chimney
     - Decorative cornice of roof line (flat roof only)

And at least two (2) of the following elements:
   - Facade
     - Bay window
     - Balcony
     - Porch
     - Shutters
     - Window trim with 4" minimum width
     - Patterned finish (scales, shakes, wainscoting, brick, or stone)

6. There shall be a 12" overhang on every gable roof end.

7. Townhouse building walls shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick, or stone.

8. Main roofs on townhouse buildings shall have a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. Monopitch roofs shall have a pitch of at least 3:12.

9. For every second and third story of the side elevations, there shall be a minimum of three windows added to the side elevation. Any siding break on the side of the home such as a fireplace or wall offset can be used as an alternate to a window. On the ground floor there shall be a minimum of one window on the side elevations.

10. The second and third stories of the rear elevation shall have either a balcony and door(s) or windows making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (lineal feet) containing a balcony and door(s) or windows divided by the total horizontal plane length.

11. No two townhome units in a building shall have the same exterior paint color scheme.

12. All townhomes shall be three (3) stories.

## GENERAL DEVELOPMENT CONDITIONS

1. Administrator Approval of Minor Variances. The Staff may approve minor variances to the Specific Requirements listed above provided that such minor variance meet the overall intent of these Architectural Standards and conform to the Comprehensive Plan and other adopted plans of the Town.

2. The developer is granted an exception from the UDO Section 6.2.B with the ability to grade the site outside of the proposed right-of-way for the 60' wide single-family residential lots.

**August____, 2019**

**Re: 614 Keith Street Notice of Neighborhood Meeting**

Neighboring Property Owners:

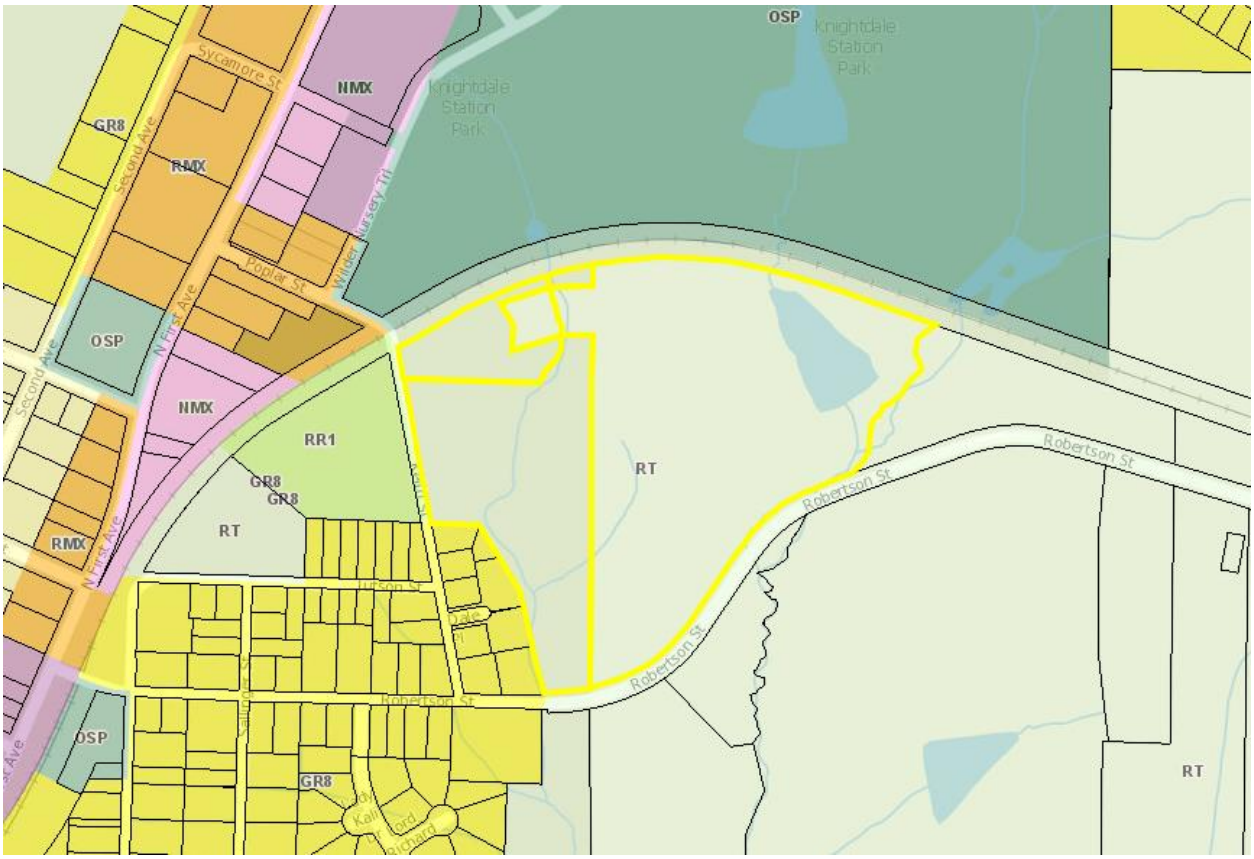
A neighborhood meeting will be held at 6:30pm p.m. on Tuesday, August 27, 2019 in rooms 404 and 406 of the Knightdale Recreation Center located at 102 Lawson Ridge Rd, Knightdale, NC 27545. The purpose of the meeting is to discuss an upcoming application to rezone property made up of five parcels, located at 614 Keith St, Knightdale, NC ("the Site"). The parcels have PIN#s: 1754539404, 1754537747, 1754539814, 1754630926, and 1754635524. Attached is a vicinity map outlining the location of the Site. The Site is currently zoned Rural Transition (RT). We propose to rezone the Site to a Planned Unit Development (PUD) district. The applicant will describe the nature of this rezoning request and field any questions from the public. The Town of Knightdale requires a neighborhood meeting involving the property owners within 200 feet of the area requested for rezoning prior to the submittal of any rezoning application. Any landowner who is interested in learning more about this project is invited to attend.

If you have any questions please contact Bahati Mutisya at 919-835-4686 or via email at bahatimutisya@parkerpoe.com. You may also contact the Town of Knightdale Department of Development Services at 919-217-2244, or visit the Town's web portal at https://www.knightdalenc.gov/departments/development-services.

Thank you,

Bahati Mutisya

# 614 Keith St Vicinity Map



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

**ORDINANCE #20-08-19-002**
**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF KNIGHTDALE WHICH INCLUDES THE ZONING DISTRICT MAP**

**ZMA-6-19 The Collection 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 Residneital-8 Planned Unit Development (GR-8 PUD); and

**WHEREAS**, the Town Council finds the proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles including encouraging infill development & redevelopment, providing great neighborhoods & expanded home choices, supporting parks & recreation, promoting compact development patterns, and sustaining the natural environment. It is further consistent with the General Growth Framework, Growth & Conservation, Street Network, and Trails & Greenway Maps. 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 28.13 ± acres located within the Town of Knightdale's Corporate Limits and Extra Territorial Jurisdiction located east of Keith Street, and north of Robertson Street, and identified as Wake County PINs 1754-63-5524, 1754-53-9404, 1754-53-7747, 1754-53-9814, and 1754-63-0926 from Rural Transition (RT) to General Residnetial-8 Planned Unit Development (GR-8 PUD) as indicated.

**SECTION 2.** That the additional conditions contained within the application identified as ZMA-6-19 and PUD document (Exhibit A), and listed below apply as additional zoning conditions to the parcels of land identified as PINs 1754-63-5524, 1754-53-9404, 1754-53-7747, 1754-53-9814, and 1754-63-0926:

1. Townhomes within the proposal will comprise 41.24% of the total number of dwelling units.
2. Single-family dwelling units on lots 60 feet in width will be accessed via a driveway that connects to the fronting public right-of-way. Additionally, front- and rear-loaded single-family dwellings will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35".

3. Allowance of mass grading the entire site, including lots exceeding the UDO required prohibition on mass grading.
4. Single-Family Dwelling 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 of 2,000 square feet and 1-story homes on such lots will be a minimum of 1,600 square feet. Lots that are at least 60-feet wide will have front-loaded two car garages.
    b. Single-family homes built on lots less than 60-square feet will have a minimum of 1,450 square feet and have alley-loaded garages with the exceptions that a maximum of 15% of such homes may be a minimum of 1,450 square feet.
    c. All single-family homes shall be raised from the finished grade a minimum of 18" 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.
    d. All single-family homes with a crawl space will be wrapped in brick or stone on all sides.
    e. All single-family homes will have a combination of two or more of the following materials on the front façade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and corner boards.
    f. All single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch posts will be at least 6"x6".
    g. Main roof pitches (excluding porches) for 2-story homes shall be at least 7:12.
    h. There shall be a 12" overhang on every gable roof end,
    i. Main roof pitches for 1-story and 1.5-story homes will be at least 6:12.
    j. Garages for lots that are at least 60-feet wide will not protrude more than six (6) feet from the front porch or stoop and all garage doors shall over window inserts and hardware.
    k. 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.
    l. Garages will not exceed 45% of the front façade width or will be split into two bays.
5. Townhouse Architectural Standards: In addition to the elevations, the applicant agrees to the Townhouse Architectural Standards found in UDO Ch. 5.8 and the additional conditions listed below:

    a. All townhouse units will have alley-loaded two car garages.
    b. All townhouse units shall be raised from the finished grade a minimum of 18" and 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.

c. All townhouse units will have a combination of two or more of the following materials on the front façade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may be used for soffits, fascias, and corner boards.

d. Usable front porches shall be at least five (5) feet deep and extend more than 30% of the primary façade.

e. All townhouse units shall provide detailed design elements using at least one (1) of the features from each of the four categories below:
   - Entrance:
     - Recessed entry with 6” minimum width door trim
     - Covered porch with 6” minimum width pillars/posts/columns
   - Building Offset:
     - Façade offset
     - Roofline offset
   - Roof:
     - Dormer
     - Gable
     - Cupola/Tower/Chimney
     - Decorative cornice of roof line (flat roof only)

And at least two (2) of the following elements:
   - Front Façade:
     - Bay window
     - Balcony
     - Porch
     - Shutters
     - Window trim with 4” minimum width
     - Patterned finish (scales, shakes, wainscoting, brick, or stone)

f. There shall be a 12” overhang on every gable roof end.

g. Townhouse building walls shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick, or stone.

h. Main roofs on townhouse buildings shall have a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. Monoptich roofs shall have a pitch of at least 3:12.

i. For every second and third story of the side elevations, there shall be a minimum of three windows added to the side elevation. Any siding break on the side of the home such as a fireplace or wall offset can be used as an alternate to a window. On the ground floor there shall be at minimum of one window on the side elevations.

j. The second and third stories of the rear elevation shall have either a balcony and door(s) or windows making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (lineal feet)

containing a balcony and door(s) or windows divided by the total horizontal plane length.

k. No two townhome units in a building shall have the same exterior paint color scheme.

l. All townhomes shall be three (3) stories.

6. The submitted site plan (Exhibit A) and PUD Document with home elevations and zoning conditions (Exhibit B) will serve as the site-specific development plan. However, the applicant must submit Construction Drawings to the Town for approval that are in conformance with the approved conditions of the GR-8 PUD zoning district, master plan comments, Unified Development Ordinance, and comments from the October 31, 2019 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 19th day of August, 2020

_____

James A. Roberson, Mayor

ATTEST:

_____

Heather M. Smith, Town Clerk

APPROVED AS TO FORM:

_____

Roger Knight, Town Attorney

# Town of Knightdale

*Staff Report Cover Sheet*

Title: ZMA-3-20: Merritt Hinton Oaks Blvd

Staff: Kevin Lewis, Senior Planner

Date: August 19, 2020

**PURPOSE**

- The purpose of this staff report is to provide an overview of a Zoning Map Amendment request for the 46.21 acres at 123 Hinton Oaks Blvd, north of the Shoppes at Midway Plantation shopping center. The parcel is identified by the Wake County PINs 1744-56-6995, 1744-47-9093, 1744-47-6090, and 1744-47-9612. The Conditional District Zoning Map Amendment request is to rezone the property from Highway Business (HB) and Manufacturing & Industrial (MI) to Manufacturing & Industrial Conditional District (MI-CD) to allow for a 271,450 flex office, light industrial and light manufacturing business park consisting of five buildings.

**STRATEGIC PLAN PRIORITY AREA(S)**

- 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
- Land Use Classifications & Reasonable Conditions
- Neighborhood Meeting Information
- Site Plan
- Elevations
- Transportation Improvements
- Ordinance #20-08-19-003

**STAFF RECOMMENDATION**

- Motion to approve ZMA-3-20, recommend continued cooperation between the applicant and Town officials towards solutions to pedestrian improvements, and adopt the recommended advisory statement describing plan consistency and reasonableness of action
- Adopt ORD #20-08-19-003

# Town of Knightdale

*Staff Report*

Title: Merritt Hinton Oaks Blvd Conditional District Zoning Map Amendment

Staff : Kevin Lewis, Senior Planner

Date: August 19, 2020

Director Signature: CH

Asst. Town Manger Signature: DT

Town Manager Signature: WRS

## I. REQUEST:

Merritt Properties, LLC submitted an application to rezone and develop 46.21 acres at 123 Hinton Oaks Blvd, north of the Shoppes at Midway Plantation shopping center. The parcel is identified by the Wake County PINs 1744-56-6995, 1744-47-9093, 1744-47-6090, and 1744-47-9612. The Conditional District Zoning Map Amendment request is to rezone the property from Highway Business (HB) and Manufacturing & Industrial (MI) to Manufacturing & Industrial Conditional District (MI-CD) to allow for a 271,450 flex office, light industrial and light manufacturing business park consisting of five buildings.

## II. PROJECT PROFILE:

| | |
|---|---|
| PROPERTY LOCATION: | 123 Hinton Oaks Blvd. |
| WAKE COUNTY PIN: | 1744-56-6995, 1744-47-9093, 1744-47-6090, and 1744-47-9612 |
| CURRENT ZONING DISTRICT | Highway Business (HB) and Manufacturing & Industrial (MI) |
| PROPOSED ZONING DISTRICT: | Manufacturing & Industrial Conditional District (MI-CD) |
| NAME OF PROJECT: | Merritt Hinton Oaks Blvd |
| APPLICANT: | WithersRavenel |
| PROPERTY OWNER: | Hinton Land LLC, Charles Silver Jr. |
| DEVELOPER: | Merritt Properties |
| PROPERTY SIZE: | 46.21 acres |
| CURRENT LAND USE: | Vacant/Undeveloped |
| PROPOSED LAND USE: | Flex Office, Light Industrial, and Light Manufacturing<br>271,450 square feet across five buildings |
| PROPOSED PARKING: | 543 spaces |

## III. BACKGROUND INFORMATION:

The Conditional District (ZMA-CD) rezoning process provides a procedure for the re-zoning of property based upon the recognition that certain types of zoning districts would be inappropriate at particular locations in the absence of special conditions. This process affords a degree of certainty in land use decisions not possible when re-zoning to a general category allowing many different uses.

When the develop first reached out to Town Staff, discussions revolved around how their desired uses and designs fit within Knightdale's UDO. It was determined that the Conditional District rezoning process allowed for the applicant to propose a site specific development proposal while achieve their goals in accordance with the UDO and Comprehensive Plan.

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

The proposed rezoning includes four (4) parcels, located directly east of Hinton Oaks Blvd and north of Knightdale Blvd. The parcel is located within the Town's Extra Territorial Jurisdiction and requires annexation into Corporate Limits, if approved.

| DIRECTION | LAND USE | ZONING |
|---|---|---|
| North | Hinton Oaks Industrial Park & Wake Stone Corp | MI & MQ |
| South | Shoppes at Midway Plantation | HB-CD |
| East | Wake Stone Corp | MQ |
| West | Hinton Oaks Industrial Park | MI |

Hinton Oaks Blvd
Hinton Oaks Blvd
Hinton Oaks Blvd
Knightdale Blvd
64
Knightdale Blvd

**V. CONDITIONAL DISTRICTS:**

The Conditional District (ZMA-CD) re-zoning process provides a procedure for the re-zoning of property based upon the recognition that certain types of zoning districts would be inappropriate at particular locations in the absence of special conditions. This process affords a degree of certainty in land use decisions not possible when re-zoning to a general category allowing many different uses.

All standards and requirements of the corresponding General District shall be met, except to the extent that the conditions imposed are more restrictive than those standards. Within an approved Conditional District, no use shall be permitted except pursuant to the conditions imposed on the Conditional District in the approval of the re-zoning.

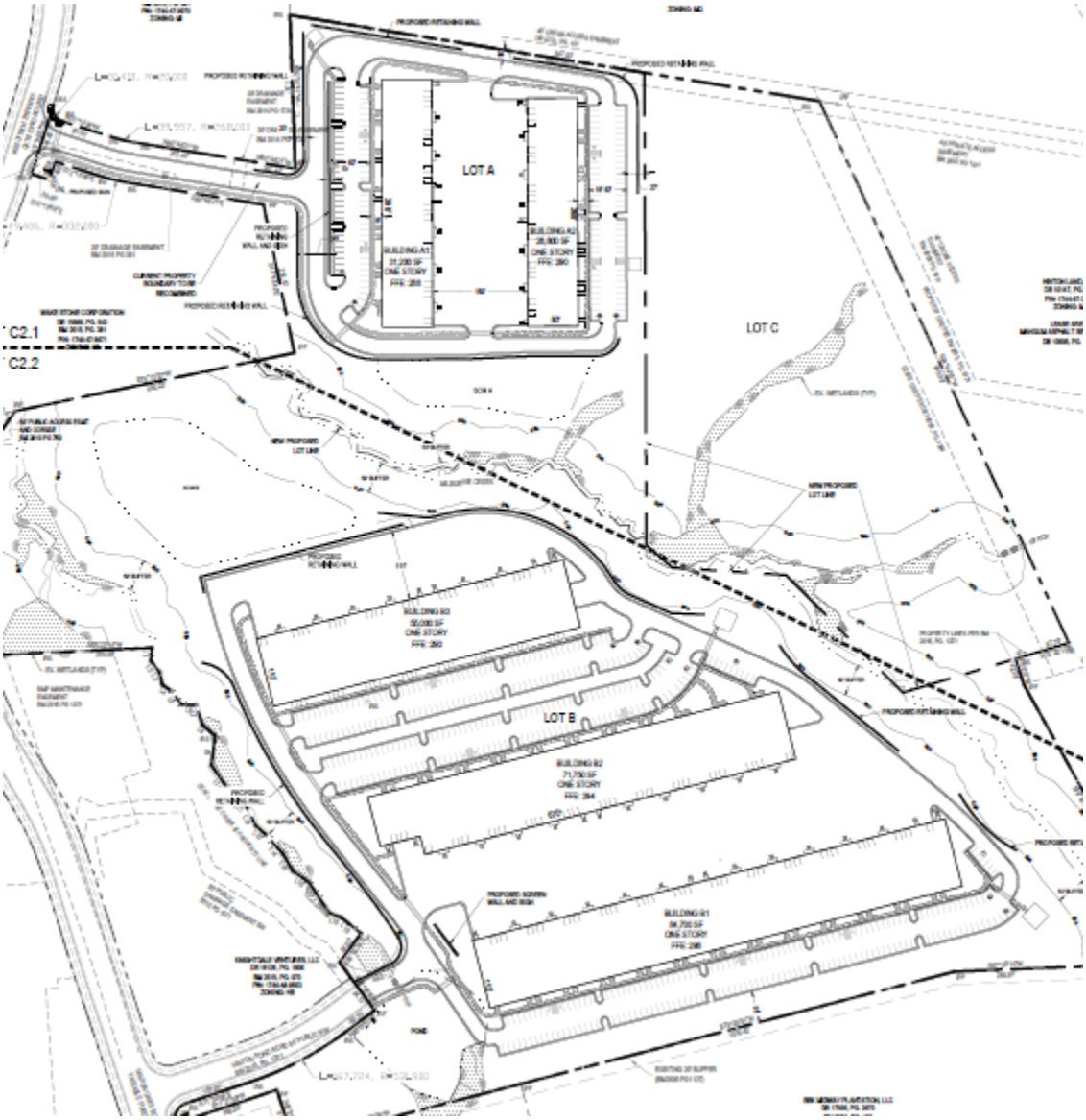
The Master Plan, as a site specific Conditional Zoning Plan, is itself a condition of the ZMA-CD. In addition to the Master Plan, the applicant shall provide the exact land use classifications proposed for the Conditional District, detailed in Section VII. Such use classifications may be selected from any of the uses, whether permitted by right or special use, allowed in the General District upon which the Conditional District is based. Uses not otherwise permitted within the General District shall not be permitted within the Conditional District.

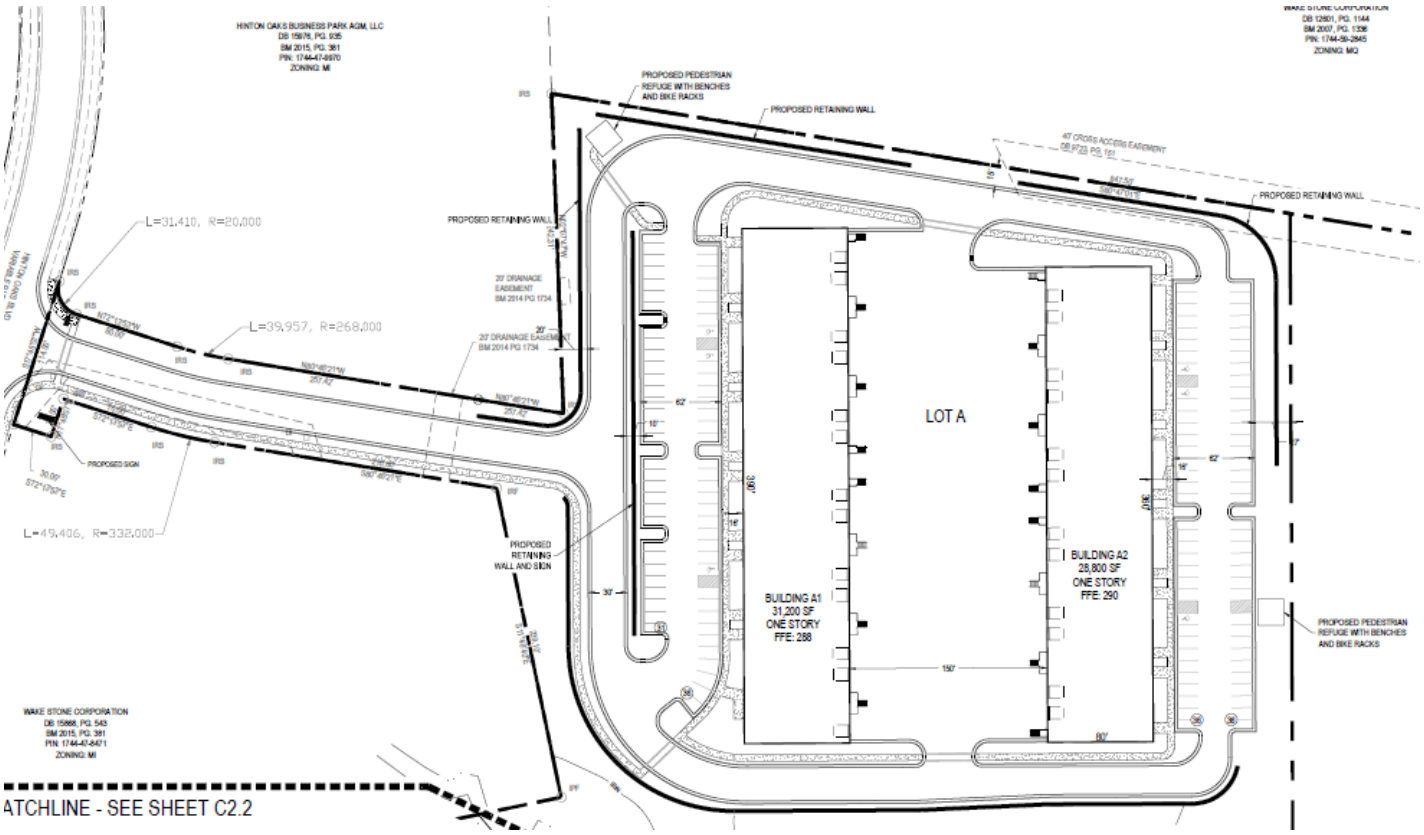
At the request of the applicant, the LURB may recommend and the Town Council may attach reasonable and appropriate conditions including but not limited to the location, nature, hours of operation and extent of the proposed

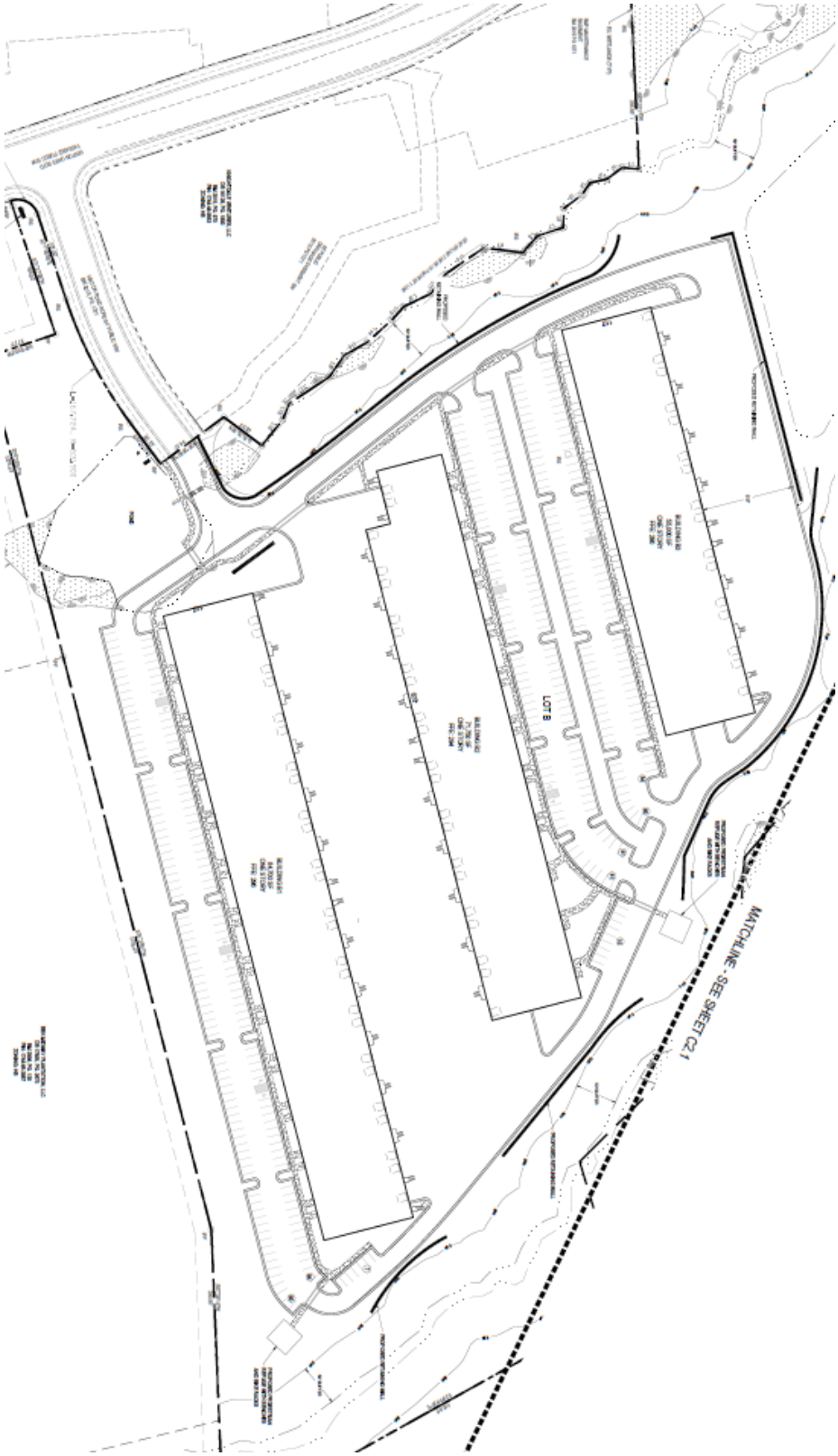
use. The applicant will have a reasonable opportunity to consider and agree to any additional requirements proposed by either the LURB or the Town Council prior to final action.

**VI. PROPOSED MASTER PLAN:**

The applicant has submitted a full Master Plan in accordance Section 16.6 of the UDO. The applicant is proposing a 271,450 square foot development spread over five (5) buildings, with 543 parking spaces. The site is proposed to be divided into two parcels, a smaller site with two buildings totaling 60,000 square feet to the north and a new driveway constructed along Hinton Oaks Blvd. The larger site to the south contains three buildings totaling over 211,00 square feet and will be accessed via Hinton Pond Drive. The plan shows a 50' wide Type C buffer along the southern border of the property, as required by the UDO. Additional elements required include sidewalks throughout and parking lot landscaping to provide shade and refuge for employees and visitors.




HINTON OAKS BUSINESS PARK AGM, LLC
DB 15676, PG. 935
BM 2015, PG. 381
PIN: 1744-47-6870
ZONING: MI
PROPOSED PEDESTRIAN REFUGE WITH BENCHES AND BIKE RACKS
PROPOSED RETAINING WALL
47 CROSS ACCESS EASEMENT
DB 9723 PG. 161
PROPOSED RETAINING WALL
L=31.410, R=20.000
PROPOSED RETAINING WALL
20' DRAINAGE EASEMENT
BM 2014 PG 1734
L=39.957, R=268.000
20' DRAINAGE EASEMENT
BM 2014 PG 1734
LOT A
PROPOSED SIGN
L=49.406, R=332.000
PROPOSED RETAINING WALL AND SIGN
BUILDING A1
31,200 SF
ONE STORY
FFE: 288
BUILDING A2
28,800 SF
ONE STORY
FFE: 290
PROPOSED PEDESTRIAN REFUGE WITH BENCHES AND BIKE RACKS
WAKE STONE CORPORATION
DB 15668, PG. 543
BM 2015, PG. 381
PIN: 1744-47-6471
ZONING: MI
ATCHLINE - SEE SHEET C2.2

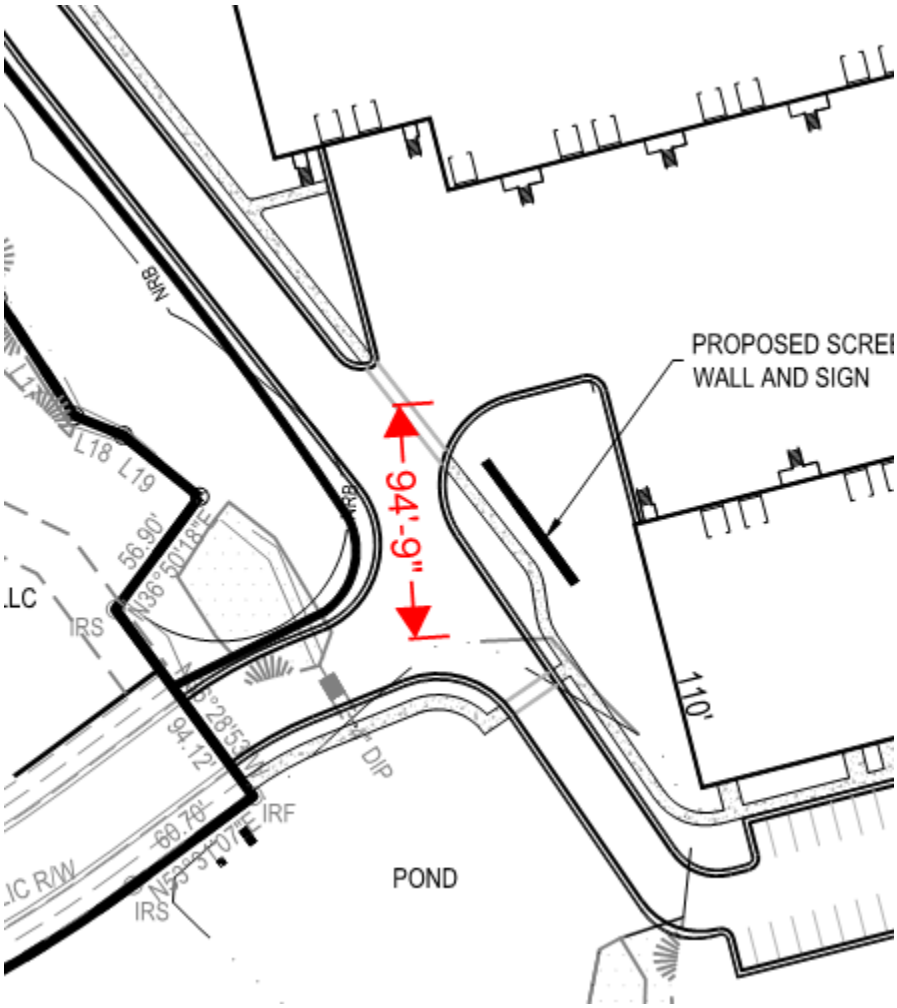

MATCHLINE - SEE SHEET C2.1
LOT B

**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 provisions found within. The following items are being highlighted for Council review and further consideration.

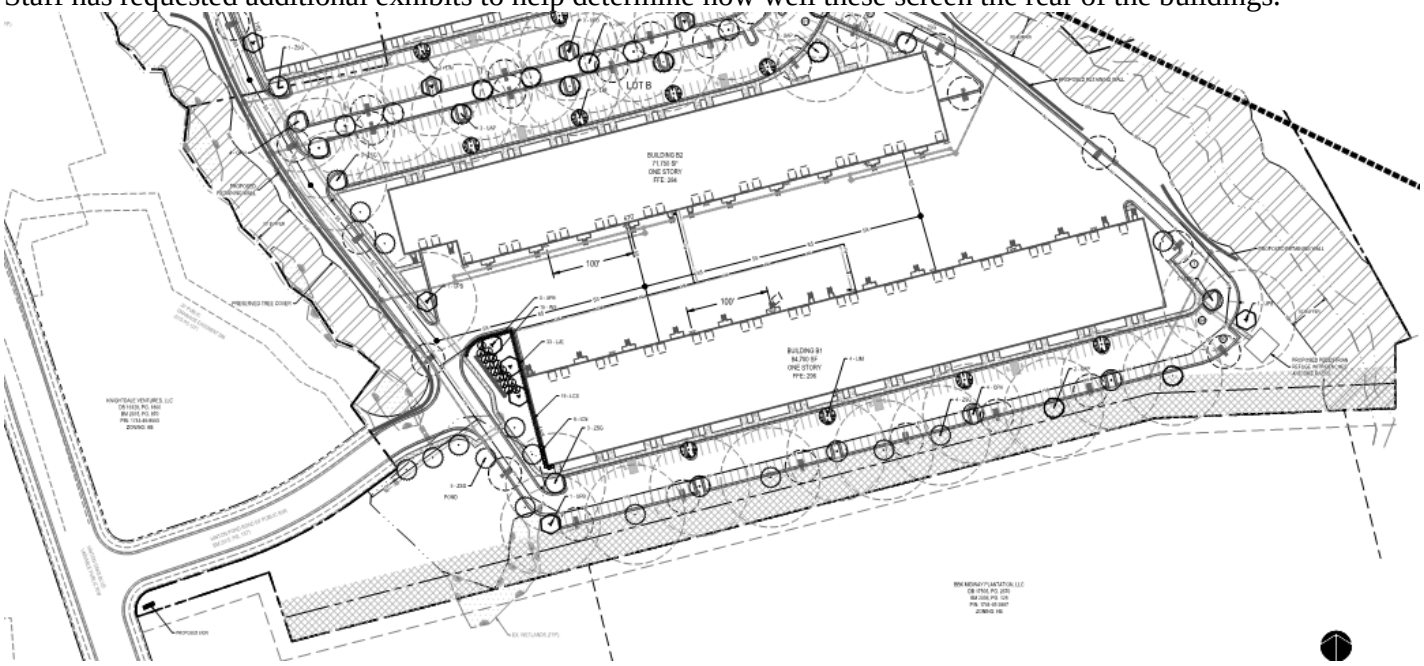
**Driveway Alignment**

The alignment of Hinton Pond Drive and the driveway leading to the loading bay between buildings B1 and B2 is separated by less than 150 feet, as required by UDO 9.7.B. Staff requests the driveway be offset by the required distance.



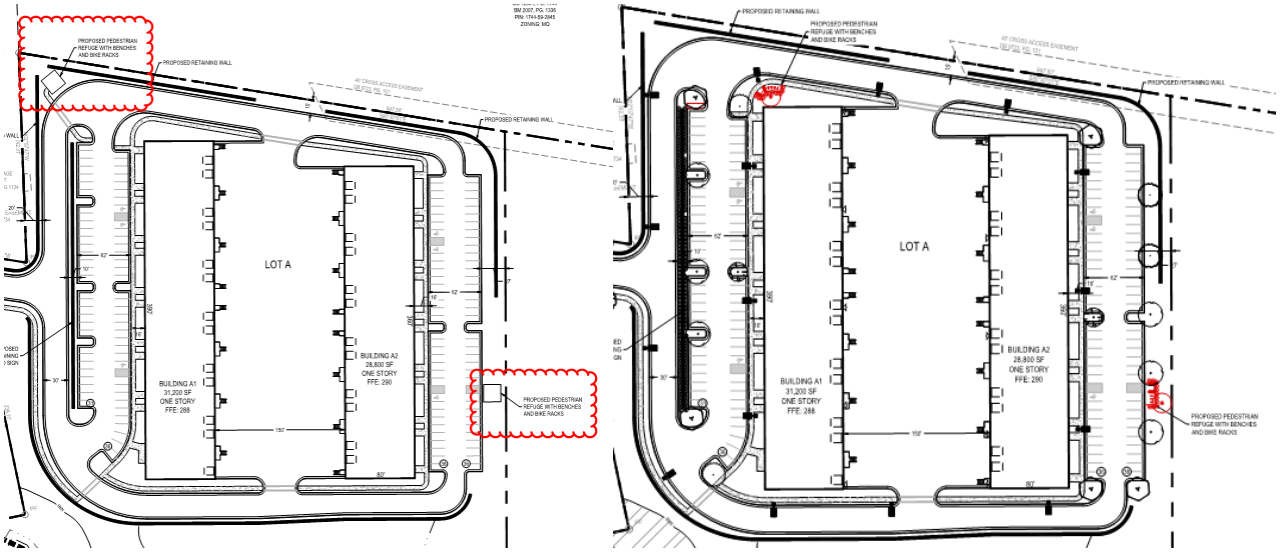
**Landscape Plan/Additional Landscaping**

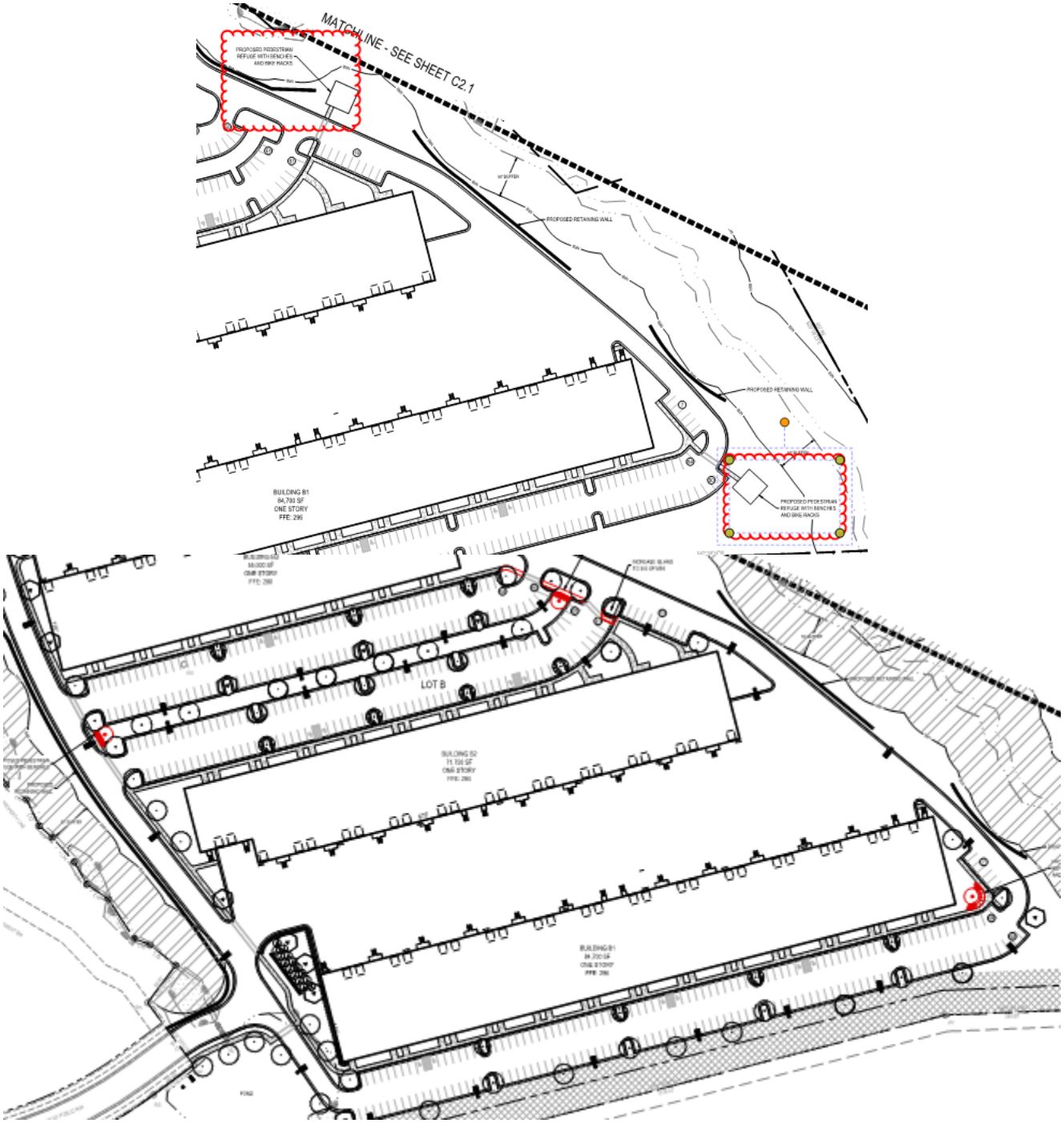
Due to the proposed zoning and that of the adjacent shopping center, a 50-foot Type C Buffer along the southern property line is required. One the landscape plan below, the buffer is shaded in gray. Additionally, landscaping has been provided to help screen the driveway and loading bays between buildings B1 and B2. Staff has requested additional exhibits to help determine how well these screen the rear of the buildings.




**Pedestrian Plazas**

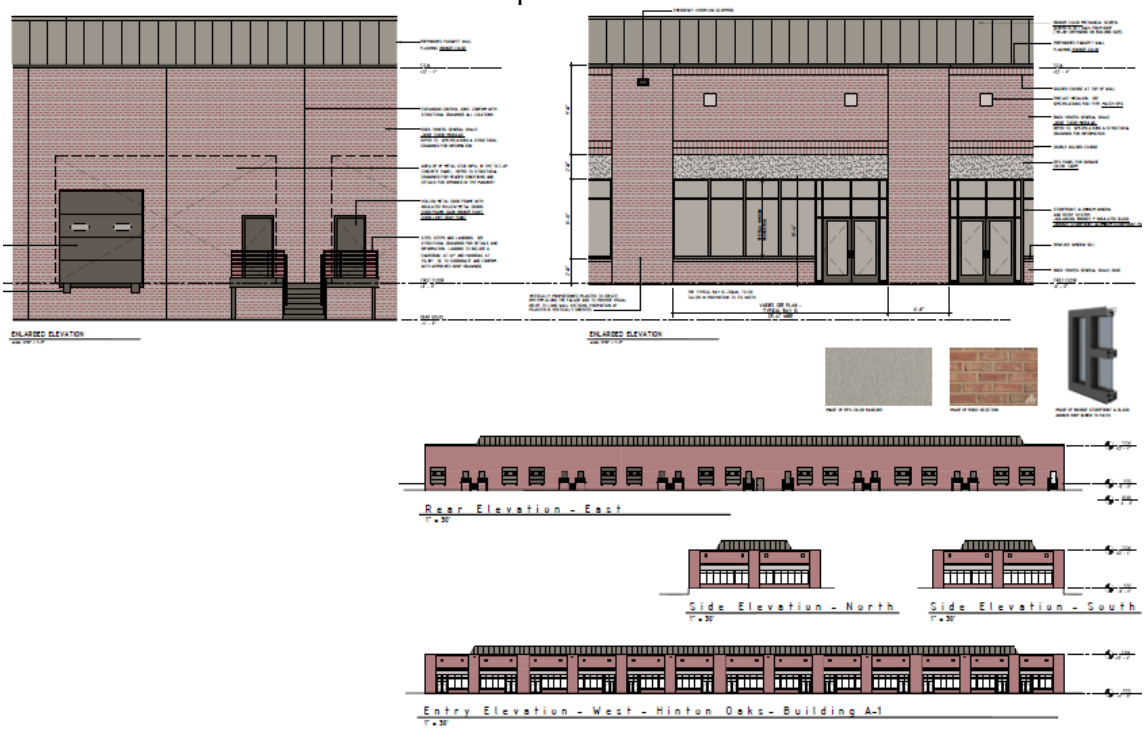
Following the joint public hearing, staff and the applicant discussed the location of the pedestrian plazas at the request of Council. The applicant has adjusted the location of the plazas, with added landscaping and amenities




MATCHLINE - SEE SHEET C2.1
PROPOSED PEDESTRIAN REFUGE WITH BENCHES AND BIKE RACKS
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL
BUILDING B1
84,700 SF
ONE STORY
FFE: 296
PROPOSED PEDESTRIAN REFUGE WITH BENCHES AND BIKE RACKS
LOT B

**Elevations**

The proposed elevations and materials are generally compliant with UDO standards found in Chapter 5. Additional information is needed to help clarify concerns regarding roof top HVAC units will be properly screened and materials meet the standards required.




## VII. LEGISLATIVE CASE PROCEDURES:

Staff met with the development team in September 2019 to discuss the potential of a project at this location and worked with them through several preliminary sketch plan details. A Conditional District 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: September 5, 2019
- Neighborhood Meeting Notices Mailed: May 5, 2020
- Neighborhood Meeting: May 19, 2020

The virtual neighborhood meeting was held via Microsoft Teams on May 19, 2020. Four interested neighbors attended the meeting and inquired about traffic impacts and timeline. 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: July 2, 2020
- Sign Posted On Property: July 2, 202
- Legal Ad Published in N&O: July 3 & 10, 2020

Following the formal submittal and review of the proposed master plan, the applicant met with the Development Review Committee (DRC) on June 11, 2020 to discuss the technical comments and details associated with the proposed subdivision plan. Staff disused with the applicant concerns involving buffers, landscaping, parking, and elevations/design. The DRC requested that the applicant provide a revised copy of the Master Plan, which is shown above.

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

**VIII. PROPOSED CONDITIONAL DISTRCT REZONING:**

In accordance with Section 15.6.C of the UDO, 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 Highway Business zoning district and UDO. Major site elements and their compliance statements are listed below.

A. **Zoning:** The subject property is currently zoned HB and MI. The proposed use does not require a Conditional District rezoning, however Staff and the applicant agreed this would provide flexibility to achieve the applicant's goals while meeting the spirit and intent of the UDO and Comprehended Plan. Therefore the applicant is requesting approval for a Conditional District Rezoning to rezone the property to MI-CD.

   As noted above the applicant has provided the exact land use classifications proposed for the Conditional District. The following uses are permitted by right in the MI zoning district and are proposed to remain permitted (P):

   - Animal Services
   - ATM
   - Banks, Credit Unions, Financial Services
   - Business Support Services
   - Government Services
   - Medical Services
   - Post Office
   - Professional Services
   - Studio – Art, dance, martial arts, music
   - Auto Parts Sales
   - Amusements, Indoor – 5,000 sf or less
   - Amusements, Indoor – 5,001 sf – 20,000 sf
   - Amusements, Indoor – Greater than 20,000 sf
   - Cultural or Community Facility

- Recreation Facilities, Indoor
- Laboratory - medical, analytical, research & development
- Laundry, dry cleaning plant
- Manufacturing, Light
- Manufacturing, Neighborhood
- Media Production
- Metal Products Fabrication, machine or welding shop
- Research and Development
- Public Safety Facility
- Schools – Vocational/Technical
- Utilities-Class 1 & 2
- Utilities-Class 3

The following uses are permitted subject to additional standards (PS):

- Agribusiness
- Personal Services
- Tattoo Shops
- Storage - Warehouse, indoor storage
- Wholesaling and Distribution
- Transit, Road & Ground Passenger Services
- Wireless Telecommunication Facility-Stealth
- Wireless Telecommunication Facility-Tower

The following uses are required Conditional Districts within the MI zoning district (CD):

- Hospital
- Theater, Live Performance
- Theater, Movie

The applicant has proposed to remove the following uses from allowable uses:

- Adult Establishment (SU)
- Airport (SU)
- Amusements, Outdoor (PS)
- Campground (P)
- Drive Thru Service (PS)
- Manufacturing, Heavy (P)
- Mini-Warehouses
- Outdoor Animal Boarding/Equestrian Facilities (SU)
- Quarrying and Stone Cutting (SU)
- Recreational Facilities, Outdoor (P)
- Shopping Center – Community Center (CD)
- Storage – Outdoor storage yard as a primary use (PS)
- Sweepstakes Center (SU)
- Wireless Telecommunication Facility – Small Wireless Facilities inside Right-of-Way (PS)
- Wireless Telecommunication Facility – Small Wireless Facilities outside Right-of-Way (PS)

Following the Joint Public Hearing, the applicant requested the following uses be permitted with additional standards:

- Equipment Rental
  1. All equipment for sale or rent must be displayed within an enclosed building.
  2. All equipment shall be stored within an enclosed building, opaque fence or wall and restricted to the rear yard.
- Vehicle Service – Maintenance/Body Work/Repair Conditions
  1. All vehicles, materials or equipment shall be stored within an enclosed building.
  2. Any operation which results in the creation of noxious vibrations, odors, dust, glare or sound is prohibited.
- Vehicle/Heavy Equipment Sales
  1. Vehicles, materials or equipment shall be stored within an enclosed building.

B. **Dimensional Standards**: The applicant is not proposing any deviations from the dimensional standards as found in Section 2.13 of the UDO for the MI Zoning District.

C. **Parking**: The applicant is not proposing any deviations from the parking requirements as found in Section 10.3 of the UDO. Specifically, the applicant is proposing 543 car spaces 18 of which are handicap spaces, and 56 bike spaces. The UDO permits a maximum of 543 parking spaces and requires at least 56 bike spaces.

D. **Public Utilities/Water Allocation Policy:** The applicant is proposing to connect to public water and sewer. The proposed use meets the Water Allocation Policy with no further investment needed.

E. **Stormwater Management:** The applicant is proposing to construct two stormwater ponds, both shown on "Lot B", the southern lot. The design of the stormwater management system will ensure that stormwater is treated in accordance with all UDO requirements.

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

G. **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 Section 12 of the UDO for the MI Zoning District. As of this staff report, the applicant is proposing monument signage for each lot along Hinton Oaks Blvd.

## IX. TRANSPORTATION ANALYSIS

As required by the UDO, 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 (Sec 9.4.B.1)".

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 requires that improvements are needed at the intersection of Hinton Oaks Blvd and Knightdale Blvd. as summarized below:

**Knightdale Blvd:**

- Modify the traffic signal phasing/timings to reduce queuing at the intersection.
- Extend the dual eastbound left-turn lanes to provide 400 feet of storage for each.

**Hinton Oaks Blvd:**

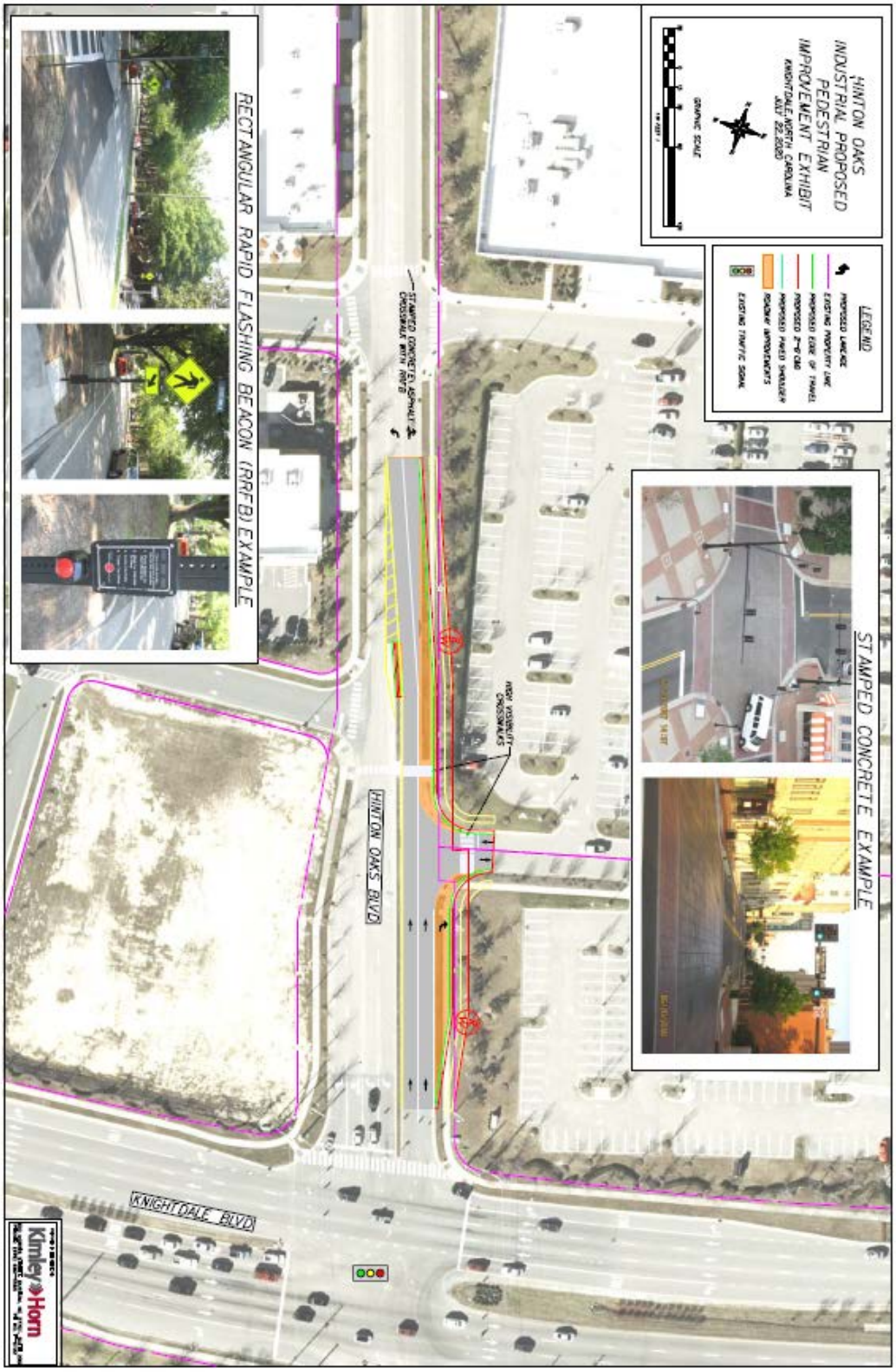
- Provide two northbound through lanes on Hinton Oaks Blvd from Knightdale Blvd to the Midway Commons/Shoppes at Midway Plantation driveway with the inside lane dropping as a left-turn lane at the Midway Commons driveway.
- Construct an exclusive northbound right-turn lane with 75 feet of storage at Shoppes at Midway Drive.

These improvements are illustrated on the next page. This illustration is conceptual at this time and will be refined through the Construction Drawing phase.

As required by UDO Sec 9.6, pedestrian connections on site and to existing sidewalks on adjacent right-of-way are shown. The site is divided into two lots, and while the UDO typically requires direct pedestrian connections between them, the presence of environmental features makes that difficult. Staff has requested the applicant investigate additional pedestrian improvements at the intersection of Knightdale Blvd and Hinton Oaks Blvd.

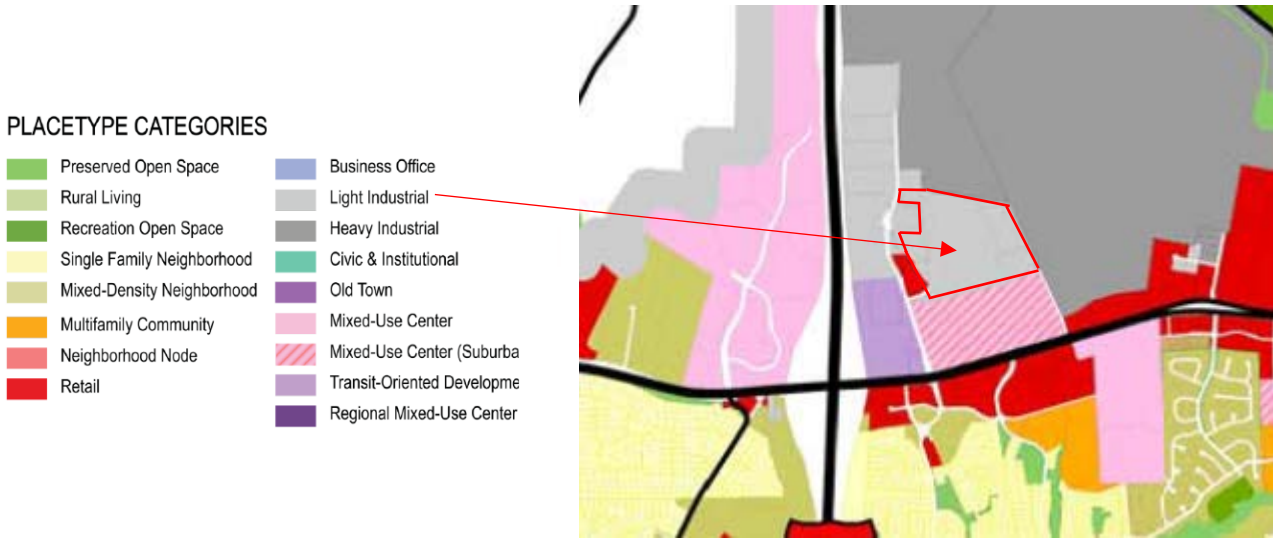
Following the Joint Public Hearing, the applicant held a series of discussions with the owners of the adjacent shopping center to discuss potential impacts and improvements. The applicant has agreed to continue working to find solutions to desired pedestrian improvements along Hinton Oaks Blvd and Knightdale Blvd. Additionally, LURB recommended the applicant continue working to find solutions.

HINTON OAKS
INDUSTRIAL PROPOSED
WIDENING EXHIBIT
KNIGHTDALE, NORTH CAROLINA
MARCH 2020
GRAPHIC SCALE
LEGEND
PROPOSED LANE ADDE
EXISTING PROPERTY LINE
PROPOSED EDGE OF TRAVEL
PROPOSED 2'-6" CAD
PROPOSED PAVED SHOULDER
ROADWAY IMPROVEMENTS
EXISTING TRAFFIC SIGNAL
KNIGHTDALE BLVD
HOG BAND ROADS
Kimley»Horn


HINTON OAKS
INDUSTRIAL PROPOSED
PEDESTRIAN
IMPROVEMENT EXHIBIT
KNIGHTDALE, NORTH CAROLINA
JULY 22, 2020
GRAPHIC SCALE
LEGEND
PROPOSED LANDCAPE
EXISTING PROPERTY LINE
PROPOSED EDGE OF TRAVEL
PROPOSED 2" HMA
PROPOSED PAVED SHOULDER
ROADWAY IMPROVEMENTS
EXISTING TRAFFIC SIGNAL
STAMPED CONCRETE EXAMPLE
RECTANGULAR RAPID FLASHING BEACON (RRFB) EXAMPLE
STAMPED CONCRETE/ASPHALT CROSSWALK WITH RRFB
HINTON OAKS BLVD
KNIGHTDALE BLVD
Kimley»Horn

**X. COMPREHENSIVE PLAN:**

The proposed use of this property is consistent with the KnightdaleNext 2035 Comprehensive Plan. The subject property is designated as "Light Industrial" as a place type.




The "Light Industrial" place type is defined as:

> Light industrial districts provide opportunities to concentrate employment in the Town on normal workdays. Each area supports manufacturing and production uses, including warehousing, light manufacturing, medical research, and assembly operations. These areas are found in close proximity to major transportation corridors (i.e., highway or rail) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties.

The parcel, combined with the surrounding areas, meet the definition of a Light Industrial place type. Hinton Oaks Industrial Park is close in proximity providing complementary uses, and the proposed location is a short distance from major thoroughfares in Knightdale Blvd and Interstate 540.

**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 development is consistent with the KnightdaleNext 2035 Comprehensive Plan, and the following guiding principle categories would be applicable to this request.

### INFILL DEVELOPMENT AND REDEVELOPMENT

Promote infill development and redevelopment activities for vacant and under-utilized areas of Knightdale. In doing so, prioritize the transformation of older properties throughout Town that might not be economically-viable in the future (such as declining retail shopping centers).

### ECONOMIC VITALITY

Promote a healthy and sustainable business environment by investing actively in infrastructure, providing favorable incentives, and building a community that is attractive to employers and their workers. Continue to promote Knightdale as a vibrant place, and build a competitive advantage to attract knowledge-based businesses to the area. Investment and recruitment initiatives should realize "triple bottom-line" benefits for Town residents by seeking to improve the tax base, promote economic vitality for local shops and businesses, and increase access to employment opportunities in the Town.

**PROPOSED WRITTEN ADVISORY STATEMENT REGARDING PLAN CONSISTENCY:**

*"The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as achieving infill development of under-utilized land and promoting economic vitality by adding new and unique non-residential development for small and locally owned businesses. Further, it is consistent with the General Growth Framework and Growth & Conservation Map's designation as a "Light Industrial" placetype. The request is reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people not only desire to visit, but to also live, work, and play."*

**XI. JOINT PUBLIC HEARING SUMMARY:**

A joint public hearing with the Land Use Review Board and Town Council was held at the June 17, 2020 Town Council meeting. On behalf of the applicant, Nathan Robb provided a short presentation and spoke in favor of the project. The Town received three electronic comments, one from the current property owner in support of the project. The second was from the owner of the adjacent Knightdale Marketplace shopping center expressing support while requesting additional transportation improvements to Hinton Oaks Blvd. The final comment came from the development team following the meeting reiterating Mr. Robb's live comments.

The following concerns were voiced by members of the Town Council and Land Use Review Board. Staff has discussed each item with the applicant and their response is included.

1. **Landscaping**: Council expressed a desire to incorporate more native species and a wider variety of species as the landscaping plan is refined. The applicant has expressed their desire to create a well designed and attractive site.
2. **Pedestrian and Transportation Improvements**: Council hopes to see continued corporation between the applicant and surrounding property owners to work towards the shared goal of improving safety in this area. Following the Joint Public Hearing, the applicant has discussed proposed improvements desired by the owners of the adjacent Knightdale Marketplace. The applicant has agreed to improving pedestrian crossings on Hinton Oaks Blvd and Knightdale Blvd.
3. **On-Site Pedestrian Connections & Stormwater Amenities**: Council requested that the applicant explore making a pedestrian connection between the two lots and utilizing the stormwater ponds as an amenity for users. Due to the environmental features on-site (streams, topography, SCM), a pedestrian connection is cost prohibitive and difficult to achieve. The site is a brownfield, therefore the SCMs have been designed to limit land disturbance.
4. **Permitted Uses**: Council asked whether the staff suggested prohibited uses could be shifted to uses requiring Conditional District approval. The applicant has resubmitted a list of requested permitted land uses with additional conditions (see attached).

**XII. LAND USE REVIEW BOARD SUMMARY:**

The LURB considered this item at its August 10, 2020 meeting. After staff presented an overview of the proposed rezoning request, LURB members inquired about the status of the Knightdale Blvd crossing discussions and the spacing issue at the site driveway and Hinton Pond Road. The LURB voted unanimously, 7-0, to recommend approval of ZMA-3-20 and forwarded the following advisory statement as recommended by staff, as well as the staff recommended condition to continue working with Town officials to a solution for the crosswalk on Knightdale Blvd.

**PROPOSED WRITTEN ADVISORY STATEMENT REGARDING PLAN CONSISTENCY:**

*"The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as achieving infill development of under-utilized land and promoting economic vitality by adding new and unique non-residential development for small and locally owned businesses. Further, it is consistent with the General Growth Framework and Growth & Conservation Map's designation as a "Light Industrial" placetype. The request is reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people not only desire to visit, but to also live, work, and play."*

**XII. STAFF RECOMMENDATION:**

It is staff's recommendation that Town Council approves the request to rezone 46.21 acres of the property identified by Wake County PINs 1744-56-6995, 1744-47-9093, 1744-47-6090, and 1744-47-9612 from Highway Business Conditional District (HB) and Manufacturing & Industrial (MI) to Manufacturing & Industrial Conditional District (MI-CD), recommend continued cooperation between the applicant and Town officials towards solutions to pedestrian improvements, adopts the forwarded advisory statement seen below from LURB and staff regarding Comprehensive Plan consistency, and adopts Ordinance # 20-08-19-003.

> *"The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as achieving infill development of under-utilized land and promoting economic vitality by adding new and unique non-residential development for small and locally owned businesses. Further, it is consistent with the General Growth Framework and Growth & Conservation Map's designation as a "Light Industrial" placetype. The request is reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people not only desire to visit, but to also live, work, and play."*

# TOWN OF KNIGHTDALE

DEVELOPMENT SERVICES DEPARTMENT

www.knightdalenc.gov

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2245
(f) 919.217.2249

## PETITION FOR ZONING MAP AMENDMENT

By completing and signing this petition, the applicant, property owner and developer are hereby requesting the Town Council to rezone, or designate zoning, on property located within the Town of Knightdale's planning jurisdiction, or property requested to be annexed into the corporate limits. The submittal of this petition authorizes the Town of Knightdale to enter onto the property in order to conduct a site inspection and to post the property in accordance with the Town's public notification requirements. Submittal requirements are listed on the following page.

**PROJECT INFORMATION**

PROJECT NAME: Merritt Hinton Oaks Boulevard

PROJECT ADDRESS: 123 Hinton Oaks Boulevard, Knightdale, NC

WAKE COUNTY PIN(s): 1744-47-6090, 1744-47-9093, portion of 1744-56-6995, 1744-47-9612

EXISTING ZONING: MI & HB EXISTING USE: Vacant PROPOSED USE: Industrial

PROPOSED ZONING: MI (CD) SITE ACRES: 46.21 INSIDE CORPORATE LIMITS: Partial

**CONTACT INFORMATION**

APPLICANT: WithersRavenel PHONE: 919.535.5212 FAX: 919.467.6008

ADDRESS: 137 South Wilmington Street, Suite 200
Raleigh, NC 27601

EMAIL: bvega@withersravenel.com

SIGNATURE: MGR Hinton Land LLC

PROPERTY OWNER:
ADDRESS:

| Charles H. Silver, Jr<br>1744-47-6090, 1744-47-9093,<br>& 1744-47-9612<br>PO Box 1277<br>Knightdale, NC 27545 | Hinton Land, LLC<br>1744-56-6995<br>PO Box 1277<br>Knightdale, NC 27545 |
|---|---|

SIGNATURE:

DEVELOPER: Merritt Properties, LLC PHONE: 410.298.2600 FAX:

ADDRESS: 2066 Lord Baltimore Drive
Baltimore, MD 21244

EMAIL: nrobb@merrittproperties.com

SIGNATURE:

**THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY**

CASE NUMBER: ZMA - - SUBMITTAL DATE: X-REFERENCE:

FILING FEE: RECEIPT #:

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# TOWN OF KNIGHTDALE

DEVELOPMENT SERVICES DEPARTMENT

www.knightdalenc.gov

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2245
(f) 919.217.2249


STATEMENT OF COMPLIANCE WITH THE COMPREHENSIVE PLAN: Please state how the proposed zoning map amendment complies with the goals and objectives of the Town of Knightdale Comprehensive Plan:

The Project parcels are designated as "Light Industrial" in the Town of Knightdale's Growth and Conservation Map. This is directly supported by the proposed rezoning as the parcel lies between Highway Business towards Manufacturing and Industrial uses. The uses permitted in this Conditional District will be in harmony with the adjacent uses. The project parcels are adjacent to an area identified as a Transit Oriented Development in the Knightdale Next Comprehensive Plan. Workers of the site would be able to utilize Bus Rapid Transit to commute to and from work, furthering the Town's goals of Transportation and Infill Development.

## 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.**

- COMPLETED APPLICATION FORM. Application must be signed by the applicant and the property owner.
- $600.00 PROCESSING FEE. This fee is subject to change with each fiscal year budget.
- COPY OF THE RECORDED PLAT/SURVEY OF THE PROPERTY, WITH METES AND BOUNDS DESCRIPTION. A property survey from Wake County IMAPS can serve this requirement if the property lines match the areas to be rezoned.
- NEIGHBORHOOD MEETING REPORT. A pre-submittal neighborhood meeting is required for all re-zoning applications as outlined in Section 15.3.C of the Unified Development Ordinance.
- TRAFFIC IMPACT ANALYSIS. A TIA may be required if the petition meets the thresholds outlined in Section 9.4 of the Unified Development Ordinance.

**THE FOLLOWING ADDITIONAL ITEMS ARE TO BE SUBMITTED FOR CONDITIONAL DISTRICT RE-ZONINGS. FAILURE TO SUBMIT ALL OF THESE ITEMS WILL RESULT IN DELAY OF YOUR APPLICATION**

- COMPLETED MASTER PLAN APPLICATION FORM.
- ADDITIONAL PROCESSING FEE. Petitions for Conditional Districts are subject to an additional processing fee for the required Master Plan submittal. (See Master Plan Application Form)
- LIST OF LAND USE CLASSIFICATIONS PROPOSED SPECIFICALLY FOR YOUR CONDITIONAL DISTRICT. Such use classifications may be selected from any of the uses, whether permitted by right or special use, allowed in the General District to which the Conditional District corresponds. Uses not otherwise permitted within the corresponding General District shall not be permitted within the Conditional District.
- LIST OF FAIR AND REASONABLE CONDITIONS. This list should include any appropriate development standards to address potential unique impacts of the intended use(s) as discussed in Section 2.17(C)(2) and Section 15.17(B)(2) of the Unified Development Ordinance (UDO) along with accompanying statements justifying these standards in meeting the spirit and intent of the UDO as well as being consistent with the goals and objectives of the 2027 Comprehensive Plan. It shall be understood that if the applicant fails to propose a specific standard or fails to justify such standard as described above, the corresponding standards of the General District shall apply.

# TOWN OF KNIGHTDALE

DEVELOPMENT SERVICES DEPARTMENT

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950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2243
(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: Merritt Hinton Oaks Boulevard

PROJECT ADDRESS: 123 Hinton Oaks Boulevard, Knightdale, NC

WAKE COUNTY PIN(s): 1744-47-6090, 1744-47-9093, portion of 1744-56-6995, 1744-47-9612

PROPOSED USE: Industrial

PROPOSED SQ. FT.: 273,400 PROPOSED LOTS: 0 DENSITY (DWELLING/ACRE): 0

ZONING DISTRICT: MI (CD) SITE ACRES: 46.21 INSIDE CORPORATE LIMITS: Partial

**CONTACT INFORMATION**

APPLICANT: WithersRavenel PHONE: 919.535.5212 FAX: 919.467.6008

ADDRESS: 137 South Wilmington Street, Suite 200
Raleigh, NC 27601

EMAIL: bvega@withersravenel.com

SIGNATURE: MGR Hintonwland LLC

PROPERTY OWNER:
ADDRESS:

| Charles H. Silver, Jr<br>1744-47-6090, 1744-47-9093,<br>& 1744-47-9612<br>PO Box 1277<br>Knightdale, NC 27545 | Hinton Land, LLC<br>1744-56-6995<br>PO Box 1277<br>Knightdale, NC 27545 |
|---|---|

SIGNATURE:

DEVELOPER: Merritt Properties, LLC PHONE: 410.298.2600 FAX:

ADDRESS: 2066 Lord Baltimore Drive
Baltimore, MD 21244

EMAIL: nrobb@merrittproperties.com

SIGNATURE:

**THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY**

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

FILING FEE: SKETCH PLAN MEETING DATE:

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merritt PROPERTIES

CREATING HOMES
FOR BUSINESSES

05/05/2020

Dear Knightdale Area Property Owner:

You are invited to a neighborhood meeting to learn more about a proposed project adjacent to or near your property. A Neighborhood Meeting is required by the Town of Knightdale Unified Development Ordinance and all property owners within 200 feet of the proposed development must receive notification of the meeting. The meeting will be an opportunity for residents and property owners to learn more about the project and provide feedback.

Meeting Date: 05/19/2020
Meeting Time: 6:00 pm
Meeting Link: https://tinyurl.com/y8uttqnf
The meeting is scheduled via Microsoft Teams, if you are unable to log in via a web browser please use the dial in number and conference ID listed below to access the meeting.
Dial In +703-719-4632
Conference ID 536 091 121#

Welcome: 6:00 pm
Presentation: 6:05 pm
Q&A: 7:00 pm

Application Type: Rezoning Petition
Approving Authority: Town Council Legislative Approval

Address: 123 Hinton Oaks Boulevard, Knightdale, NC
PINs: 1744-47-6090, 1744-47-9093, portion of 1744-56-6995, & 1744-47-9612

Description of Proposal: The nature of this petition is to rezone the above referenced parcels from a combination of Highway Business and Manufacturing and Industrial to Manufacturing and Industrial.

Estimated Submittal Date: May 22, 2020

Enclosed is a map showing the location of the property being considered for this proposal. Additional materials and information may be available at the meeting. Please see the Development Services 2020 Meeting & Submittal Schedule (https://www.knightdalenc.gov/sites/default/files/uploads/DevelopmentServices/submittal_and_meeting_schedule_2020_2.pdf) for future public meeting dates.

If you have any questions, comments, or concerns about the proposal prior to the meeting you may contact the Brendie Vega at 919-535-5212 or bvega@withersravenel.com. These will be recorded as part of the meeting summary, which is submitted to Town staff and elected officials. You may also contact the Town of Knightdale Development Services Department at 919-217-2243.

200 FOOT BUFFER MAILING LIST

| PIN | Owner 1 | Owner 2 | Mail Address 1 | Mail Address 2 | Site Address |
|---|---|---|---|---|---|
| | Brendie Vega | | 137 South Wilmington St. Ste 200 | Raleigh NC 27601 | |
| | Nathan Robb | | 2066 Lord Baltimore | Baltimore MD 21244 | |
| | Town of Knightdale Development Services Department | | 950 Steeple Square Court | Knightdale NC 27545 | |
| 1744473948 | WAKE STONE CORPORATION | | PO BOX 190 | KNIGHTDALE NC 27545-0190 | 0 HINTON OAKS BLVD |
| 1744455539 | BBK MIDTOWN COMMONS LLC | M&J WILKOW | 20 S CLARK ST STE 3000 | CHICAGO IL 60603-1887 | 304 HINTON OAKS BLVD |
| 1744465162 | KOHLS DEPT STORES INC | KOHLS PROPERTY TAX DEPT | PO BOX 2148 | MILWAUKEE WI 53201-2148 | 302 HINTON OAKS BLVD |
| 1744479612 | SILVER, CHARLES H JR | | 7081 FORESTVILLE RD | KNIGHTDALE NC 27545-9096 | 0 HINTON OAKS BLVD |
| 1744479970 | HINTON OAKS BUSINESS PARK AGM LLC | | PO BOX 190 | KNIGHTDALE NC 27545-0190 | 511 HINTON OAKS BLVD |
| 1744553762 | TARGET CORPORATION | STORE T-2111 | PO BOX 9456 | MINNEAPOLIS MN 55440-9456 | 1000 SHOPPES AT MIDWAY DR |
| 1744592845 | WAKE STONE CORP | | PO BOX 190 | KNIGHTDALE NC 27545-0190 | 0 HINTON OAKS BLVD |
| 1744652987 | BBK MIDWAY PLANTATION LLC | M&J WILKOW | 20 S CLARK ST STE 3000 | CHICAGO IL 60603-1887 | 1002 SHOPPES AT MIDWAY DR |
| 1744666722 | HINTON LAND LLC | THOMAS CONCRETE | 2500 CUMBERLAND PKWY SE STE 200 | ATLANTA GA 30339-3922 | 507 OLD MONTAGUE LN |
| 1744668147 | HD DEVELOPMENT OF MARYLAND INC | HOME DEPOT USA INC | 2455 PACES FERRY RD SE | ATLANTA GA 30339-6444 | 1020 SHOPPES AT MIDWAY DR |
| 1744673392 | MANGUM ASPHALT SERVICES | | 6105 CHAPEL HILL RD | RALEIGH NC 27607-5111 | 601 OLD MONTAGUE LN |
| 1744566995 | HINTON LAND LLC | | PO BOX 1277 | KNIGHTDALE NC 27545-1277 | 123 HINTON OAKS BLVD |
| 1744469553 | KNIGHTDALE VENTURES LLC | | 107 STOKLEY DR STE 100 | WILMINGTON NC 28403-3772 | 405 HINTON OAKS BLVD |
| 1744472192 | USA | | PO BOX 889 | SAVANNAH GA 31402-0889 | 408 HINTON OAKS BLVD |
| 1744476090 | SILVER, CHARLES H JR | | PO BOX 1277 | KNIGHTDALE NC 27545-1277 | 0 HINTON OAKS BLVD |
| 1744476292 | WAKE STONE CORPORATION | | PO BOX 190 | KNIGHTDALE NC 27545-0190 | 0 HINTON OAKS BLVD |
| 1744478471 | WAKE STONE CORPORATION | | PO BOX 190 | KNIGHTDALE NC 27545-0190 | 495 HINTON OAKS BLVD |
| 1744479093 | SILVER, CHARLES H JR | | PO BOX 1277 | KNIGHTDALE NC 27545-1277 | 0 HINTON OAKS BLVD |

WithersRavenel
Our People. Your Success.

# Neighborhood Meeting Notes

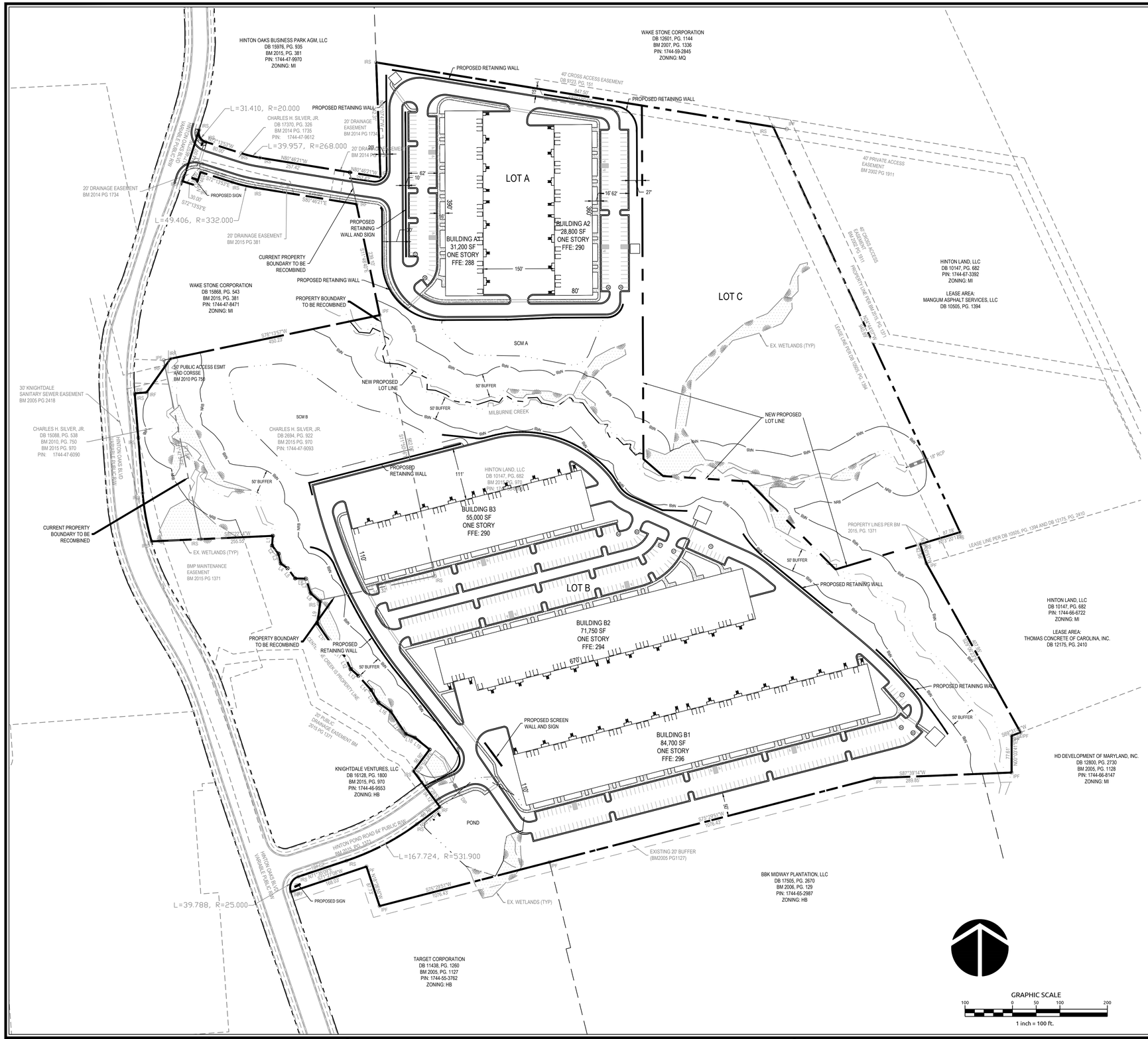
**Date:** May 19th, 2020

**Project:** 09190080.00 Merritt Hinton Oaks

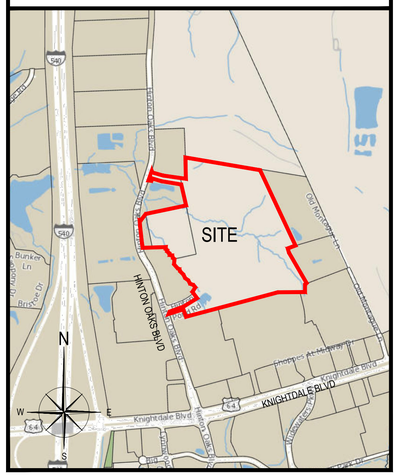
**Attendees:** Bobby Lanigan (Merritt Properties)
Keith Wallace (Merritt Properties)
Nate Robb (Merritt Properties)
Travis Fluitt (Kimley Horn)
Brendie Vega (WithersRavenel)
Loftee Smith (WithersRavenel)
Kevin Lewis (Town of Knightdale)
Tyler Stone (Kohl's Manager)
Bose Bratton (Wake Stone)
Brent Wood (Fred Smith Company) Brent.Wood@fredsmithcompany.net
Philip Wright (Kohl's Department Stores) Philip.Wright@kohls.com

## DISCUSSION ITEMS

- Meeting was held using Microsoft Teams Conferencing and began at 6:00 pm
- Keith Wallace & Nate Robb went through the Merritt presentation on the business, existing businesses and architecture used, the rezoning petition, and site plan requests.
- Brendie Vega went over the rezoning request and process for a Conditional Zoning.
- Kevin Lewis went over by the timeline of submittal and approvals.
- Nate explained the need for DEQ brownfield approvals.
- Nate talked about their other projects in the Triangle and the company has relocated people to the area, want to be part of the community.
- Attendees who called in asked for the slides to be sent to them.
- There were no questions from those in attendance.
- The meeting concluded at 6:25 pm.




## VICINITY MAP
1"=800'




## SITE DATA TABLE

PROPERTY INFORMATION:

| | |
|---|---|
| OWNER NAME: | HINTON LAND, LLC |
| OWNER ADDRESS: | PO BOX 1277<br>KNIGHTDALE, NC 27545 |
| | CHARLES H SILVER, JR<br>PO BOX 1277<br>KNIGHTDALE, NC 27545 |
| DEVELOPER NAME: | MERRITT PROPERTIES, LLC |
| DEVELOPER ADDRESS: | 2066 LORD BALTIMORE DRIVE<br>BALTIMORE, MD 21244 |
| PIN: | 1744-56-6995, 1744-47-9093, 1744-47-6090, 1744-47-9612 |
| EXISTING ZONING: | MI, HB |
| PROPOSED ZONING: | MI-CD |
| OVERLAY: | N/A |
| ACREAGE: | 45.7 ACRES |
| (LOT C: 8.97 AC - NOT PART OF PROPOSED DEVELOPMENT) | |
| EXISTING USE: | VACANT |
| PROPOSED USE: | OFFICE/COMMERCIAL/LIGHT INDUSTRIAL |

BUILDING SETBACKS:

| | |
|---|---|
| PRINCIPAL FRONT: | 10' |
| STREET SIDE/SECONDARY FRONT: | 0' or 6' |
| CORNER SIDE SETBACK: | 10' |
| REAR/SIDE (FROM ADJACENT LOT): | 10' |

EXISTING BUILDING AREA: 0

| | LOT A: | LOT B: |
|---|---|---|
| LOT AREA: | 9.29 AC | 27.4 AC |
| PHASE: | 1 | 2 |
| BUILDING AREA: | 60,000 SF | 211,450 SF |
| REQUIRED PARKING: (2 PER ksf GFA) | 120 | 423 |
| PROPOSED PARKING: | 138 | 425 |
| REQUIRED BIKE RACK SPACES: (1/10 SPACES) | 14 | 42 |

THIS SITE LIES WITHIN A TYPE "X" FLOOD HAZARD AREA PER MAP 3720174400J, EFFECTIVE DATE 5-2-2006.

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

| No. | Revision | Date | By |
|---|---|---|---|
| | | | |

| | |
|---|---|
| Designer | Scale AS NOTED |
| Drawn By | Date 07/01/2020 |
| Checked By | Job No. 190080 |

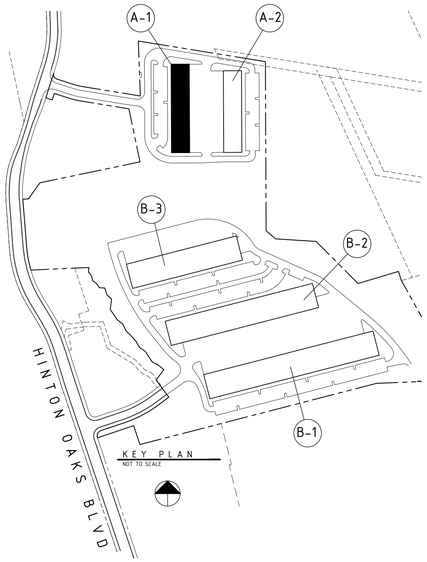
# MERRITT HINTON OAKS

# SITE PLAN EXHIBIT

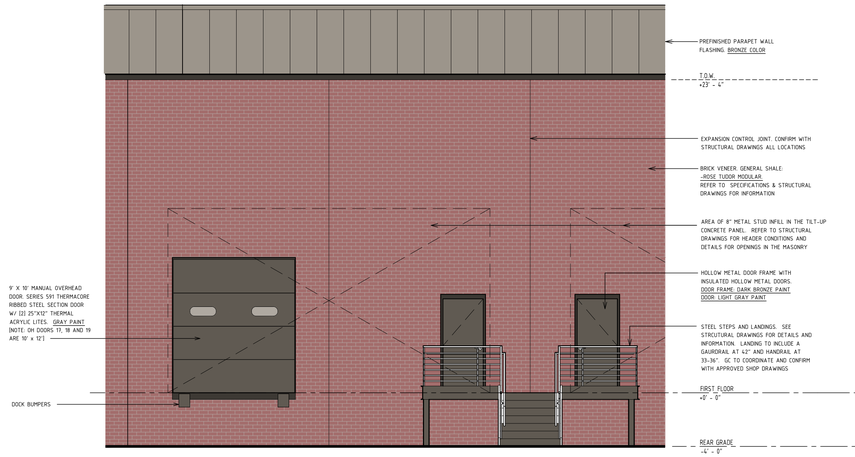
WithersRavenel
Engineers | Planners
137 S Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.
SP-1

U:\19\19-0080\190080 Merrit Hinton Oaks\BM\CAD\Architectural - 0190080.dwg - Wednesday, July 1, 2020 3:50:32 PM - DECICCO, JULIE




KEY PLAN
NOT TO SCALE



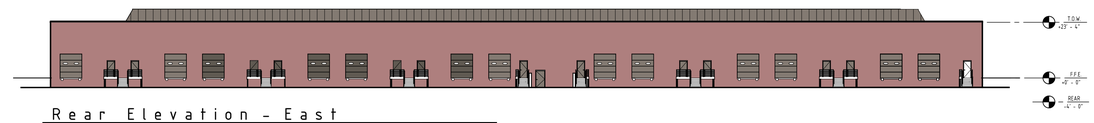

ENLARGED ELEVATION
scale: 3/16" = 1'-0"

ENLARGED ELEVATION
scale: 3/16" = 1'-0"

IMAGE OF EIFS COLOR BASELINE.

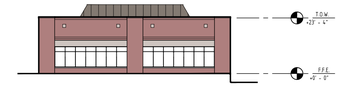
IMAGE OF BRICK SELECTION

IMAGE OF BRONZE STOREFRONT & GLASS
-BRONZE ROOF SCREEN TO MATCH



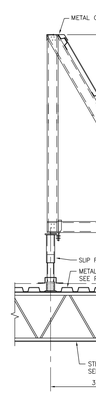

Rear Elevation - East
1" = 30'

Side Elevation - North
1" = 30'

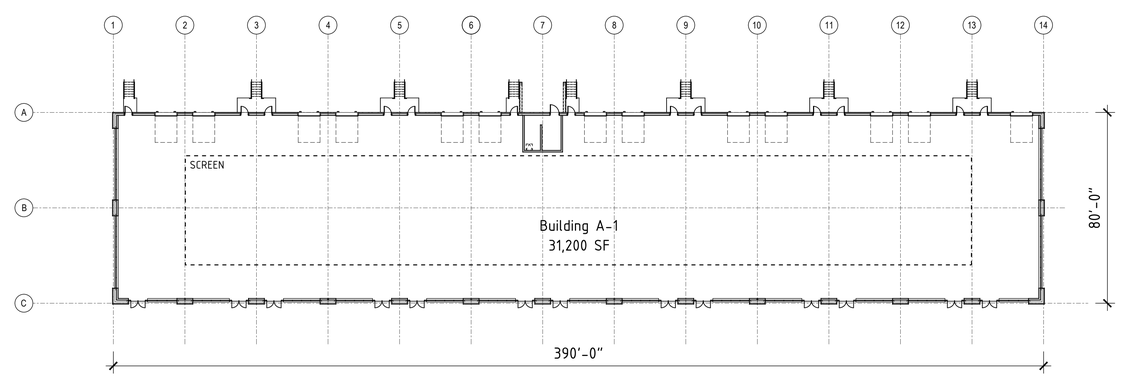



Side Elevation - South
1" = 30'

Entry Elevation - West - Hinton Oaks- Building A-1
1" = 30'




TYPICAL SCREEN WALL DETAIL




Floor Plan - Hinton Oaks- Building A-1
1/32" = 1'-0"


MAURER architecture
919 829 4969
115 1/2 E. Hargett St
Suite 300
Raleigh, NC 27601
maurerarchitecture.com


MAURER ARCHITECTURE PA
Registered Architectural Corporation
51562
North Carolina
RALEIGH
NOV 2020
CONSTRUCTION
ROBERT DOUGLAS MAURER
2724
NORTH CAROLINA
REGISTERED ARCHITECT

Building A-1
# Hinton Oaks
Knightdale, NC

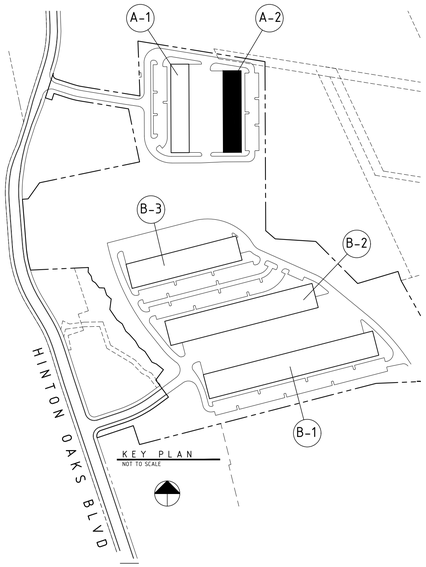
| | |
|---|---|
| DATE | 05.29.20 |
| DR. | RS/MM |
| CH. | RS/MM |
| PROJ. # | 18107 |
| REVISIONS | DATE |
| COMMENTS | 06.15.20 |

Plans and Elevations for Site Plan Review.

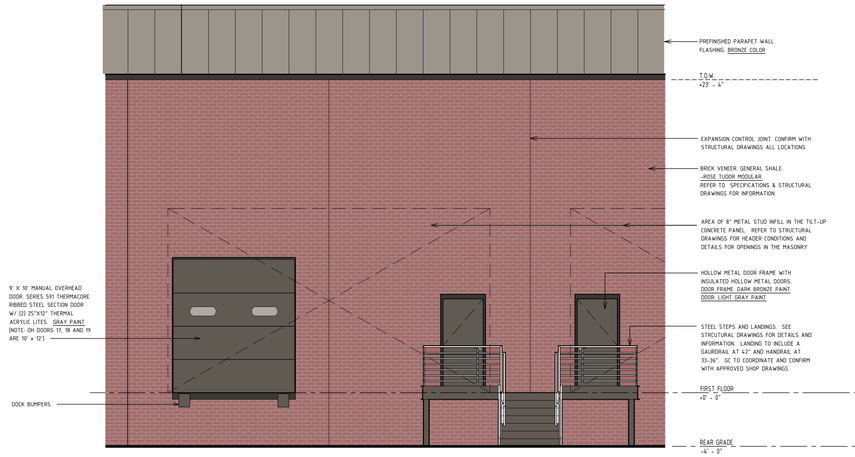
Not for Construction

BUILDING A-1

A-1




KEY PLAN
NOT TO SCALE




ENLARGED ELEVATION
scale: 3/16" = 1'-0"

ENLARGED ELEVATION
scale: 3/16" = 1'-0"

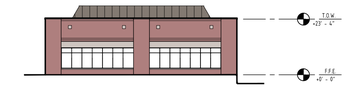
IMAGE OF EIFS COLOR BASELINE.

IMAGE OF BRICK SELECTION

IMAGE OF BRONZE STOREFRONT & GLASS -BRONZE ROOF SCREEN TO MATCH

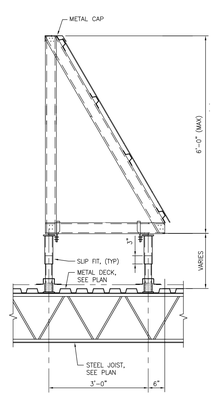
Rear Elevation - West
1" = 30'

Side Elev - South
1" = 30'

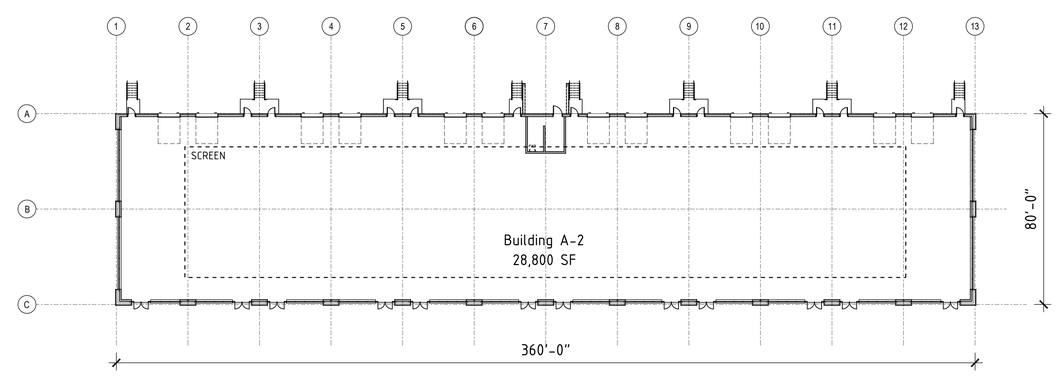



Side Elev - North
1" = 30'

Entry Elevation - East - Hinton Oaks - Building A-2
1" = 30'




TYPICAL SCREEN WALL DETAIL




Floor Plan - Hinton Oaks - Building A-2
1/32" = 1'-0"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919 829 4969
115 1/2 E. Hargett St
Suite 300
Raleigh, NC 27601
maurerarchitecture.com


MAURER ARCHITECTURE, P.A. Registered Architectural Corporation 51562 North Carolina RALEIGH

NOT FOR CONSTRUCTION

ROBERT SCOTT MAURER 2724 NORTH CAROLINA REGISTERED ARCHITECT

Building A-2
# Hinton Oaks
Knightdale, NC

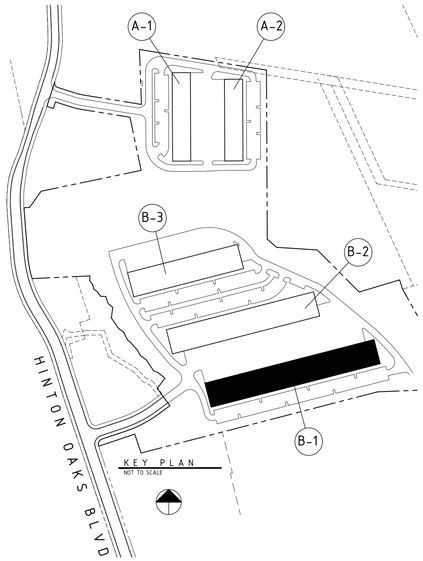
| | |
|---|---|
| DATE | 05.29.20 |
| DR. | RS/MM |
| CH. | RS/MM |
| PROJ. # | 18107 |
| REVISIONS | DATE |
| COMMENTS | 06.15.20 |

Plans and Elevations for Site Plan Review.

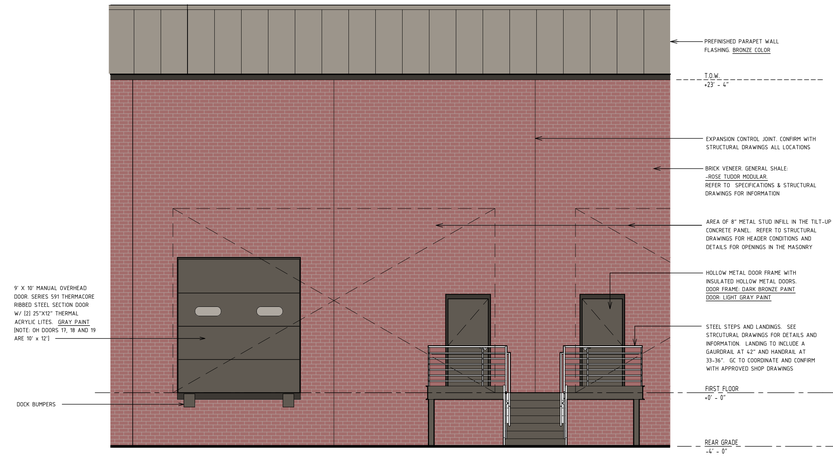
Not for Construction

BUILDING A-2

A-2




KEY PLAN
NOT TO SCALE



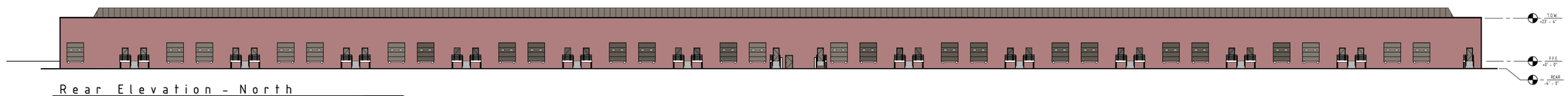

ENLARGED ELEVATION
scale: 3/16" = 1'-0"

ENLARGED ELEVATION
scale: 3/16" = 1'-0"

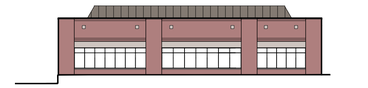
IMAGE OF EIFS COLOR BASELINE.

IMAGE OF BRICK SELECTION

IMAGE OF BRONZE STOREFRONT & GLASS -BRONZE ROOF SCREEN TO MATCH



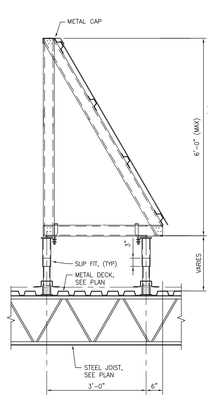

Rear Elevation - North
1" = 30'



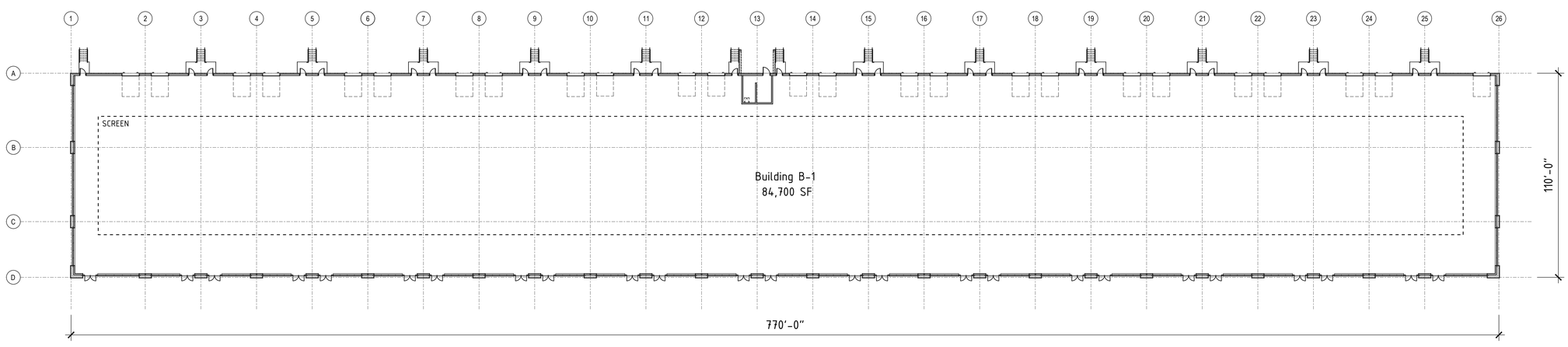
Side Elevation - West
1" = 30'

Side Elevation - East
1" = 30'

Entry Elevation - South - Hinton Oaks- Building B-1
1" = 30'




TYPICAL SCREEN WALL DETAIL




Floor Plan - Hinton Oaks- Building B-1
1/32" = 1'-0"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Building B-1
# Hinton Oaks
Knightdale, NC

| | |
|---|---|
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| REVISIONS | DATE |
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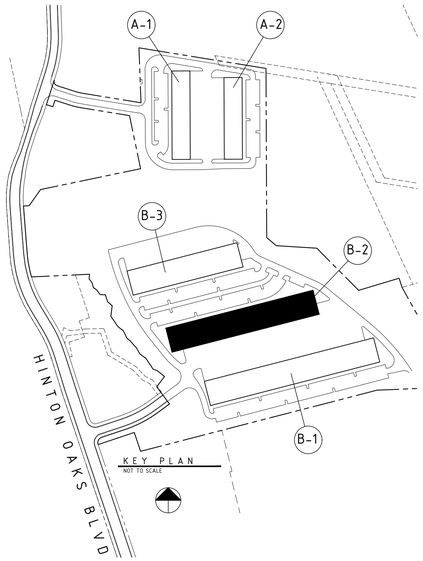
Plans and Elevations for Site Plan Review.

Not for Construction

BUILDING B-1

A-3




KEY PLAN
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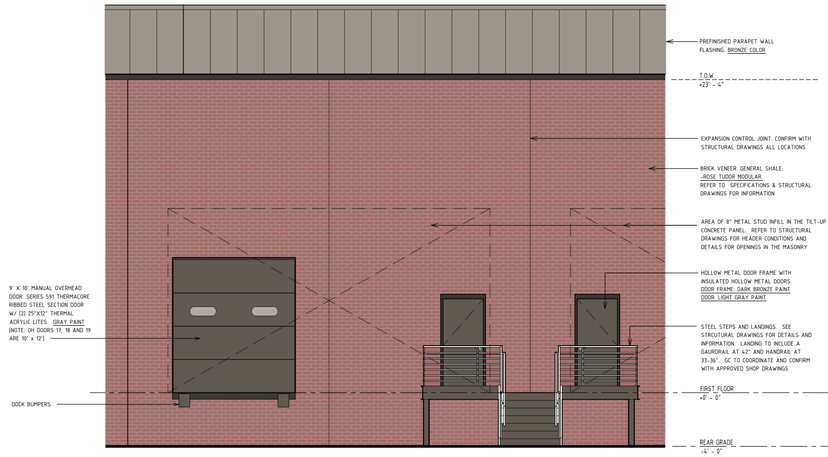


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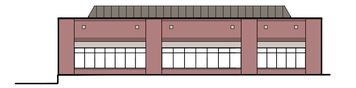
ENLARGED ELEVATION
scale: 3/16" = 1'-0"

IMAGE OF EIFS COLOR BASELINE.

IMAGE OF BRICK SELECTION

IMAGE OF BRONZE STOREFRONT & GLASS -BRONZE ROOF SCREEN TO MATCH

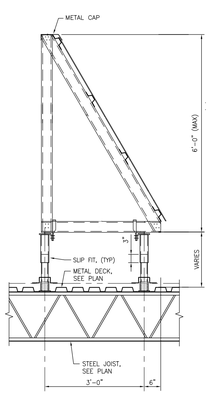
Rear Elevation - South
1" = 30'



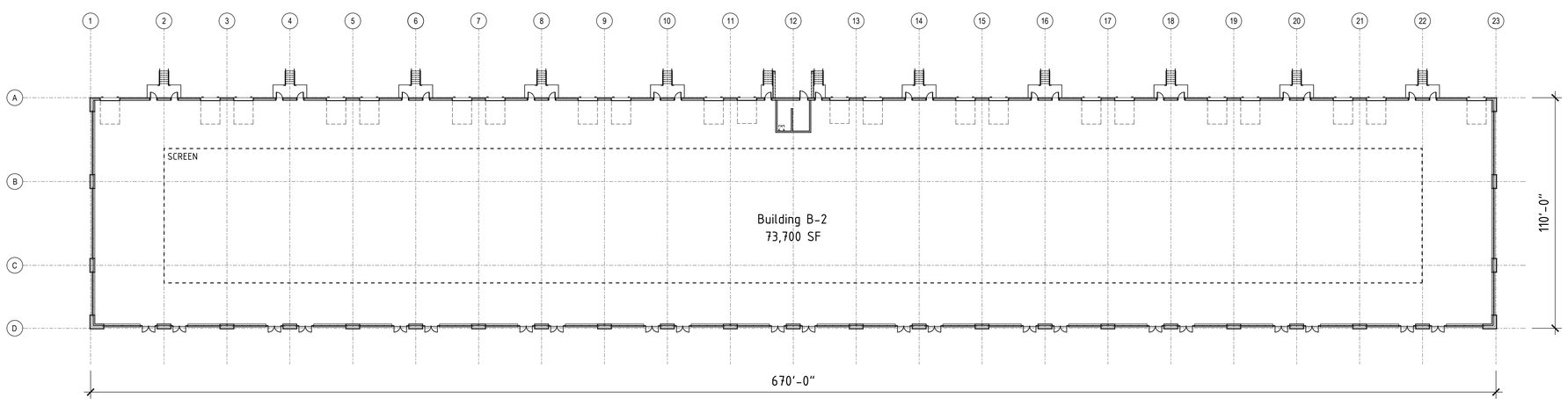
Side Elevation - East
1" = 30'

Side Elevation - West
1" = 30'

Entry Elevation - North - Hinton Oaks- Building B-2
1" = 30'




TYPICAL SCREEN WALL DETAIL




Floor Plan - Hinton Oaks- Building B-2
1/32" = 1'-0"

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919 829 4969
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Raleigh, NC 27601
maurerarchitecture.com

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NOT FOR CONSTRUCTION
ROBERT DOUGLAS SMITH 2724 NORTH CAROLINA REGISTERED ARCHITECT

Building B-2
# Hinton Oaks
Knightdale, NC

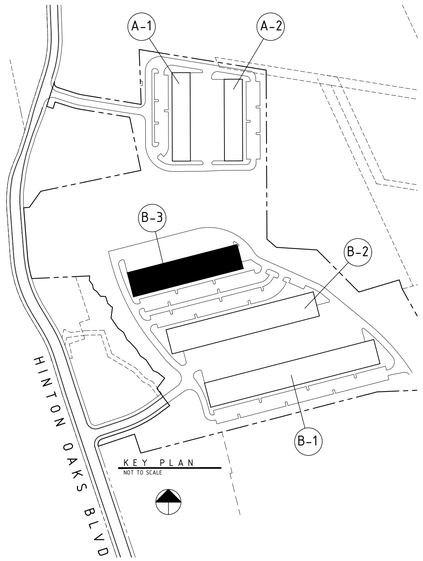
| | |
|---|---|
| DATE | 05.29.20 |
| DR. | RS/MM |
| CH. | RS/MM |
| PROJ. # | 18107 |
| REVISIONS | DATE |
| COMMENTS | 06.15.20 |

Plans and Elevations for Site Plan Review.

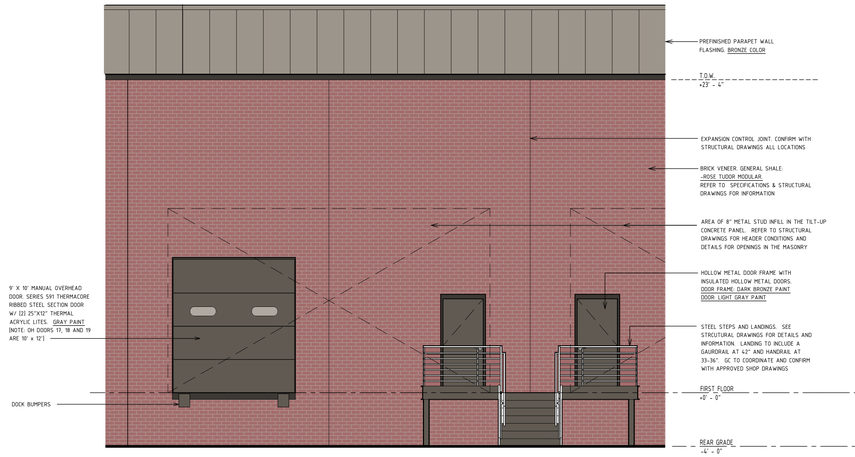
Not for Construction

BUILDING B-2

A-4




KEY PLAN
NOT TO SCALE



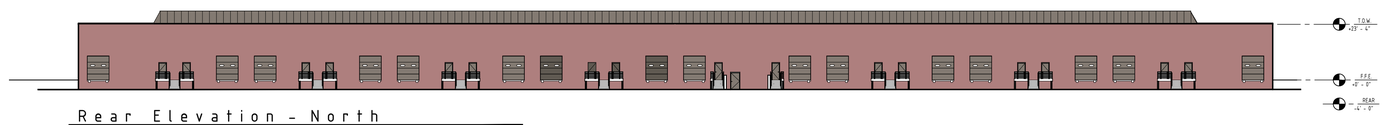

ENLARGED ELEVATION
scale: 3/16" = 1'-0"

ENLARGED ELEVATION
scale: 3/16" = 1'-0"

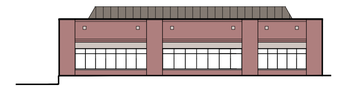
IMAGE OF EIFS COLOR BASELINE.

IMAGE OF BRICK SELECTION

IMAGE OF BRONZE STOREFRONT & GLASS -BRONZE ROOF SCREEN TO MATCH



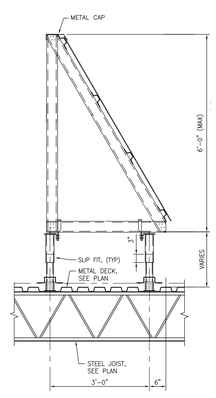

Rear Elevation - North
1" = 30'



Side Elevation - West
1" = 30'

Side Elevation - East
1" = 30'

Entry Elevation - South - Hinton Oaks- Building B-3
1" = 30'




TYPICAL SCREEN WALL DETAIL

Floor Plan - Hinton Oaks- Building B-3
1/32" = 1'-0"


MAURER architecture
919 829 4969
115 1/2 E. Hargett St
Suite 300
Raleigh, NC 27601
maurerarchitecture.com


MAURER ARCHITECTURE PA
Registered Architectural Corporation
51562
North Carolina
RALEIGH
NOT FOR CONSTRUCTION
ROBERT SCOTT MAURER
2724
NORTH CAROLINA
REGISTERED ARCHITECT

Building B-3
# Hinton Oaks
Knightdale, NC

| | |
|---|---|
| DATE | 05.29.20 |
| DR. | RS/MM |
| CH. | RS/MM |
| PROJ. # | 18107 |
| REVISIONS | DATE |
| COMMENTS | 06.15.20 |

Plans and Elevations for Site Plan Review.

Not for Construction

BUILDING B-3

A-5

# HINTON OAKS INDUSTRIAL PROPOSED WIDENING EXHIBIT

KNIGHTDALE, NORTH CAROLINA
MARCH 10, 2020

N
W E
S

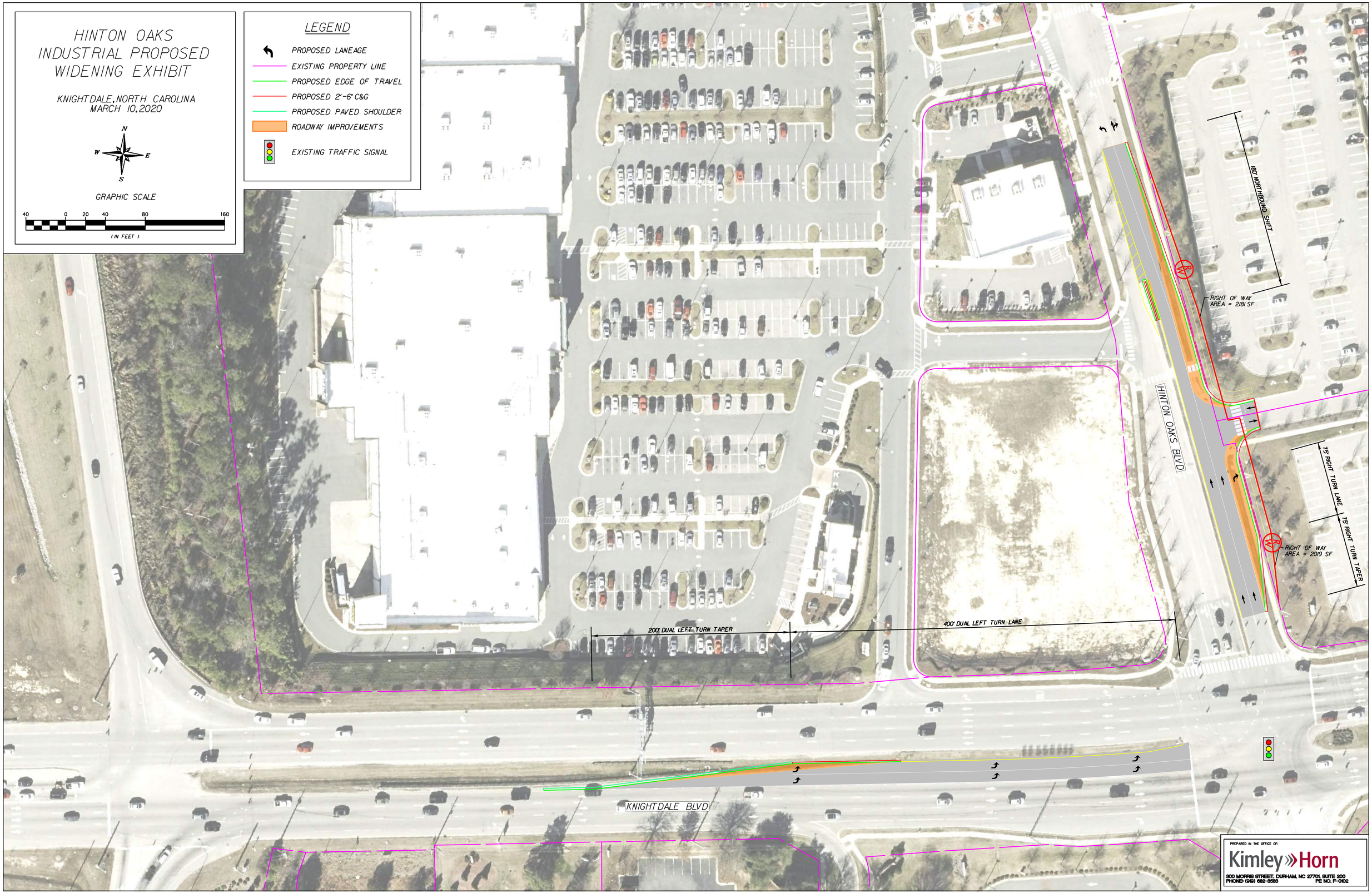
GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )

## LEGEND

- PROPOSED LANEAGE
- EXISTING PROPERTY LINE
- PROPOSED EDGE OF TRAVEL
- PROPOSED 2'-6" C&G
- PROPOSED PAVED SHOULDER
- ROADWAY IMPROVEMENTS
- EXISTING TRAFFIC SIGNAL





PREPARED IN THE OFFICE OF:
Kimley»Horn
300 MORRIS STREET, DURHAM, NC 27701, SUITE 200
PHONE: (919) 682-3583 PE NO. F-0102

# HINTON OAKS INDUSTRIAL PROPOSED PEDESTRIAN IMPROVEMENT EXHIBIT

KNIGHTDALE, NORTH CAROLINA
JULY 22, 2020

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )

## LEGEND

- PROPOSED LANEAGE
- EXISTING PROPERTY LINE
- PROPOSED EDGE OF TRAVEL
- PROPOSED 2'-6" C&G
- PROPOSED PAVED SHOULDER
- ROADWAY IMPROVEMENTS
- EXISTING TRAFFIC SIGNAL

## STAMPED CONCRETE EXAMPLE

## RECTANGULAR RAPID FLASHING BEACON (RRFB) EXAMPLE










PREPARED IN THE OFFICE OF:
Kimley»Horn
300 MORRIS STREET, DURHAM, NC 27701, SUITE 200
PHONE: (919) 682-3583 PE NO. F-0102

WithersRavenel
Our People. Your Success.

# Merritt Hinton Oaks Boulevard

## List of Requested Land Use Classifications

- Animal Services
- ATM
- Banks, Credit Unions, Financial Services
- Business Support Services
- ~~Drive Thru Service~~
- ~~Equipment Rental~~
- Government Services
- Medical Services
- Personal Services
- Post Office
- Professional Services
- Studio – Art, dance, martial arts, music
- Tattoo Shop
- ~~Vehicle Services – Maintenance/Body Work/Repair~~
- Auto Parts Sales
- ~~Vehicle/Heavy Equipment Sales~~
- Amusements, Indoor – 5,000 sf or less
- Amusements, Indoor – 5,001 sf – 20,000 sf
- Amusements, Indoor – Greater than 20,000 sf
- Cultural or Community Facility
- Recreation Facilities, Indoor
- Theater, Live Performance
- Theater, Movie
- Agribusiness
- Laboratory - medical, analytical, research & development
- Laundry, dry cleaning plant
- Manufacturing, Light
- Manufacturing, Neighborhood
- ~~Manufacturing, Heavy~~
- Media Production
- Metal Products Fabrication, machine or welding shop
- ~~Mini-Warehouses~~
- Research and Development
- Storage - Warehouse, indoor storage
- Wholesaling and Distribution
- Hospital
- Public Safety Facility
- Schools – Vocational/Technical
- Transit, Road & Ground Passenger Services
- Wireless Telecommunication Facility-Stealth
- Wireless Telecommunication Facility-Tower
- Utilities-Class 1 & 2
- Utilities-Class 3

## List of Requested Uses with added conditions

- Drive Thru Service
- Equipment Rental
- Vehicle Services – (Maintenance/Body Work/Repair)
- Vehicle/Heavy Equipment Sales

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Our People. Your Success.

## List of Reasonable Conditions

1. Improvements recommended by the TIA will be phased in accordance with the phasing plan provided in the Construction Plans and as memorialized in the UAA.
2. Drive Thru Service Conditions
    a. No drive-thru facility, defined as the footprint of associated vehicle accommodation lanes and canopies, shall be located within a 200-foot radius of the property line of any residential use.
    b. Drive-thru service windows, doors and similar building openings may be located and accessed only in the side or rear yards.
    c. Vehicle accommodation lanes for drive-thru uses shall be located outside of and physically separated from the right-of-way of any street and shall not interfere with the efficient internal circulation of the site, adjacent property, or adjacent street right-of-way.
3. Equipment Rental
    a. All equipment for sale or rent must be displayed within an enclosed building.
    b. All equipment shall be stored within an enclosed building, opaque fence or wall and restricted to the rear yard.
4. Vehicle Service – Maintenance/Body Work/Repair Conditions
    a. All vehicles, materials or equipment shall be stored within an enclosed building.
    b. Any operation which results in the creation of noxious vibrations, odors, dust, glare or sound is prohibited.
5. Vehicle/Heavy Equipment Sales
    a. All vehicles, materials or equipment shall be stored within an enclosed building.

TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

**ORDINANCE #20-08-19-003**
**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF KNIGHTDALE WHICH INCLUDES THE ZONING DISTRICT MAP**

**ZMA-3-20 Merritt Hinton Oaks Boulevard Conditional District**

**WHEREAS**, the Town of Knightdale has received a petition to amend the zoning of property from Highway Business (HB) and Manufacturing & Industrial (MI) to Manufacturing & Industrial Conditional District (MI-CD) and;

**WHEREAS**, the Town Council finds the proposed zoning map amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as achieving infill development of under-utilized land and promoting economic vitality by adding new and unique non-residential development for small and locally owned businesses. Further, it is consistent with the General Growth Framework and Growth & Conservation Map's designation as a "Light Industrial" placetype. The request is reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people not only desire to visit, but to also live, work, and play.

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

**SECTION 1:** That the Unified Development Ordinance of the Town of Knightdale Code, which includes the Zoning District Map, be amended to rezone four tracts of land totaling approximately 46.21± acres located within the Town of Knightdale's Extraterritorial Jurisdiction, east of Hinton Oaks Boulevard, addressed 123 Hinton Oaks Blvd., and identified as Wake County PINs 1744-56-6995, 1744-47-9093, 1744-47-6090, and 1744-47-9612 from Highway Business (HB) and Manufacturing & Industrial (MI) to Manufacturing & Industrial Conditional District (MI-CD) as indicated.

**SECTION 2.** That the additional conditions contained within the application identified as ZMA-3-20 and List of Reasonable Land Uses and Conditions (Exhibit A), and listed below apply as additional zoning conditions to the parcel of land identified as PINs 1744-56-6995, 1744-47-9093, 1744-47-6090, and 1744-47-9612:

1. The following uses shall be permitted (P) by right in accordance with UDO Section 2.3.C:
    - Animal Services
    - ATM
    - Banks, Credit Unions, Financial Services

- Business Support Services
- Government Services
- Medical Services
- Post Office
- Professional Services
- Studio – Art, dance, martial arts, music
- Auto Parts Sales
- Amusements, Indoor – 5,000 sf or less
- Amusements, Indoor – 5,001 sf – 20,000 sf
- Amusements, Indoor – Greater than 20,000 sf
- Cultural or Community Facility
- Recreation Facilities, Indoor
- Laboratory - medical, analytical, research & development
- Laundry, dry cleaning plant
- Manufacturing, Light
- Manufacturing, Neighborhood
- Media Production
- Metal Products Fabrication, machine or welding shop
- Research and Development
- Public Safety Facility
- Schools – Vocational/Technical
- Utilities-Class 1 & 2
- Utilities-Class 3

2. The following uses are permitted subject to additional standards (PS):
    - Agribusiness
    - Personal Services
    - Tattoo Shops
    - Storage - Warehouse, indoor storage
    - Wholesaling and Distribution
    - Transit, Road & Ground Passenger Services
    - Wireless Telecommunication Facility-Stealth
    - Wireless Telecommunication Facility-Tower
3. The following shall be required Conditional Districts within the MI zoning district (CD), in accordance with UDO Sections 2.3.C, 2.16, 3.3, and 15.6.C.4 :
    - Hospital
    - Theater, Live Performance
    - Theater, Movie
4. The following uses shall be permitted subject to additional standards proposed by the applicant and approved by Town Council. These uses shall be subject to additional standards present in the UDO not otherwise stated below, in accordance with UDO Sections 2.3.C, 3.3, or elsewhere.

- Equipment Rental
    1. All equipment for sale or rent must be displayed within an enclosed building.
    2. All equipment shall be stored within an enclosed building, opaque fence or wall and restricted to the rear yard.
- Vehicle Service – Maintenance/Body Work/Repair Conditions
    1. All vehicles, materials or equipment shall be stored within an enclosed building.
    2. Any operation which results in the creation of noxious vibrations, odors, dust, glare or sound is prohibited.
- Vehicle/Heavy Equipment Sales
    1. Vehicles, materials or equipment shall be stored within an enclosed building.

5. All other uses shall not be permitted.
6. Improvements recommended by the Transportation Impact Analysis (Exhibit B) shall be made by the applicant prior to issuance of any final Certificates of Occupancy. The recommendations are as follows:

   **Knightdale Blvd:**

   - Modify the traffic signal phasing/timings to reduce queuing at the intersection.
   - Extend the dual eastbound left-turn lanes to provide 400 feet of storage for each.

   **Hinton Oaks Blvd:**

   - Provide two northbound through lanes on Hinton Oaks Blvd from Knightdale Blvd to the Midway Commons/Shoppes at Midway Plantation driveway with the inside lane dropping as a left-turn lane at the Midway Commons driveway.
   - Construct an exclusive northbound right-turn lane with 75 feet of storage at Shoppes at Midway Drive.
7. Additional pedestrian improvements shall be considered by the applicant and staff through the Construction Drawing process.
8. The submitted Master Plan (Exhibit B) and building elevations (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 MI-CD zoning district, Master Plan comments, Unified Development Ordinance, and comments from the June 11, 2020 DRC meeting.

**SECTION 3.** That the Master Plan attached as ZMA-3-20 Merritt Hinton Oaks Blvd be adopted in its entirety to be included in this Ordinance and to have the same effect in law.

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

**SECTION 5.** That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

**SECTION 6.** That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

**SECTION 7.** That this ordinance shall be enforced as provided in G.S. 160A-175 or as provided for in the Knightdale Town Code

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

Adopted this 19th day of August, 2020

_____
James A. Roberson, Mayor

ATTEST:

_____
Heather M. Smith, Town Clerk

APPROVED AS TO FORM:

_____
Roger Knight, Town Attorney

# Town of Knightdale

*Staff Report Cover Sheet*

Title: Annual Performance Management Report Overview

Staff: Bill Summers, Town Manager

Date: August 19, 2020

**PURPOSE**

- To provide the Town Council an overview of the Annual Performance Management Report as a component of the Knightdale Strategic Plan

**STRATEGIC PLAN PRIORITY AREA(S)**

- Organizational Excellence

**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)**

- FY21 Performance Management Report

**STAFF RECOMMENDATION**

- Receive Information (no action requested)

# Town of Knightdale

*Staff Report*

Title: Annual Performance Management Report Overview

Staff : Bill Summers, Town Manager

Date: August 19, 2020

Town Manager Signature: WRS

**BACKGROUND INFORMATION**

The Town Council adopted the Knightdale Strategic Plan on November 20, 2019. The plan serves as a visioning document to guide the Town's future decision-making. It outlines the five, priority Focus Areas that represent the core priorities for our citizens.

The Knightdale Strategic Plan is intended to be a living document that ensures the Town Council is meeting its expectations. The plan is put into action through the Annual Implementation Plan and Performance Management Report.

**SUMMARY**

The Annual Performance Management Report demonstrates what the Town is doing to achieve the Focus Areas' objectives as viewed through a service delivery lens. The report provides insight into service delivery efficiency and effectiveness. Performance management provides the Town Manager the necessary data to routinely monitor service performance. The data also provides insight into areas of needed improvement and/or additional investment(s) to ensure citizen satisfaction.

Over time, the Administration Department will be able to provide comparisons to our past performance and set targets for our future performance.

**RECOMMENDED ACTION**

Receive Information (no action requested)

# Annual Performance Management Report

## Fiscal Year (FY) 2020-2021

**Measuring performance provides a quantifiable way in which to recognize successes and areas needing improvement.** Performance measures offer transparency and allow the citizens to hold public agencies accountable.

> "Performance management includes identifying, collecting, analyzing, and reporting on indicators that show how well the organization performs, both internally and in the delivery of services to the public, and how that performance compares with its targets or with peer organizations. More importantly, as a management tool, performance data is intended not as an end result, but rather as a means to more informed decision making and a more engaged community."
> -*International City County Management Association (ICMA)*

The Knightdale Strategic Plan was adopted on November 20, 2019. The plan's purpose is to communicate clearly the message of ***"who we are and what we want our Town to be in the future."*** It is built around five, essential priority areas (or Focus Areas) that are crucial to ensuring Knightdale's future. They were established after robust input from internal and external stakeholders of the Town. The following Focus Areas serve as the foundation for service delivery decisions, capital investments, and other initiatives:

- Safe
- Connected & Inclusive
- Sustainable
- Active & Healthy
- Organizational Excellence

The strategic plan is designed to be a living document to ensure Knightdale's future. As such, it is the starting point for all decisions of the Town Council. The Council's primary responsibility is to improve the quality of life for its citizens and the plan provides the roadmap to reach this destination. Quality of life is augmented through two primary areas: service delivery and capital investments.

The Annual Implementation Plan outlines the capital investments and other initiatives that the Town Council will accomplish in the current fiscal year. These investments are identified, prioritized, and mutually agreed upon during the Council's annual retreat. Each investment is adopted as a component of the annual budget through a Capital Improvements Program (CIP).

**The Annual Performance Management Report demonstrates what the Town is doing to achieve the Focus Areas' objectives as viewed through a service delivery lens.** This report provides insight into service delivery efficiency and effectiveness. Performance management provides the Town Manager the necessary data to routinely monitor service performance. The data also provides insight into areas of needed improvement and/or additional investment(s) to ensure citizen satisfaction. Over time, the Administration Department will be able to provide comparisons to our past performance and set targets for our future performance.

# SAFE

**Knightdale is a safe community, where residents feel secure throughout the Town, the crime rate is low, and public safety personnel have a positive relationship with the community.**

## *Objectives*

- Ensure resources are aligned with growing, community needs
- Adequately fund and staff public safety resources
- Actively engage citizens in public safety efforts

## *Performance Measures*

| Measure | Department | FY 20 Actual | FY21 Projected | FY21 Actual |
|---|---|---|---|---|
| Respond to emergency calls in 5 minutes, 30 seconds or less | Police | | | |
| Part I crimes not to exceed 3% increase annually | Police | | | |
| Achieve 100% compliance with the mandated state fire prevention inspection schedule | Fire | | | |
| Conduct annual public outreach for fire prevention safety for at least 10% of the Town's population | Fire | | | |
| Save at least 90% of building and content values from fire loss | Fire | | | |
| Respond to 90% of emergency calls for service with a travel time of 4 minutes or less for the first arriving unit | Fire | | | |
| Code Enforcement (Property Owner) Abatement rate of 75% within prescribed timeframe. | Development Services | | | |

# CONNECTED & INCLUSIVE

**Knightdale actively pursues balanced growth with exceptional design to maintain its small town feel and appearance. Through the creation of unique community spaces and a welcoming environment for entrepreneurs and small businesses, we are creating a connected and inclusive town.**

## *Objectives*

- Build on our "Start Something" identity
- Communicate important Town information to residents in a timely and informative manner
- Put on high quality community events
- Create the infrastructure necessary for the small business community
- Embrace opportunities for physical connectivity through the transportation network
- Ensure a diversity of housing
- Advocate for quality educational opportunities

## *Performance Measures*

| Measure | Department | FY 20 Actual | FY21 Projected | FY21 Actual |
|---|---|---|---|---|
| Achieve at least 90% overall satisfaction response from citizen survey | Police | | | |
| Return 90% of Development Plan Reviews within 10 Business Days | Development Services | | | |
| Attend at least 90% of all available HOA meetings in Town Limits | Development Services | | | |
| Average 8 days or less for Commercial Building Permits | Development Services | | | |
| Average 3 days or less for Residential Building Permit Issuance | Development Services | | | |
| Return 90% of Zoning Compliance Permits and Sign Permits within 5 Business Days | Development Services | | | |

## SUSTAINABLE

**Knightdale promotes the stewardship of its environment, the resiliency of its resources, and the maintenance of a financially sustainable government.**

### *Objectives*

- Promote financial sustainability and balanced growth between residential and commercial development
- Explore ways to reduce Town government energy consumption
- Encourage quality commercial and residential development that ages well over time
- Increase multimodal forms of transportation
- Invest in the redevelopment of existing activity and retail centers
- Implement the Knightdale Next 2035 Comprehensive Plan

### *Performance Measures*

| Measure | Department | FY 20 Actual | FY21 Projected | FY21 Actual |
|---|---|---|---|---|
| Achieve budget to actual performance with expenditures not exceeding revenues | Finance | | | |
| Maintain a fund balance reserve of at least 25% | Finance | | | |
| Maintain a debt capacity of no greater than 11% | Finance | | | |
| Maintain a capital reserve of at least $500,000 | Finance | | | |
| Attend at least 90% of all available CAMPO meetings | Development Services | | | |
| Repair 95% of reported potholes on town-owned streets quarterly (90days) | Public Works | | | |
| Audit 75% of submitted SCM Inspection Reports annually | Public Works | | | |
| Respond to 90% of customer-initiated stormwater complaints within 3 business days | Public Works | | | |

# ACTIVE & HEALTHY

**Knightdale brings people together and boasts happy residents by promoting and sustaining a high quality of life and providing recreation and leisure activities to meet diverse interests.**

## *Objectives*

- Offer a variety of health, fitness, and cultural opportunities to meet the needs of a diverse population
- Provide access to healthy, fresh foods and connectivity to local farms
- Expand bike lanes and the greenway network

## *Performance Measures*

| Measure | Department | FY 20 Actual | FY21 Projected | FY21 Actual |
|---|---|---|---|---|
| Offer programming utilizing the stage at least 50% of the calendar year (26 of 52 weekends) | Recreation | | | |
| Deliver program balance of 33% senior, 33% adult, and 33% youth | Recreation | | | |
| Increase overall program participation by 3% annually | Recreation | | | |
| Achieve at least 90% overall satisfaction response from participant surveys | Recreation | | | |
| Achieve at least 90% participation for biometric health screenings annually | Human Resources | | | |

# ORGANIZATIONAL EXCELLENCE

**Knightdale's government is operated efficiently and transparently by outstanding employees who focus on excellent customer service and open communication.**

### *Objectives*

- Provide friendly and accessible customer service
- Recruit and retain a diverse, highly-talented town workforce
- Embrace technology to improve internal and external service delivery
- Invest in employees' skills and professional development

### *Performance Measures*

| Measure | Department | FY 20 Actual | FY21 Projected | FY21 Actual |
|---|---|---|---|---|
| Maintain at least 80% compliance with CALEA off-site, annual file review | Police | | | |
| Ensure 100% elimination of repeat audit findings annually | Finance | | | |
| Complete 95% of solid waste work orders within 5 business days | Finance | | | |
| Complete 90% of work orders within 5 business days | Public Works | | | |
| Complete 90% of yard debris pickup within 2 business days | Public Works | | | |
| Ensure no more than 5% of annual personnel turnover is due to job dissatisfaction | Human Resources | | | |
| Maintain an average of 95% of new employees successfully completing their probationary period. | Human Resources | | | |
| Interview at least 1 minority candidate for each employment vacancy | Human Resources | | | |
| Have at least 5 qualified applicants for 90% of advertised positions | Human Resources | | | |

# Town of Knightdale

*Staff Report Cover Sheet*

Title: Traffic Concerns Along First Avenue

Staff: Dustin Tripp, Assistant Town Manager

Date: August 19, 2020

**PURPOSE**

- At the August 3, 2020 Town Council Work Session, several Council Members expressed safety concerns related to speeding and traffic along First Avenue. Council requested that staff review the area of concern and offer findings, recommendations, and options for consideration. Staff will share a PowerPoint presentation during the meeting to review the findings and offer recommendations.

**STRATEGIC PLAN PRIORITY AREA(S)**

- Safe

**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**

- For information only

KNIGHTDALE
development services

# THE KNIGHTDALE INSIDER

Development Services Monthly Updates

AUGUST 2020

## Upcoming Events & Meetings

**September 14**

Land Use Review Board

7:00 pm

**September 16**

Town Council

7:00 pm

SAFEST CITIES NORTH CAROLINA 2018 SAFEWISE

BEST PLACES TO LIVE 2017 Money

**Most Affordable Place to Live in NC**

-SmartAsset.com 2015-2017

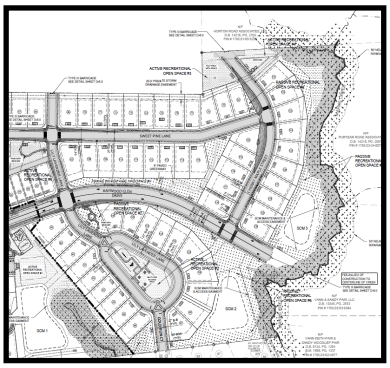
**Top 10 Fastest Growing Community in NC**

-US Census Bureau

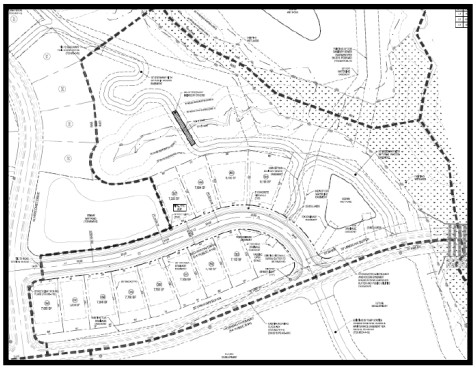
## Subdivision Building Briefs

Construction Improvement permits have been issued for Glenmere Phases 6 & 7 and Haywood Glen Phase 2. These permits allows for the start of construction. Glenmere Phases 6 & 7 will feature 109 lots and Haywood Glen Phase 2 will feature 65 lots. Phase 2 of Haywood Glen will also feature a dog park. Site has started on both of these sites .

A Construction Improvement permit was also issued for Knightdale Station Phase R6D. This phase features 12 lots and work began in July.



Haywood Glen Phase 2



Knightdale Station Phase R6D

Building permits were issued to Carolina Parks and Play for a playground and to Hadley Built Construction for a picnic shelter in the Glenmere subdivision, located at 716 Glenmere Drive.

| *Building Permits* (Town Limits) | July | YTD |
|---|---|---|
| Single Family Dwellings (SFD) | 6 | 74 -$13,807,137 |
| Average Construction Value | $188,491 | $186,583 |
| Residential Additions | 16 | 69 - $1,016,163 |
| Commercial | 6 | 52- $9,663,903 |
| Certificates of Occupancy (SFD) | 26 | 101 |
| Mechanical Permits | 51 | 200 |
| *Development Review* | July | YTD |
| Zoning Compliance | | |
| Without Site Plan | 2 | 27 |
| With Site Plan | 1 | 5 |
| Misc. Map Recording (Minor Sub-division, Recombination, etc.) | 2 | 6 |
| Major Subdivision Lots Recorded (Town Limits) | | |
| Lots | 0 | 0 |
| Fees | $0 | $0 |
| *Quasi-Judicial Proceedings* | July | YTD |
| Variances | 0 | 1 |
| Appeals | 0 | 0 |
| *Legislative Cases* | July | YTD |
| Zoning Text Amendment | 0 | 0 |
| Zoning Map Amendment | 1 | 4 |

## Commercial Corner

- Grand Street Pizza recently received a Certificate of Occupancy for its new location at 901 N. Smithfield.
- Wake Vet Animal Hospital located at 1007 Tandal PL received a Certificate of Occupancy for interior remodeling.
- Proposed plans were reviewed for a proposed restaurant space at 706 Money Court.
- Digital Heights located at 905 McKnight Dr Suite D received a Certificate of Occupancy.

## Knightdale Handing out Free Masks to Residents

The Town of Knightdale announced that it will give free masks to our residents in an effort to support the state's mask mandate. If you need a mask, please visit the fire stations between 9:00am and 11:00am on Wednesdays and Saturdays.

Our department vehicle will also have masks to distribute if residents need one while we work around Town.

## Census 2020 Wake Counts

CENSUS 2020 Wake Counts

It is not too late, so please complete the 2020 Census today! All households received an invitation to participate in the census to help shape the Town and County. Census results help determine funding, Congress seats, and legislative boundaries.

Knightdale currently has a 67% response rate, but you still have time to can respond online, by phone, or by mail. If you have any questions, please visit the census website.

Complete the 2020 Census at my2020census.gov

#WakeCounts

CENSUS 2020 | Wake Counts

## Staff

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**Aquila Blackwell**, 919.217.2244
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# Town of Knightdale

## Report to Council - Budget Transfers

**Approved by Town Manager:** **August 19, 2020**

| | Account Name | Account Number | | Increase (Decrease) |
|---|---|---|---|---|
| 1 | Training (Human Resources) | 10-2050-6600 | $ | (1,740.00) |
| | Software & Renewals (Human Resources) | 10-2050-6202 | $ | 1,740.00 |
| 2 | Capital Outlay (Storm Water) | 60-7000-7100 | $ | (6,000.00) |
| | Software & Renewals (Storm Water) | 60-7000-6202 | $ | 6,000.00 |
| 3 | Training (Police) | 10-5100-6600 | $ | (2,400.00) |
| | Travel & Meals (Police) | 10-5100-6250 | $ | (2,400.00) |
| | Professional Services (Police) | 10-5100-6000 | $ | 4,800.00 |

EXPLANATION

1 To transfer funds within Human Resources to fund an additional software module.

2 To transfer funds within Storm Water to fund the purchase of GIS software.

3 To transfer funds within Police to fund participation in a regional comprehensive recruitment project.

*Kimberly Kenny* 8/19/2020
( Finance Officer) (Date)

*Bill Summers* 8/19/2020
(Town Manager ) (Date)