



LAND USE REVIEW BOARD MEETING AGENDA

950 Steeple Square Court, Knightdale, North Carolina 27545

**January 13, 2020
7:00 p.m.**

- ITEM I. ADOPTION OF AGENDA
- ITEM II. APPROVAL OF MINUTES
 - A. [December 9, 2019 Minutes](#)
 - B. [November 12, 2019 Quasi-Judicial Minutes](#)
- ITEM III. BOARD OF ADJUSTMENT
 - A. Variances
 - B. Appeals
 - C. Orders
 - a. [VAR-2-19 803 Widewaters Pkwy Setback](#) Planner
- ITEM IV. PLANNING BOARD
 - [ZMA-7-19 Poplar Creek Village Phase IV](#) Senior Planner
- ITEM V. COMMUNITY APPEARANCE COMMISSION
- ITEM VI. TREE BOARD
 - A. [Street Tree Project Update](#) Planner
 - B. [Arbor Day Discussion](#) Planner
- ITEM VII. OTHER BUSINESS
- ITEM VIII. NEW BUSINESS
- ITEM IX. P&E COMMITTEE UPDATES
- ITEM X. ADJOURNMENT



KNIGHTDALE LAND USE REVIEW BOARD MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

December 9, 2019

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

LURB MEMBERS PRESENT: Darryl Blevins, Steve Evans, Rita Blackmon, Tiffanie Meyers, and Latatious Morris.

ABSENT: Michael Blake, Gentry Lassiter, and Bradley Pope.

STAFF MEMBERS PRESENT: Chris Hills, Development Services Director; Kevin Lewis, Senior Planner Current; Aquila Blackwell, Planning Technician; and Donna Tierney, Planner.

TOWN COUNCIL MEMBERS PRESENT: Councilor Randy Young.

ATTORNEYS PRESENT: Roger Knight.

Meeting called to order by Chair Latatious Morris at 7:03 p.m.

ITEM I. ADOPTION OF AGENDA

Chair Morris introduced the agenda and announced that the agenda will need to be updated to include nominations for a new Vice Chair and Quasi-Judicial member.

...Motion by Ms. Meyers to adopt the agenda with the proposed amendments. Motion seconded by Mr. Evans and carried unanimously.

ITEM II. OFFICER ELECTIONS

Chair Morris opened the floor for nominations for Vice Chair and an In-Town Quasi-Judicial member.

...Motion by Mr. Evans to nominate Gentry Lassiter for the role of Vice Chair. Motion seconded by Ms. Blackmon and carried unanimously.

...Motion by Mr. Evans to nominate Rita Blackmon as an In-Town Quasi-Judicial member. Motion seconded by Mr. Blevins and carried unanimously.

ITEM III. APPROVAL OF MINUTES

Chair Morris introduced the minutes of November 12, 2019.

...Motion by Ms. Blackmon to approve the minutes of November 12, 2019. Motion seconded by Mr. Evans and carried unanimously.

ITEM IV. BOARD OF ADJUSTMENT

Development Services Director Mr. Hills stated that due to absent Quasi-Judicial members, the approval of the order for VAR-2-19 should be moved to the January 2020 meeting.

...Motion by Ms. Blackmon to move the order VAR-2-19 803 Widewaters Pkwy until the January 2020 meeting. Motion seconded by Mr. Evans and carried unanimously.

ITEM V. PLANNING BOARD

A. ZMA-6-19 The Collection PUD

Senior Planner Kevin Lewis provided background on the Zoning Map Amendment request for a Planned Unit Development (PUD) to allow for a major subdivision in accordance with Sections 2.15.C and 15.6.C of the Unified Development Ordinance (UDO). He explained to the Board that staff received an application from Lee Lambert requesting a Zoning Map Amendment to rezone five parcels, located at the east of Keith Road and northwest of Robertson Road, further identified by the Wake County PINs 1754-63-5524, 1754-53-9404, 1754-53-7747, 1754-53-9814, and 1754-63-0926. The specific request is to rezone the property from Rural Transition (RT) to General Residential 8 Planned Unit Development (GR-8 PUD) for a single-family residential development. The applicant has proposed to develop the 28.13 acre collection of parcels into a 92-lot single-family and townhome residential subdivision. The Board heard the original request at the November 20, 2019 Joint Public Hearing.

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

Mr. Lewis explained that by law, the Board must adopt a statement of plan consistency and reasonableness of action. The Development Services Department recommends that the Land Use Review Board recommend approval of ZMA-6-19 and forward the following advisory statement and to the Town Council: "The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles including encouraging compact development patterns, promoting infill and redevelopment, and fostering economic vitality. It is further consistent with the General Growth Framework and Growth & Conservation Map. The request is also reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people desire to live, work and visit."

Mr. Evans asked if a 20-foot driveway would fit one standard car and Mr. Lewis confirmed that the length would allow for one standard car.

Ms. Blackmon asked if the applicant has submitted elevations and Mr. Lewis explained that the Town has not received elevations, but he noted that the architectural standards are similar to other developments within Town.

...Motion by to Mr. Blevins approve ZMA-6-19 and to forward staff's written advisory statement to the Town Council. Motion seconded by Mr. Evans carried unanimously.

B. ZMA-4-19 Wendy's

Planner Donna Tierney explained that ZMA-4-19 is a request for a Conditional District Rezoning to allow a substantial remodel of an existing Wendy's restaurant with a drive-thru. This is a legislative process that requires Town Council to hold a public hearing and receive a recommendation from the Land Use Review Board prior to taking action on the application.

Ms. Tierney reported that Mr. Frank Shahlari of Lickel Architecture, P.C. has submitted an application on behalf of property owner Wendy's Properties LLC, to rezone and redevelop the parcel at 7020 Knightdale Blvd., further identified as PIN 1744.02-95-8748, from Neighborhood Mixed Use (NMX) to Neighborhood Mixed Use Conditional District (NMX-CD) in order to alter the exterior of the existing Wendy's restaurant building and make minor site changes.

Ms. Tierney provided background on the project, showing the overall zoning and vicinity maps of the parcel. She described that a Conditional District Rezoning allows the applicant to propose alternate provisions and she presented the provisions to the Board.

Ms. Tierney explained that by law, the Board must adopt a statement of plan consistency and reasonableness of action. The Development Services Department recommends that the Land Use Review Board recommend approval of ZMA-4-19 and forward the following advisory statement and to the Town Council: "The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles including encouraging compact development patterns, promoting infill and redevelopment, and fostering economic vitality. It is further consistent with the General Growth Framework and Growth & Conservation Map. 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."

Ms. Meyers asked about clarity on the intent behind requiring multi-use buildings for commercial renovations, and Mr. Hills explained that since the rezoning is a rebranding of the building, the plans would allow for an update, while still meeting the spirit and the intent of the ordinance.

...Motion by to Ms. Blackmon approve ZMA-4-19 and to forward staff's written advisory statement to the Town Council. Motion seconded by Mr. Evans and carried unanimously.

ITEM VI. COMMUNITY APPEARANCE COMMISSION

Appearance Awards

Planning Technician Aquila Blackwell presented the 2019 Appearance Awards nominees. She noted that staff received three nominations this year and displayed photographs of the nominees.

Assistant Town Manager Dustin Tripp thanked the Board for his nomination, but requested that the nomination for his wife's business, Knightdale Station Preschool, to be withdrawn.

...Motion by Mr. Evans to nominate Burn Boot Camp in the Recently Renovated Building category and the John Rex Endowment in the Citizen or Local Organization category. Motion seconded by Ms. Meyers and carried unanimously.

ITEM VII. TREE BOARD

Street Tree Update

Planner Donna Tierney provided and updated on the Street Tree program and noted that it has been extended until the January LURB meeting, where she would present ideas to the Board.

ITEM VIII. OTHER BUSINESS

None at this time.

ITEM IX. NEW BUSINESS

None at this time.

ITEM X. P&E COMMITTEE UPDATE

None at this time.

ITEM XI. PAST COUNCIL ACTIONS

None at this time.

ITEM XII. ADJOURNMENT

...Motion by Ms. Meyers to adjourn at 7:42 p.m. Motion seconded by Ms. Blackmon and carried unanimously.

Latatious Morris, Land Use Review Board Chairperson

Aquila Blackwell, Planning Technician



KNIGHTDALE BOARD OF ADJUSTMENT MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

November 12, 2019

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

QUASI-JUDICIAL LURB MEMBERS PRESENT: Michael Blake, Darryl Blevins, Steve Evans, Ben McDonald, and Bradley Pope.

ABSENT: None.

TOWN COUNCIL MEMBERS PRESENT: Councilor Mark Swan.

Attorneys Present: Roger Knight.

Staff Members Present: Chris Hills, Development Services Director; Jason Brown, Assistant Development Services Director; Kevin Lewis, Senior Planner Current; Aquila Blackwell, Planning Technician; and Donna Tierney, Planner.

Meeting called to order by Chair Morris at 7:03 p.m.

ITEM I. PUBLIC HEARINGS FOR QUASI-JUDICIAL CASES

VAR-2-19 803 Widewaters Parkway Rear Setback

Planner Donna Tierney explained to the Board that property owners Katherine and Mark Novotnak submitted a variance request for the property located at 803 Widewaters Parkway and further identified by the Wake County PIN 1744.04-71-0946. The applicant is specifically requesting a 3 ft. reduction of the rear setback to construct an enclosed sunroom and open deck addition. The request will result in a 17 ft. rear setback where the recorded plat for the Widewaters subdivision requires a minimum rear setback of 20 ft.

Ms. Tierney presented additional property information and a vicinity map. She showed the Board photographs of the current condition of the lot.

Ms. Tierney reminded the Board that the concurrent simple majority vote of three-fifths (3/5) of the board's voting members shall be necessary to make an interpretation of the ordinance, reverse any order, requirement, decision or determination. Before opening up the floor for questions, Ms. Tierney reminded members of the required findings of fact, along with their other powers and responsibilities.

Mark Novotnak of 803 Widewaters Parkway described the current conditions of his lot, noting the average sizes and depths of lots within the neighborhood. He explained that several other properties have screened-in porches and stated that he has lived in the home since August of 2005.

Mr. Evans asked the attorney if the variance will be recorded on any legal documents or titles in order to prevent an illegal encroachment and Mr. Knight explained that the addition would not be an illegal encroachment if the variance were granted. Staff further explained that the approved order is a court-recorded document that will remain with the property.

...Motion by Vice Chair McDonald to close the public hearing at 7:18 pm. Motion seconded by Mr. Evans and carried unanimously.

Vice Chair McDonald stated that he thinks the request is reasonable and remains within the character of the subdivision. Mr. Blake agreed, noting that 803 Widewaters Parkway is a smaller lot compared to other lots in the subdivision and their rear neighbor has a rear-covered porch.

...Motion by Mr. Blake to approve VAR-2-19 based on testimony presented by the applicant and having found the findings of fact met. Motion seconded by Vice Chair McDonald and carried unanimously.

ITEM II. ORDERS FOR QUASI-JUDICIAL CASES
None at this time.

ITEM III. ADJOURNMENT
The Board of Adjustment session ended at **7:20** p.m.

Latatious Morris, Land Use Review Board Chair

Aquila Blackwell, Planning Technician



The Town of Knightdale Staff Report

Date: January 13, 2020

To: Land Use Review Board
From: Donna Tierney – Planner
Subject: Order Granting a Variance:
VAR-2-19, 803 Widewaters
Parkway Rear Setback

Development Services Director
Signature – CH

–

REPORT: See attached.

REPORT RECOMMENDED ACTION

After consideration, staff recommends the Board approve the proposed Order.



NORTH CAROLINA
WAKE COUNTY

TOWN OF KNIGHTDALE

950 STEEPLE SQUARE COURT • KNIGHTDALE, NC 27545
OFFICE (919) 217-2242 • FAX (919) 217-2249

ORDER GRANTING A VARIANCE

THE TOWN OF KNIGHTDALE

On the date listed below, the Knightdale Land Use Review Board, sitting as the Board of Adjustment, held a public hearing to consider the following application:

APPLICANT:	Katherine and Mark Novotnak
PROPERTY OWNERS:	Katherine and Mark Novotnak
PROJECT NUMBER:	VAR-2-19
PROJECT LOCATION:	803 Widewaters Parkway
WAKE COUNTY PIN:	1744.04-71-0946
LAND USE REVIEW BOARD MEETING DATE:	November 12, 2019

The Land Use Review Board, sitting as the Board of Adjustment, for the Town of Knightdale held a public hearing on Tuesday, November 12, 2019 to receive evidence presented by interested parties on a request for variance from the Knightdale Unified Development Ordinance and to allow for public questions regarding testimonies.

The Land Use Review Board, having considered the verified application, the staff reports and the testimony and arguments presented at the public hearing, makes the following FINDINGS OF FACT:

1. Applicants seek a variance to Section 2.7.B.3.g of the Town of Knightdale Unified Development Ordinance (UDO) to allow for the construction of an enclosed sunroom and open deck on the rear of their home at 803 Widewaters Parkway in Knightdale, a part of the Widewaters subdivision. The proposed sunroom and open deck will encroach into the rear setback by approximately three (3) feet, resulting in a rear setback of 17 feet where a minimum of 20 feet is required per the recorded plat. The standard described in Section 2.7.B.3.g of the UDO is shown below:

(g) For Major Subdivisions receiving Master Plan approval prior to November 16, 2005, recorded plat setbacks for principal buildings shall prevail.

2. There is present in this matter an identified hardship based on the size and dimension of the lot. The lot is not as deep as other lots within the Widewaters subdivision. This smaller lot depth restricts the buildable area making the construction of the proposed addition impossible.
3. There is present in this matter an identified hardship in the way of carrying out the strict application of the Ordinance regarding the rear setback requirements prescribed by the UDO. The requested relaxing of the required rear setback from 20 feet to 17 feet is in line with the spirit and intent of the Unified Development Ordinance. The intent of the 20-foot rear setback requirement is to allow privacy between back-to-back lots. In this case, the applicant's rear yard is enclosed on two sides by wood privacy fences, including the property immediately behind the applicant's property. The proposed additions will not be visible from any public rights of way.
4. Neither of the above hardships is a result of any action taken by the applicants. The lot is in the same configuration as when it was originally recorded.
5. The proposed variance would result in conditions similar to the general context of the surrounding developments.

THEREFORE, based on the foregoing Findings of Fact, the Land Use Review Board makes the following CONCLUSIONS OF LAW:

1. There are unnecessary hardships in complying with the strict application of the Ordinance.
2. The identified hardships result from conditions peculiar to the property, including location, size and topography.
3. The identified hardships did not result from actions taken by the applicant or property owners; and
4. The variance is consistent with the spirit, purpose and intent of this Ordinance; such that public safety is secured and substantial justice is achieved.

Having heard all of the evidence and arguments presented at the hearing, the Land Use Review Board hereby grants the variance VAR-2-19. A variance is granted from the following sections of the Unified Development Ordinance:

Section 2.7.B.3.g to allow for the construction of an enclosed sunroom and open deck that will result in a 17 foot rear setback where the recorded plat for the Widewaters subdivision requires a rear setback of 20 feet for a single family home.

This order of the Land Use Review Board in granting this Variance shall expire if a building permit has not been obtained within one (1) year from the date of its decision.

Ordered this 13th day of January, 2020.

Latatious Morris, Chairperson
Land Use Review Board

NOTE: If you are dissatisfied with the decision of this board, an appeal may be taken to the Superior Court of Wake County within thirty (30) days after the date this order is served on you. See Chapter 15, Development Process, of the Knightdale Unified Development Ordinance.

NORTH CAROLINA
WAKE COUNTY

IN WITNESS WHEREOF, the Town of Knightdale has caused this order to be issued in its name, and the undersigned being all of the property owners of the properties above described, do hereby accept this Variance, together with all its conditions, as binding upon them and their successors in interest or ownership.

Mark Novotnak

ATTEST:

SEAL

Heather M. Smith, Town Clerk

I, _____, a Notary Public in and for said County and State, do hereby certify that _____, Town Clerk of Knightdale, personally came before me this day and being by me duly sworn says that she knows the corporate seal of the Town of Knightdale and that the seal affixed to the foregoing instrument is the corporate seal of the Town of Knightdale, that _____, Town Clerk for the Town of Knightdale subscribed her name thereto; that the corporate seal of the Town of Knightdale was affixed thereto, all by virtue of an order of the Land Use Review Board, and that said instrument is the act and deed of the Town of Knightdale.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, 2020.

Notary Public
My Commission Expires:



The Town of Knightdale
Staff Report

Date: January 13, 2020

To: Land Use Review Board

From: Kevin Lewis, Senior Planner –
Current

Subject: ZMA-7-19: Poplar Creek
Village Phase 4 Planned Unit
Development Rezoning

Town Manager – WRS

Assistant Town Manager – DT

Development Services Director
Signature – CH

I. 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). This is a legislative process that requires Town Council to hold a joint public hearing and receive a recommendation from the Land Use Review Board (LURB) prior to taking action on the application. Items updated in this staff report since the initial version include a Staff Analysis of the proposed Residential Architectural Standards (IX.C), a Staff Analysis of the PUD Document (XII), a proposed written advisory statement (XIV), the Joint Public Hearing Summary (XV), and the Staff Recommendation (XVI).

II. TYPE OF HEARING: Legislative

III. APPLICABLE STANDARDS:

- Unified Development Ordinance
- KnightdaleNext 2035 Comprehensive Plan
- North Carolina General Statutes § 160A-381

IV. SPECIFIC REQUESTED ACTION:

Review the request, formulate an advisory statement, and make a formal recommendation to Town Council.

V. REQUEST:

Mr. Stuart Poulsen of Blackridge Properties, LLC has submitted an application to rezone and develop the vacant parcels west of Clifton Road, identified by the Wake County PIN 1743-82-2816, from Rural Transition (RT) to General Residential-3 (GR-3) with a PUD. The applicant has proposed to develop the 17.49 acre parcel into a 50-lot single-family residential subdivision.

VI. PROJECT PROFILE:

PROPERTY LOCATION:	0 Clifton Road, between existing phase 3 of Poplar Creek and Clifton Road.
WAKE COUNTY PINs:	1743-82-2816
CURRENT ZONING DISTRICT	Rural Transition (RT)
PROPOSED ZONING DISTRICT:	General Residential-3 (GR-3) Planned Unit Development (PUD)
NAME OF PROJECT:	Poplar Creek Village Phase 4
APPLICANT:	Stuart Poulsen of Blackridge Properties
PROPERTY OWNER:	Billy Royce Liles
PROPERTY SIZE:	17.49 acres
PROPOSED DENSITY:	2.8 units per acre
CURRENT LAND USE:	Vacant/Formerly Agricultural
PROPOSED LAND USE:	50 Single-Family Residential Units
PROPOSED OPEN SPACE:	108,029 ft ² /2.59 acres (50,586 ft ² /1.16 acre required)

VII. 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.

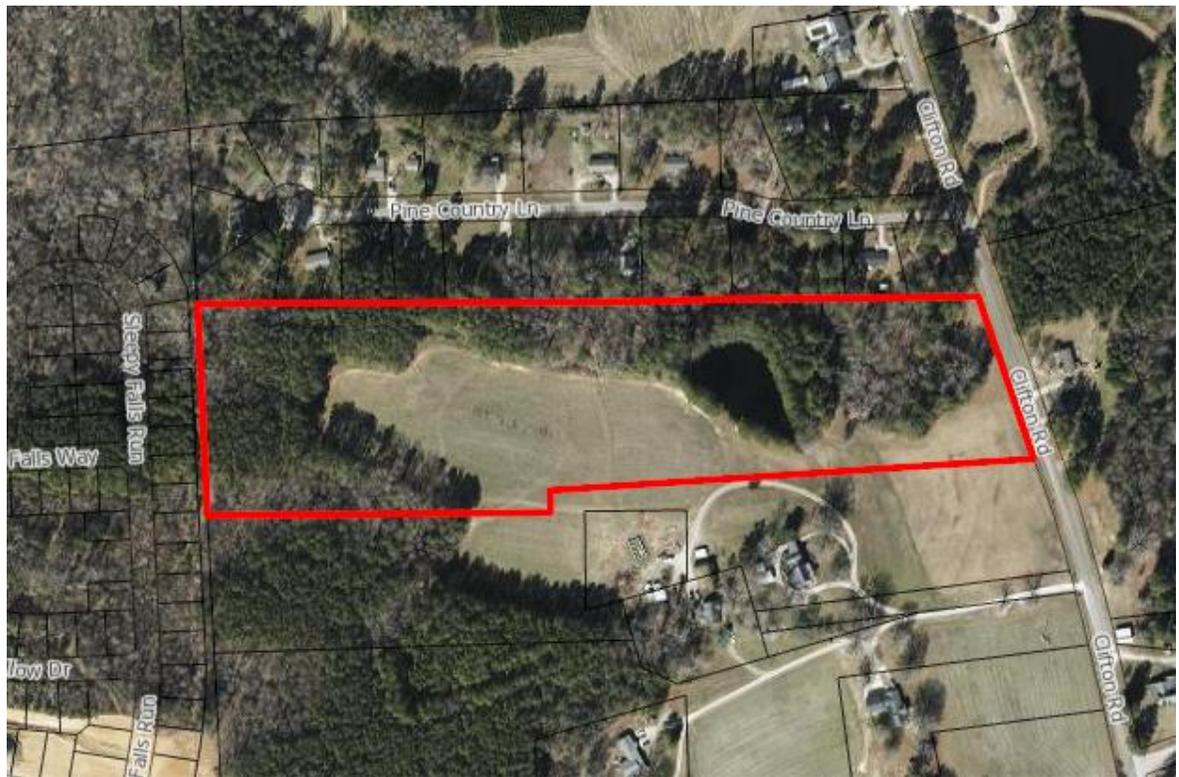
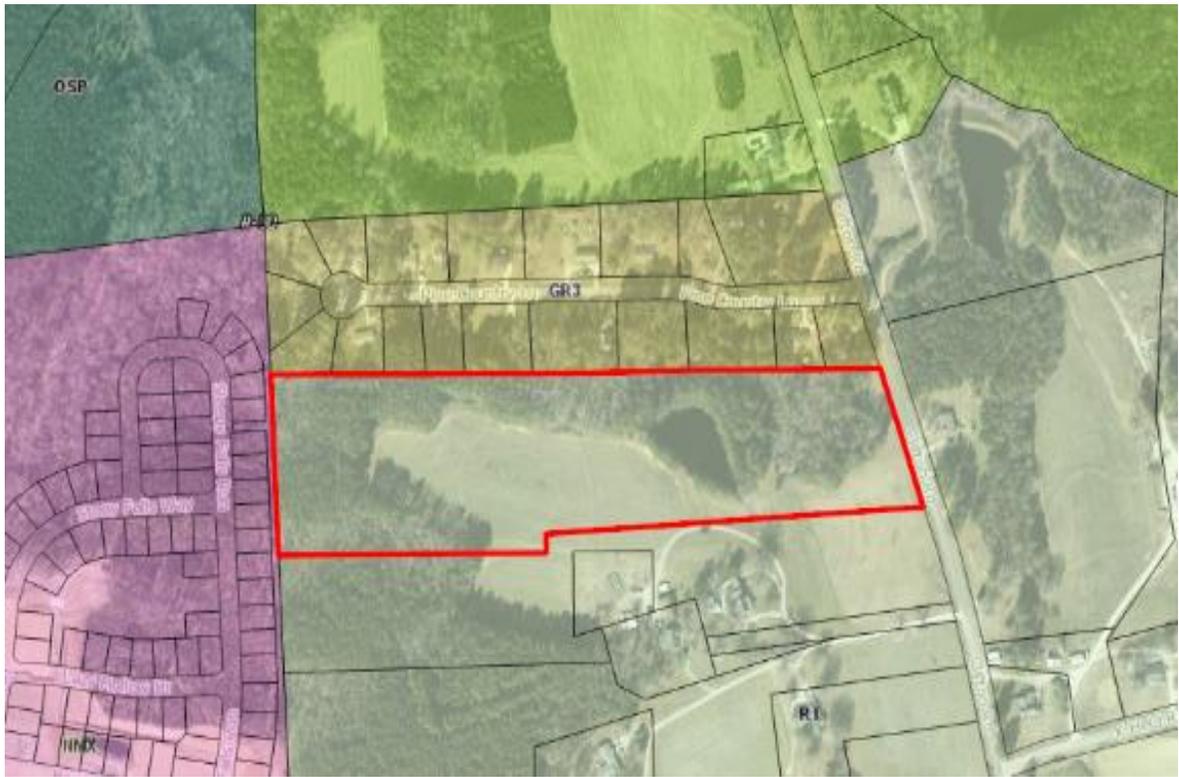
There are several provisions which are required to be addressed by the applicant, including, but not limited to design guidelines and dimensional standards, public facilities, recreational open space, and Comprehensive Plan consistency.

The applicant’s specific exceptions are detailed in **Section XI** of this staff report.

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

The proposed rezoning includes one (1) parcel, located directly west of Clifton Road and north of Poole Road. The parcel is located within the Town’s Extra Territorial Jurisdiction and requires annexation into Corporate Limits, if approved.

DIRECTION	LAND USE	ZONING
North	Pine Country Estates Subdivision	GR-8
South	Residential	RT
East	Residential	RT
West	Poplar Creek Ph 1-3	NMX





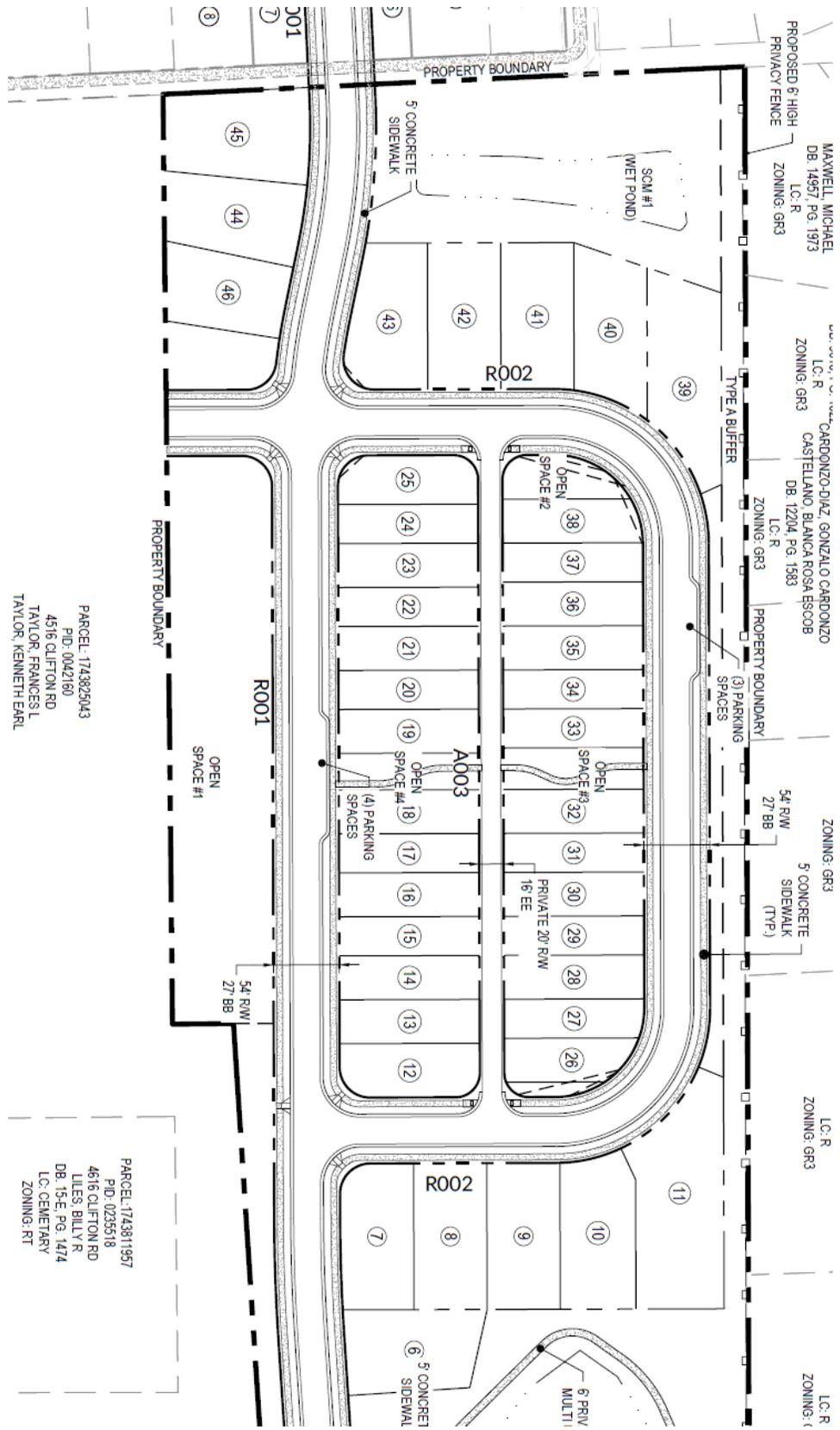
View from Stony Falls Way within the Existing Poplar Creek Village neighborhood looking east.



View from Clifton Road looking west.

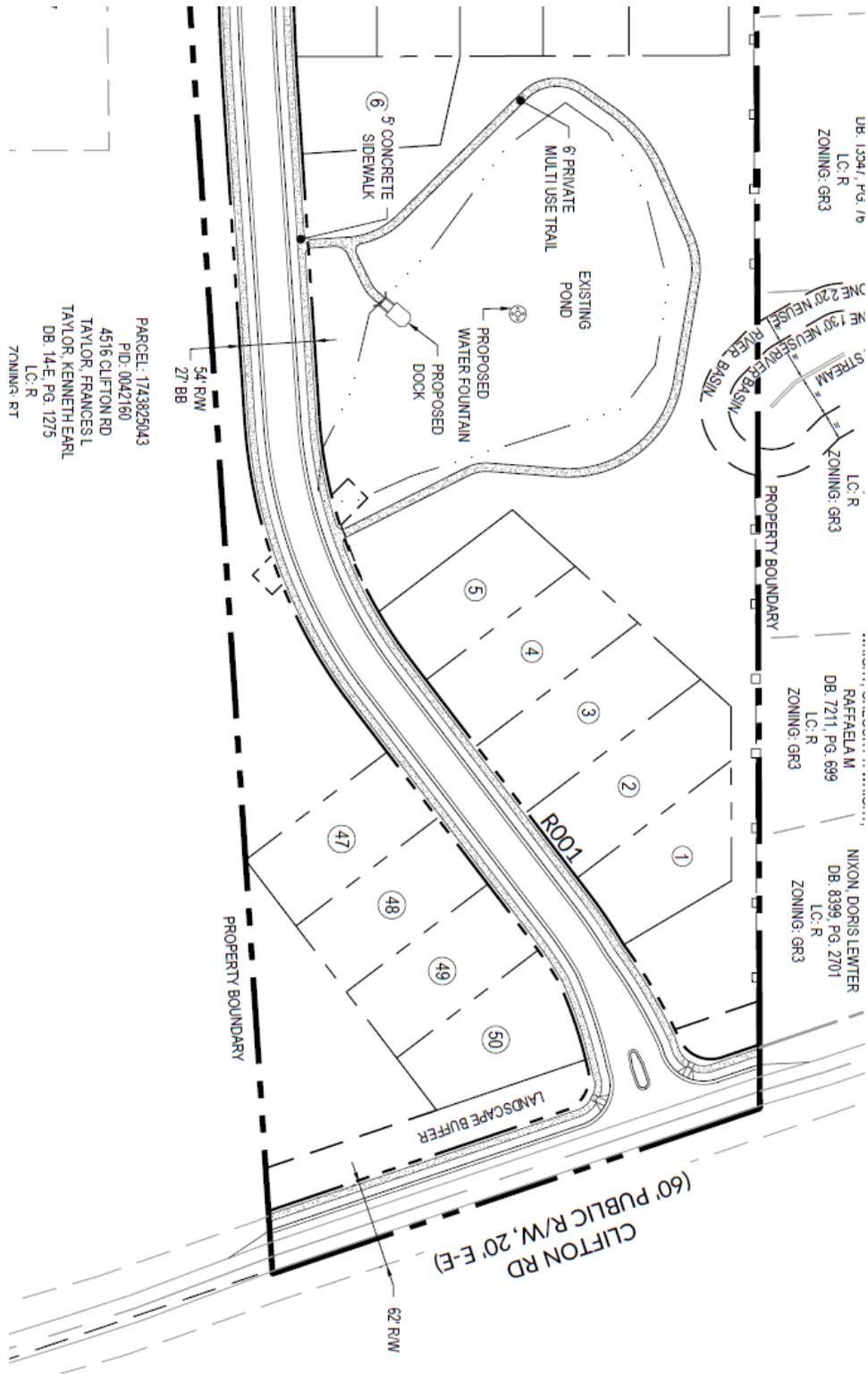
IX. PROPOSED MASTER PLAN:

The applicant has submitted a full Master Plan and PUD Document in accordance Section 16.6 of the UDO. The applicant is proposing an extension of the existing Poplar Creek Village neighborhood with the addition of 50 single-family residential lots, of which 26 will be rear-loaded units 30' in width to be served by a private alley. The remaining 23 are front-loaded units 60' in width. The plan shows the extension of Stony Falls Way eastward to Clifton Road, which will provide residents within Poplar Creek Village with an alternative entry and exit to the neighborhood, in addition to easier access to Old Town and point of interest along Knightdale Blvd. Also included are five-foot wide sidewalks on both sides of each public road, walking trails, street trees, and seven on-street parking spaces. Please see the next page for a copy of the site plan.



PARCEL: 1743825043
 PID: 00427160
 4516 CLIFTON RD
 TAYLOR, FRANCES L
 TAYLOR, KENNETH EARL

PARCEL: 1743811957
 PID: 0235518
 4616 CLIFTON RD
 LILES, BILLY R
 DB: 15-E, PG: 14/74
 LC: CEMETARY
 ZONING: RT



X. LEGISLATIVE CASE PROCEDURES:

Staff met with the development team in August 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: August 27, 2019
- Neighborhood Meeting Notices Mailed: September 18, 2019
- Neighborhood Meeting: October 2, 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 driveway length, parking, landscaping, elevations, and building materials. 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 Poplar Creek Phase 4 Planned Unit Development pending the applicant addressing the review comments and Town Council approving the Rezoning request.

XI. PROPOSED PLANNED UNIT DEVELOPMENT:

In accordance with Section 6.5 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 General Residential-3 zoning district and UDO. Major site elements and their compliance statements are listed below.

- A. **Parking:** Denser residential development patters often require additional on-street parking to serve residents and visitors. Approximately 7 on-street parking spaces are provided throughout the development. Staff will continue to work with the developer to find appropriate locations for additional spaces.
- B. **Public Utilities/Water Allocation Policy:** The applicant is proposing to connect to public water and sewer. In accordance with Section 16.6.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
Natural Habitat/Active Open Space > 3 acre	3
Fountain within Existing Pond	4
Dock within Existing Pond	4
10' wide multi-use path > 1,000 LF	2
Provision of On-Street Public Parking	4
Private 6' Trail > 1,000 LF	1
Pool – Existing within Poplar Creek	1
Clubhouse – Existing within Poplar Creek	3
Total Proposed:	52
(50 Points Required)	

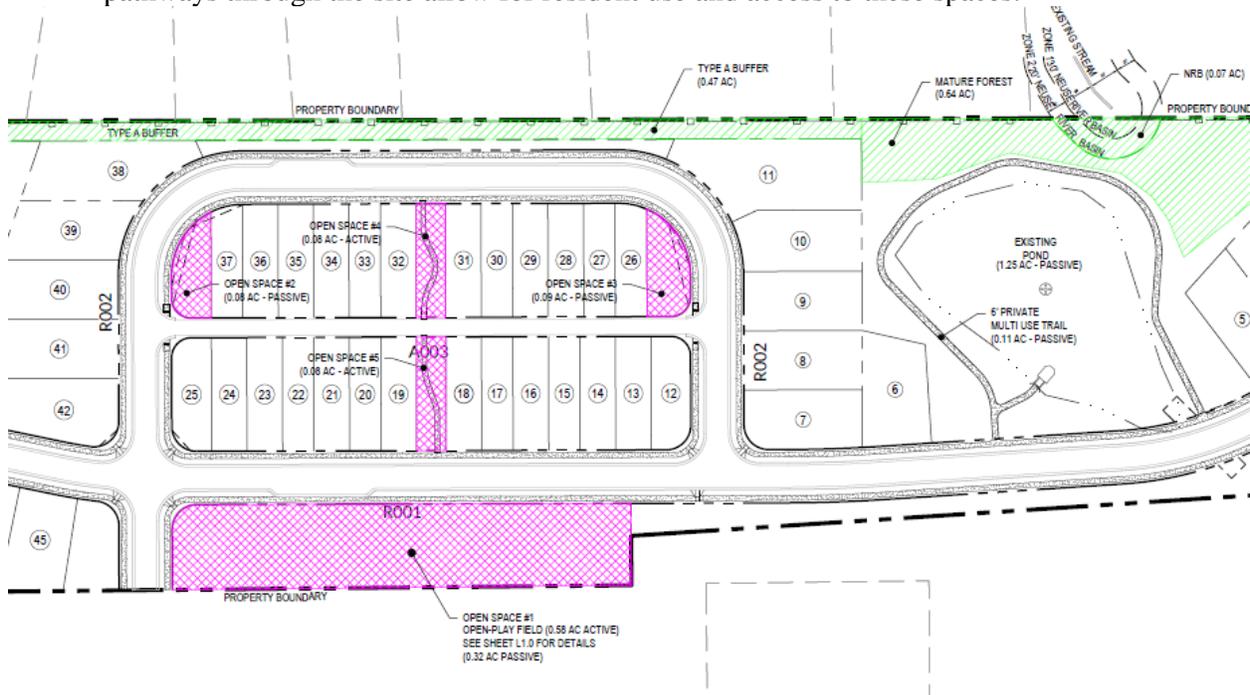
- C. **Residential Architectural Standards:** The proposed alternative architectural standards are listed below. In addition to the proposed standards, the applicant is agreeing to adhere to the architectural standards in Sections 5.4 and 5.7 of the UDO by including it in their WAP bonus point breakdown. The applicant has also included architectural elevations, found in the attached PUD document.
 1. The front elevation of all residential dwellings shall have at least one (1) of the following features: Board and Batten, Shake Siding, or Second Story Porch and at least one (1) of the following features: Gable Window, Dormer(s), Decorative Window Cap/Pediment, Front Door Transom or Sidelight Window. Having two (2) items from the first list in lieu of one from each list will meet this architectural requirement.
 2. Vinyl siding is permitted and shall be a minimum of .045 in in thickness.
 3. Side and rear elevations are not required to have additional materials, and can be 100% vinyl materials.
 4. All pitched roofs shall be profiled by eaves projecting a minimum of 10 inches from the building face which may include gutters.

5. Front-loaded garage doors shall utilize a carriage style or similarly stylistic garage door that is architecturally compatible with the housing style (paneled garage doors are not permitted).
6. The crawlspace of buildings shall be enclosed with brick, stone, or stucco. Slabs shall be covered on all sides with brick, stone or stucco no less than the height equivalent of three (3) courses of brick (eight [8] inches) visible above grade. Areas under porches may be enclosed with lattice.
7. Porches and stoops should be used as a primary architectural element of the building design and be located on the primary façade or other elevation fronting a public right-of-way. Front porches shall be a minimum of 6' in depth on at least 50% of the elevations, but in no case shall the front porch be less than a 5' average with the narrowest portion being 4'.

Staff Analysis

The proposed architectural standards are generally in line with other standard which have been approved by Town Council. In addition, the elevations provided in the PUD document adhere to those approved in phases 1-3 of Poplar Creek Village. Staff believes that this proposal is consistent with the established phases of Poplar Creek Village.

- D. **Open Space:** A number of proposed WAP bonus point items are addressed in the applicants Open Space plan. According to the applicant’s PUD document, passive Open Space will include a multi-use trail and dock surrounding the existing pond, as well as. Active Open Space amenities include a large half acre-plus open-play field and gathering space. Pedestrian pathways through the site allow for resident use and access to these spaces.



- E. **Stormwater Management:** The applicant is not proposing any deviation from the UDO requirements, found in Chapter 6, related to stormwater management of the site, which shall meet town standards.

- 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 UDO Chapter 12 for the GR-3 Zoning District.

PROPOSED UDO EXCEPTIONS:

In accordance with UDO Section 15.5.N, “any section of the UDO that is proposed to be modified shall be included as an additional section of the PDD plan”. The applicant’s exception requests are as follows:

- A. **Dimensional Requirements:** The applicant is proposing deviations from the dimensional standards as found in Section 2.7.B of the UDO for the GR-3 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, side setbacks should be 20% of lot width and a minimum of 3 ft., and driveways are required to be at least 35 feet long.
 - **Requested:** Due to site constraints, single-family dwelling units less than 80’ in width will be accessed via a driveway that connects to the fronting public right-of-way. Side setbacks are requested to be 6’ for front-loaded units and 3’ for rear-loaded units instead of 20% of lot width. Additionally, front- and rear-loaded single-family dwellings will be served by driveways that are a minimum length of 25’ and 20’, respectively, rather than the UDO requirement of 35’.
- B. **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 lots dwellings which are 60’ wide.
- C. **Connectivity Index:**
- **Required:** In accordance with Section 9.5.G of the UDO, the minimum index of links to nodes for proposals in the GR zoning district is 1.4
 - **Requested:** Due to the small size of this proposed development, its lack of cul-de-sacs, and few nodes, the applicant requests an index of 1.14.

D. General Roadway Design Criteria:

- **Required:** Section 17.3.B of the UDO requires roadways classified as “Street” maintain a minimum horizontal centerline radius of 150’ with a design speed of 25 mph.
- **Requested:** Road “R002” serves 10 residences directly and 15 additional residences indirectly via the alley right-of-way. It is proposed to maintain a design speed of 15 mph with a minimum centerline radius of 100’.

XII. 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. Additionally, the applicant included proposed elevations for both types of housing. The elevations for the front-loaded units are consistent with what has been approved previously, while the elevations for the rear-loaded units meet the spirit and intent of the UDO and Comprehensive Plan, while also continuing the character of phases 1-3. 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.

XIII. TRANSPORTATION ANALYSIS

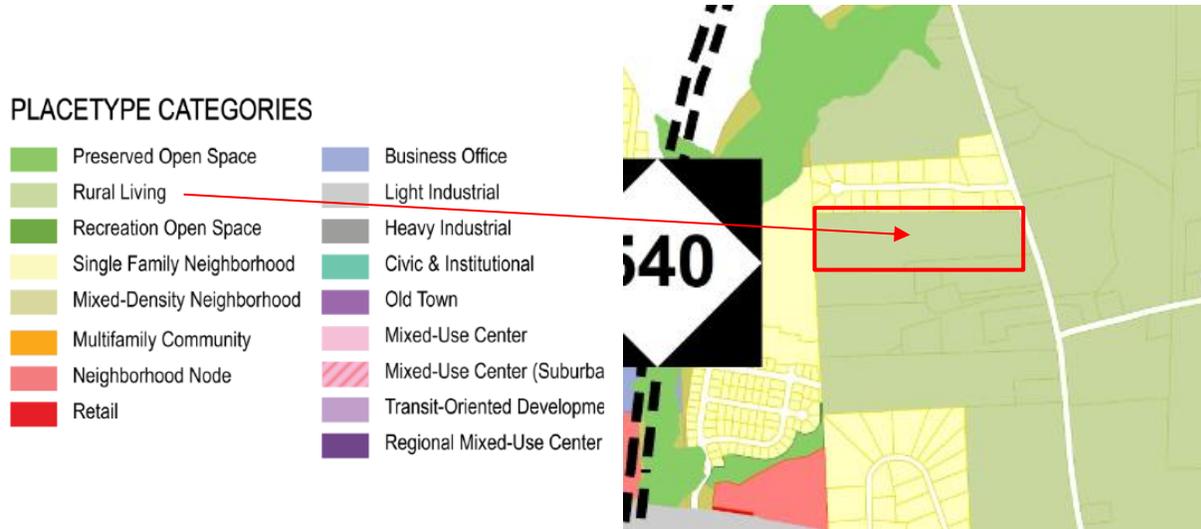
As required by the UDO, a Traffic Impact Analysis (TIA) is required for any “proposed rezoning or Master Plan...if the nature of the proposed rezoning or development is such that the number of trips it can be expected to generate equals or exceeds 150 new peak hour trips (Sec 9.4.B.1)”. Staff requested 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 44 and PM trips to be 58. 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; Poplar Creek Village Phase 4 has an index of 1.14. As previously noted, due to the small size of this proposed development, its lack of cul-de-sacs, and few nodes, the applicant requests a reduced index of 1.14.

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 construction of this development provides an alternative ingress and egress point for phases 1-3, which should allow for easier access towards major points of interest in Knightdale, including Old Town and retail along Knightdale Blvd. Pedestrian improvements on-site include sidewalks or multi-use paths on both sides of the proposed roads, with high-visibility crosswalks at all intersections, and connections to the greenway in phases 1-3. On-street parking is provided in tow locations, and staff will work with the developer to add additional spaces.

XIV: 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, however those items may evolve over time as conditions change that were not contemplated at the time of adoption. Those changes should be evaluated against the community vision, guiding principles, and Growth Framework Map to determine if they are in the best long-term interests of the Town and all those involved in the process. The subject property is designated to be “Rural Living” as a placetype.



The Rural Living placetype is defined as follows:

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

It is staff’s opinion that the proposed Master Plan and PUD is not consistent with the KnightdaleNext 2035 Comprehensive Plan, however it is reasonable based on the previously described playbook approach. Staff believes the continuation of the existing Poplar Creek Village neighborhood, transportation improvements including a secondary access point for residents, and water & sewer infrastructure improvements made by the developer to an unserved portion of the ETJ meets the intent of the Comprehensive Plan’s playbook approach.

The applicant acknowledges that the request is not consistent and therefore is requesting an update to the Growth and Conservation map to modify this area from Rural Living to Single Family Neighborhood, which is consistent as a continuation of the existing Poplar Creek Village neighborhood.

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.

As previously mentioned, it is staff’s opinion that the proposed Master Plan and PUD is not consistent with the KnightdaleNext 2035 Comprehensive Plan; however, staff finds the applicant’s request to amend the map consistent with the Comprehensive Plan guiding principles and believe it is reasonable and in the public interest. The following guiding principle categories would be applicable to this request.

COMPACT DEVELOPMENT PATTERNS



Guide future growth into more compact and efficient development patterns that will help manage the timing, location, and magnitude (length and size) of expensive infrastructure investments. Prioritize infill development and redevelopment in identified activity centers over continued green field development patterns, and use public infrastructure investments in the activity centers to encourage and leverage future private investments. Acknowledge that increased densities and intensities, and a mix of residential and nonresidential uses, will be needed in the activity centers to accommodate anticipated Town growth. Activity centers added to the Growth and Conservation Map in the future should reflect orderly and incremental growth patterns away from existing and identified activity centers in the 2035 KnightdaleNext Comprehensive Plan.

Compact Development Patterns – The proposal offers narrow lot sizes and introduces a new product to the Poplar Creek Village neighborhood in 35’ wide single-family dwellings.

COMMUNITY DESIGN



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

Community Design – This phase continues the general design guidelines approved for previous phases, as well as providing amenities and enhanced landscaping.

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 23 front-loaded single-family dwellings at 60’ wide, and 27 rear-loaded single-family dwellings at 35’ wide. It will be a continuation of the existing Poplar Creek Village neighborhood, which is nearing full buildout.

COMMUNITY FACILITIES AND SERVICES



Continue to improve quality-of-life for all residents of Knightdale by maintaining and expanding community facilities and services (infrastructure) while ensuring that elected officials are good stewards of Town finances. Plan for, finance, and develop efficient infrastructure capacity to accommodate future growth and stimulate economic development. This includes focusing infrastructure investment in identified growth activity centers and maintaining a strong partnership with Wake County, the Wake County School District, NCDOT, CAMPO, the City of Raleigh Public Utilities Department, Wake Tech and other major universities and institutions of higher learning, and surrounding towns and cities. Do this work while embracing an expanded approach to open governance that includes creative outreach and effectively solicits community involvement, collaborative partnerships, and resource sharing.

Community Facilities and Services – This phase will extend public water and sewer eastward towards Clifton Road, as well as provide an alternative entry and exist to the existing neighborhood.

PROPOSED WRITTEN ADVISORY STATEMENT REGARDING PLAN CONSISTENCY:

“The proposed Zoning Map Amendment is not consistent with the KnightdaleNext 2035 Comprehensive Plan, however it is reasonable as it addresses several of the guiding principles including: encouraging compact development patterns, continuing community design, creating great neighborhoods and expanding home choices, and enhancing community facilities and services. It is inconsistent with the General Growth Framework and Growth & Conservation Map, however reasonable when applying the playbook approach. The request is also reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people desire to live, work and visit.”

XV. JOINT PUBLIC HEARING SUMMARY:

A Joint Public Hearing was held at the December 18, 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.

XVI. STAFF RECOMMENDATION:

Review the request, forward the preceding advisory statement to Town Council, and recommend approval of ZMA-7-19, Poplar Creek Village Phase 4 PUD.

XVII. ATTACHMENTS:

Application Packet, PUD Document with Architectural Elevations, and Neighborhood Meeting Information.

RECOMMENDED ACTION

1. Motion to recommend approval of ZMA-7-19 and forward the preceding advisory statement to Town Council.



Poplar Creek Village Phase 4 PUD APPLICATION

12/12/19

Contents

VISION & INTENT 2

EXISTING CONDITIONS 4

 CURRENT ZONING 4

 VEGETATION 5

PLANNED UNIT DEVELOPMENT MASTER PLAN 6

FRONT LOADED SINGLE-FAMILY DWELLINGS..... 7

FRONT LOADED SINGLE-FAMILY DWELLING STANDARDS 7

REAR LOADED SINGLE-FAMILY DWELLINGS..... 7

REAR LOADED SINGLE-FAMILY DWELLING STANDARDS 7

GENERAL SITE DESIGN MODIFICATIONS 8

GENERAL SITE DESIGN MODIFIED STANDARDS..... 8

UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY 9

UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY 9

 FRONT LOADED SINGLE-FAMILY DWELLINGS..... 9

 REAR LOADED SINGLE-FAMILY DWELLINGS 9

 GENERAL SITE DESIGN MODIFICATIONS 9

COMPREHENSIVE PLAN CONSISTENCY 10

 COMMUNITY VISION 10

 GUIDING PRINCIPLES..... 10

 GROWTH FRAMEWORK MAP 11

ARCHITECTURAL DESIGN GUIDELINES 12

RECREATIONAL OPEN SPACE & AMENITIES 13

 OPEN SPACE STANDARDS..... 13

INFRASTRUCTURE 14

 STREETS & SIDEWALKS 14

 STORMWATER..... 14

 WATER & SEWER 14

 MASS GRADING 14

ZONING CONDITIONS..... 15

NEIGHBORHOOD MEETING REPORT 16

APPENDIX A: ARCHITECTURAL ELEVATIONS 20

Poplar Creek Village Phase IV Planned Unit Development

Second Submittal: 12/12/2019

Developer

Blackridge Properties, LLC
414 Forsyth Street
Raleigh, NC 27609

Consultant

WithersRavenel
115 MacKenan Drive
Cary, NC 27511

VISION & INTENT

Per Knightdale's UDO Section 2.15.C, the Planned Unit Development District 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 Planned Unit Development 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 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.

Provide exceptional design, character, and quality:

Homes within Poplar Creek Village Phase IV will be designed to provide distinct, visually appealing housing options. The addition to Poplar Creek Village Phase IV will provide additional high-quality housing options within the Town of Knightdale's corporate limits and will ensure that this area becomes a highly desired neighborhood within the Town, desired for its amenities, location, character and quality.

Provide high-quality community amenities:

Poplar Creek Village Phase IV provides a 6' wide multi-use trail circumnavigating the existing 1.25-acre pond on the site. Additionally, a large dock is proposed overlooking the pond, for residents and guests to enjoy. An open playfield is also provided for more active recreational uses. Additional open spaces are designated as community gathering spots.

Incorporate creative design in the layout of buildings:

While strongly influenced by the desire to create east-west connections from Poplar Creek Village Phase III to Clifton Road, the site still maintains a unique layout of buildings. The desire for preservation of natural resources has clustered some small-lot, rear-loaded single-family homes towards the western portion of the parcel, allowing for the use of a shared alley and the reduction of on-street parking. This design maintains the existing pond that will create a natural, larger-lot appearance of the subdivision at Clifton Road, that will closer resemble the existing subdivision to the north.

Ensure compatibility with surrounding land uses and neighborhood character:

Poplar Creek Village Phase IV is bordered to the north by a residential subdivision within the Town of Knightdale ETJ, the west by Poplar Creek Village Phase III, to the south by a large parcel and to the east by Clifton Road and large parcels. The proposed subdivision layout is consistent with what is found at Poplar Creek Village, and with the larger lots towards the entrance to the neighborhood, it is in keeping with the character of the area.

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

Poplar Creek Village Phase IV is at its core an extension of the previous phases of the project. The overall project design is intended to provide a residential option with a focus on shared community amenities. This design results in a higher density housing product unique to the surrounding area, but still maintains open space, neighborhood amenities, and larger lots at the entrance on Clifton Road.

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

The subject site strays slightly from the Growth Framework and Growth Conservation Map due to the presence of available water/sewer tie-ins that were not present at the time of the Comprehensive Plan adoption. It presently is designed to follow the intentions of both “Rural Living” through its dedication of open space and preservation of natural resources while also being designed more akin to “Single-Family Neighborhood” similar to the adjacent developments, with gathering spaces, uniform housing, and an interior-oriented design.

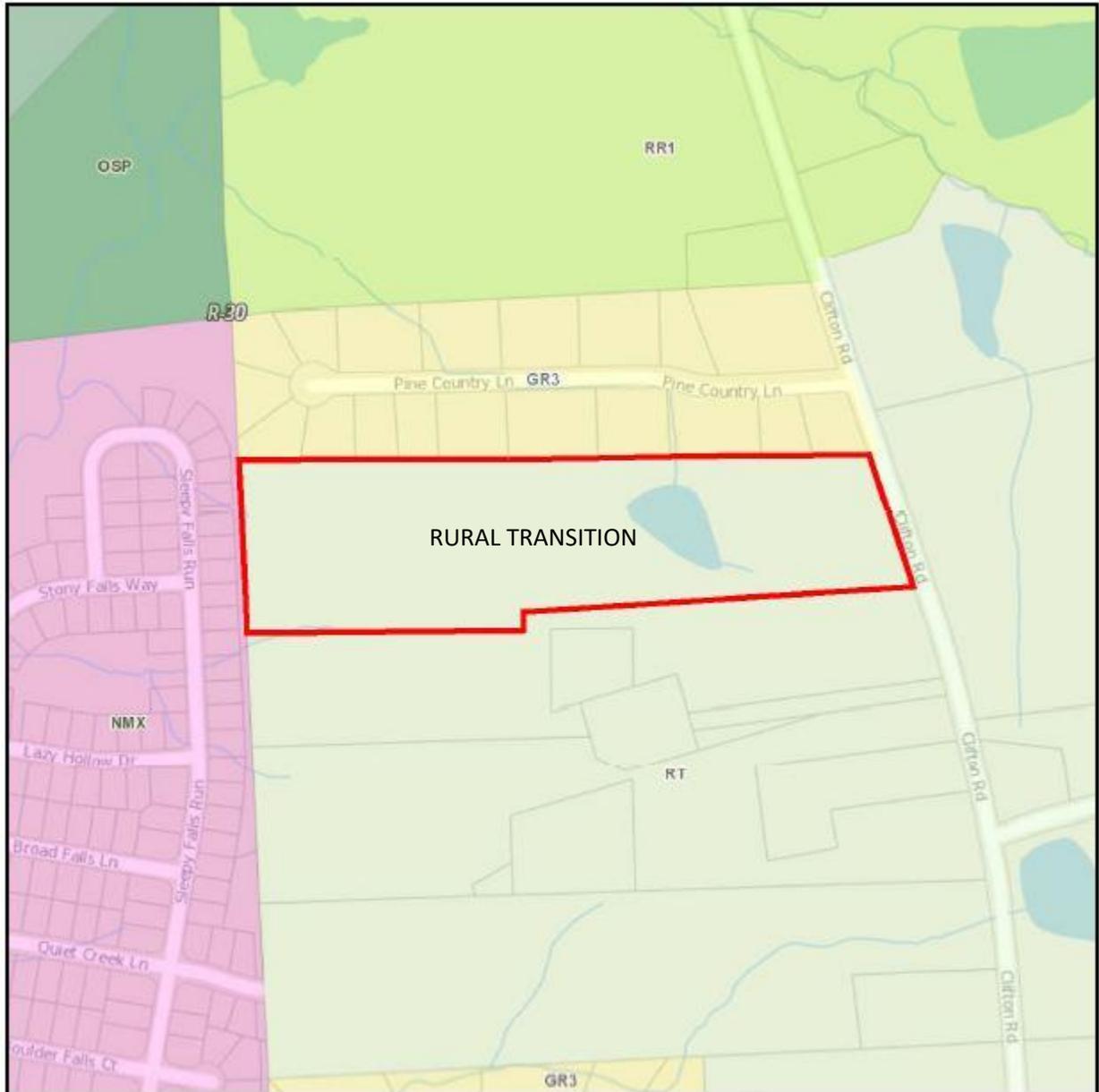
Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure:

The extension of the current Poplar Creek Village subdivision to the east provides a much-needed connection to Clifton Road, alleviating the limited thoroughfare connections currently within Poplar Creek Village. Two currently platted lots in Poplar Creek Village Phase III are being reserved for road right-of-way to provide connection to Poplar Creek Village Phase IV. The addition of Phase IV also helps manage the Town Services and infrastructure by providing a network of water, sewer, and roadways to Clifton Road and providing availability to adjacent properties.

EXISTING CONDITIONS

The proposed Poplar Creek Phase IV PUD is located on a single parcel (PIN 1743822316) found near the southern jurisdictional limits of the Town of Knightdale. The parcel is comprised of farmland, wooded areas, a large pond (to be preserved), and undeveloped open space. It is bordered to the north by a residential subdivision, to the east by Clifton Road, to the south by a single residential home, and to the west by Poplar Creek Village Phase III. The slope of the parcel generally flows westward with a high point located near the southeastern corner of the parcel.

CURRENT ZONING



VEGETATION

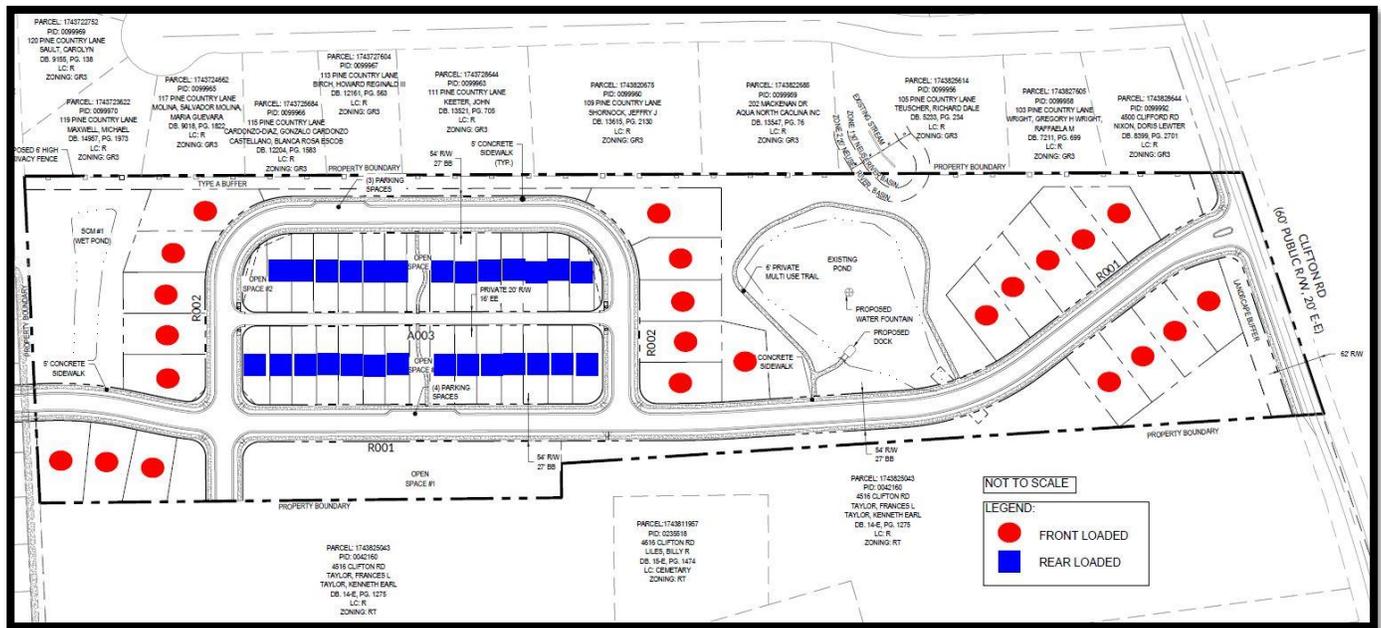


PLANNED UNIT DEVELOPMENT MASTER PLAN

DETAILS

Poplar Creek Village Phase IV is a 50-lot residential subdivision designed to the GR3 and Planned Unit Development standards of the Town of Knightdale Unified Development Ordinance. The site will provide single-family residential options at a density that will also allow for design of varied and flexible public amenity spaces. Poplar Creek Village Phase IV is located adjacent to Clifton Road, and is designed to be an extension of the current Poplar Creek Village to the west.

DEVELOPMENT MIX	Number	Percentage
Front-Loaded Single-Family Dwellings	23	47%
Rear-Loaded Single-Family Dwellings	27	54%



FRONT LOADED SINGLE-FAMILY DWELLINGS

Section 2.6 of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane. Due to site constraints and the allowance to vary UDO standards through a PUD, it is proposed that the minimum standard be reduced to 60' in order to maintain consistency with the existing phases of Poplar Creek Village. The driveway length is a variation from the UDO at 25' minimum length rather than 35'. Minimum side setbacks have been varied to a minimum of 6' instead of 20% of lot width. As mentioned, these variations are a product of site constraints, as well as the developer's goal of preserving the existing pond and allowing for right-of-way connection through the property.

FRONT LOADED SINGLE-FAMILY DWELLING STANDARDS

- Minimum Lot Size 6,000 sf
- Minimum Lot Width 60'
- Minimum Front Setback 10'
- Minimum Driveway Length 25' from R/W
- Minimum Side Setback 6'
- Minimum Rear Setback 25'
- Maximum Building Height 3 Stories

REAR LOADED SINGLE-FAMILY DWELLINGS

Section 2.6 of the Knightdale Unified Development Ordinance requires that the minimum driveway length for houses be 35'. A deviation is proposed for this requirement in order to establish appropriate standards for rear-loaded driveways. The new requirement would be a minimum standard of 12' from the edge of alley to garage, and 18' from the edge of alley for parking pads. Minimum side setbacks have been varied to a minimum of 3' instead of 20% of lot width. Similarly, minimum rear setbacks have been varied to 10' instead of the UDO standard of 25'. Again, much of the requested variations are to support a product with a functional rear-loaded driveway, as well as the constraints and goals listed for front loaded dwellings.

REAR LOADED SINGLE-FAMILY DWELLING STANDARDS

- Minimum Lot Size 3,500 sf
- Minimum Lot Width 30'
- Front Setback 10'
- Minimum Driveway Length 12' from Edge of Alley to Garage
18' from Edge of Alley for Parking Pad
- Minimum Side Setback 3'
- Minimum Rear Setback 10'
- Maximum Building Height 3 Stories

GENERAL SITE DESIGN MODIFICATIONS

Section 6.2 of the Knightdale Unified Development Ordinance states that lots less than 60' are exempt from the Residential Clearing and Grading Requirements of the section. Per the prior modification request for front loaded single family minimum lot widths to be 60', the proposed subdivision would be considered to have lots less than 60' and thus be exempt from the clearing and grading requirements of Section 6.2.

Section 9.5 of the Knightdale Unified Development Ordinance requires that the minimum Connectivity Index a GR-3 site be 1.4. The intention of this requirement is to provide good interconnectivity of a site and reduce the number of cul-de-sacs. However, smaller projects such as this one are often overburdened by this index due to the external connections counting as "nodes" in the index equation. Based on the intent of the UDO section, the site is performing as it should, establishing no cul-de-sacs and providing interconnectivity through the site, connecting to existing connections, and providing future connection options. The proposed modification would be that the required minimum connectivity index be lowered to 1.14 for this site.

Section 17.3 of the Knightdale Unified Development Ordinance requires that the minimum horizontal centerline radius for a "Street" be 150' with a design speed of 25mph. Due to the nature of Road "R002" being a short loop street that is only designed to support the vehicular access of 10 residences and alley right-of-way frontage for rear-loaded residences, it is proposed that the minimum standards be reduced to a minimum centerline radius of 100' with a design speed of 15mph. This is intended to better serve the character of the development while still maintaining adequate infrastructure for resident safety.

GENERAL SITE DESIGN MODIFIED STANDARDS

- | | |
|-------------------------------------|-------------------------|
| • Clearing and Grading Requirements | Exempt per Section 6.2. |
| • Connectivity Index Ratio (Min.) | 1.14 |
| • Centerline Radius (Road R002) | 100' |
| • Design Speed (Road R002) | 15 mph |

UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

The Poplar Creek Village Phase IV has been designed to be consistent with the Knightdale Unified Development Ordinance to the extent practical. Requested modifications to the Unified Development Ordinance have been detailed in the Planned Unit Development Master Plan section, but shall be summarized below. The proposed variations are intended to follow the spirit and intent of the UDO.

FRONT LOADED SINGLE-FAMILY DWELLINGS

Section 2.6 of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. Additionally, the UDO requires that side setbacks be a minimum of 20% of the lot width (to a minimum of 6 feet). Due to site constraints, it is proposed that the minimum lot width standard be reduced to 60' and side setbacks be reduced to a minimum of 6 feet in order to maintain consistency with the existing phases of Poplar Creek Village.

REAR LOADED SINGLE-FAMILY DWELLINGS

Section 2.6 of the Knightdale Unified Development Ordinance requires that the minimum driveway length for houses be 35'. A deviation is proposed for this requirement in order to establish appropriate standards for rear-loaded driveways. The new requirement would be a minimum standard of 12' from the edge of alley to garage, and 18' from the edge of ally for parking pads. Similarly, side and rear setbacks are required by the UDO at 20% of the lot width (to a minimum of 3 feet) and 25 feet respectively. It is proposed that side setbacks be a minimum of 3 feet and rear setbacks be a minimum of 10 feet due to the constraints of the site.

GENERAL SITE DESIGN MODIFICATIONS

Section 6.2 of the Knightdale Unified Development Ordinance states that lots less than 60' are exempt from the Residential Clearing and Grading Requirements of the section. Per the prior modification request for front loaded single, the proposed subdivision would be considered to have lots less than 60' and thus be exempt from the clearing and grading requirements of Section 6.2.

Section 9.5 of the Knightdale Unified Development Ordinance requires that the minimum Connectivity Index a GR-3 site be 1.4. The intention of this requirement is to provide good interconnectivity of a site and reduce the number of cul-de-sacs. However, smaller projects such as this one are often overburdened by this index due to the external connections counting as "nodes" in the index equation. Based on the intent of the UDO section, the site is performing as it should, establishing no cul-de-sacs and providing interconnectivity through the site. The proposed modification would be that the required minimum connectivity index be lowered to 1.14 for this site.

Section 17.3 of the Knightdale Unified Development Ordinance requires that the minimum horizontal centerline radius for a "Street" be 150' with a design speed of 25mph. Due to the nature of Road "R002" being a short loop street that is only designed to support the vehicular access of 10 residences and alley right-of-way frontage for rear-loaded residences, it is proposed that the minimum standards be reduced to a minimum centerline radius of 100' with a design

speed of 15mph. This is intended to better serve the character of the development while still maintaining adequate infrastructure for resident safety.

COMPREHENSIVE PLAN CONSISTENCY

The KnightdaleNext 2035 Comprehensive Plan, provides guidance for future growth of the Town. According to the Growth and Conservation Map found within the KnightdaleNext Comprehensive Plan, the proposed Poplar Creek Village Phase IV is designated as Rural Living. As described in the Comprehensive Plan, Rural Living areas are characterized by large lots, abundant open space, and a high degree of separation between buildings.

The KnightdaleNext *Playbook Approach* gives guidance to when a parcel may be considered for revisions to the Growth & Conservation Map. The approach describes new realities that may support an amendment. Per KnightdaleNext, “Any changes considered to the Map should be evaluated against the community vision, guiding principles, and the Growth Framework Map to determine if they are in the best long-term interests of the Town and its residents, businesses, and property owners.”

COMMUNITY VISION

The vision for Knightdale includes neighborhoods that will feel a sense of connection by traditions, family, roads, greenways, bicycle routes and walkways, and the shared history of Knightdale’s uniqueness. The Poplar Creek Village Phase IV Plan includes the continuation of Poplar Creek Village, which provides a connection to the east by connecting the neighborhood to Clifton Road. The addition of a stub to the south, will ensure that in the future the connected streets, neighborhoods, and pedestrian facilities will continue as growth occurs.

GUIDING PRINCIPLES

The guiding principles for the Town of Knightdale are supported by the extension of Poplar Creek Village Phase IV. The plan proposed encourages:

- *Compact Development Patterns* are achieved by clustering the smaller single-family lots, extending utilities to the east from Poplar Creek Village, it creates an efficient use of Town resources.
- *Community Design* is maintained by the addition of architectural design guidelines that provide a consistent, high-quality design. In addition, the pedestrian facilities, landscaping, and public gathering spaces are incorporated into the community layout.
- *Community Facilities and Services* are expanded with public water, sewer, roads, and pedestrian facilities connecting Poplar Creek Village to the east and providing connections from Clifton Road which improves service time and increases the capacity of future growth.
- *Great Neighborhoods and Expanded Choices* is a guiding principle that this neighborhood embodies. The high-quality of the homes in Poplar Creek Village Phase IV provide two different housing types on two different lot sizes. A rear-

loaded product on small lots, gives residents the urban feel of homes up on the street with porches. The larger lots provide for those who still want to have a yard for their families. Both products mixed into one community provide for expanded choices in a great neighborhood.

GROWTH FRAMEWORK MAP

Poplar Creek Village Phase IV is adjoined on two sides by Single Family Neighborhood uses. The parcel is also adjacent to Target Investment Area for Parks and Open Space according to the Comprehensive Plan.

As previously mentioned in the Vision & Intent section of this document, the site is located between Rural Living and Single-Family Neighborhood land uses. While Rural Living focuses on large, street-facing lots with direct access driveways, the proposed site design for Poplar Creek Village Phase IV is focused more on its compatibility with existing and planned adjacent development. Instead of facing outward, proposed units focus inwards and are interspersed with community amenities more compatible with previous stages of Poplar Creek Village. Despite these differences, the site still strives to achieve the spirit of the comprehensive plan by functioning as a key link to the overall connectivity of the area while preserving what is important to a more rural character of the Town of Knightdale.

While the parcel is currently designated for Rural Living, the requested change to a Mixed-Density Neighborhood is reasonable and in the public interest as it continues to meet the community vision, guiding principles, growth framework map of the KnightdaleNext 2035 Comprehensive Plan.

ARCHITECTURAL DESIGN GUIDELINES

The attached elevations (Appendix A) are a condition of the rezoning and shall be permitted with the following additional architectural conditions as guidance. Any variations of the approved elevations shall be reviewed by the Development Services Director to ensure compliance with the requirements of the approved Planned Unit Development.

1. The front elevation of all residential dwellings shall have at least one (1) of the following features: Board and Batten, Shake Siding, or Second Story Porch and at least one (1) of the following features: Gable Window, Dormer(s), Decorative Window Cap/Pediment, Front Door Transom or Sidelight Window. Having two (2) items from the first list in lieu of one from each list will meet this architectural requirement.
2. Vinyl siding is permitted and shall be a minimum of .045 in in thickness.
3. Side and rear elevations are not required to have additional materials, and can be 100% vinyl materials.
4. All pitched roofs shall be profiled by eaves projecting a minimum of 10 inches from the building face which may include gutters.
5. Front-loaded garage doors shall utilize a carriage style or similarly stylistic garage door that is architecturally compatible with the housing style (paneled garage doors are not permitted).
6. The crawlspace of buildings shall be enclosed with brick, stone, or stucco. Slabs shall be covered on all sides with brick, stone or stucco no less than the height equivalent of three (3) courses of brick (eight [8] inches) visible above grade. Areas under porches may be enclosed with lattice. Areas under manufactured homes in mobile home parks existing at the time of adoption of this ordinance may be enclosed with skirting that matches the existing structure.
7. Porches and stoops should be used as a primary architectural element of the building design and be located on the primary façade or other elevation fronting a public right-of-way. Front porches shall be a minimum of 6' in depth on at least 50% of the elevations, but in no case shall the front porch be less than a 5' average with the narrowest portion being 4'.
8. The maximum height for any elevation shall not exceed 45' as measured by the Knightdale UDO.

RECREATIONAL OPEN SPACE & AMENITIES

Poplar Creek Village Phase IV will provide residents and guests with both passive and active recreational opportunities. The site design boasts a total recreational open space that is over 115% greater than what the Town of Knightdale Unified Development requires. Passive recreational opportunities will include a multi-use trail and a dock programmed at the preserved pond, as well as two open spaces that can serve as flexible gathering spots for neighborhood events.

OPEN SPACE STANDARDS

Total Recreation Open Space Required	50,530 sf	1.16 ac	
Active Recreation Space Required	25,265 sf	0.58 ac	(50% of Required Min.)
Active Recreation Space Provided	32,234 sf	0.74 ac	
Passive Recreation Space Required	25,265 sf	0.58 ac	(Remaining %)
Passive Recreation Space Provided	76,666 sf	1.76 ac	
Total Recreation Open Space Provided	108,900 sf	2.50 ac	

Additionally, a large open-play field is located at the southern portion of the site. This field, comprised of over one-half acre of land, will serve as multi-purpose venue for activities such as frisbee, soccer, tag, etc. It is intended to be minimally programmed in order to meet the flexible needs of future residents and guests. Additional pedestrian pathways through the center of the site will provide enjoyable greenspace for residents.

INFRASTRUCTURE

STREETS & SIDEWALKS

Streets and alleys within Poplar Creek Village Phase IV are designed to meet the standards of the Town of Knightdale, with exception to the variation requests made previously in this document.

Road "001" is classified as a Local Street and has a 25-mph speed limit. It is designed to connect Poplar Creek Village Phase III through the site and towards Clifton Road. It contains 4 parking spaces parallel to the road and 5' sidewalks on each side.

Road "002" is classified as a Local Street and has a 15-mph speed limit per the requested variation from the UDO. It is designed to allow for the vehicular access of 10 residences as well as the alley right-of-way frontage for the rear-loaded residences. It contains 3 parking spaces parallel to the road and includes 5' sidewalk on each side.

Alley "003" is classified as a Private Alley and has a 10-mph speed limit. It is designed to provide access for the 27-rear loaded single-family dwellings proposed for the site.

STORMWATER

Poplar Creek Village Phase IV is located within the Neuse River basin with the site's stormwater runoff draining into the Neuse River. 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. Per regulations established in Chapter 6 of the UDO, stormwater runoff provisions shall address peak flow mitigation and water quality management.

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.

WATER & SEWER

Water and sewer within Poplar Creek Village Phase IV are designed to meet the standards of the City of Raleigh.

All water mains within the development will have an 8" diameter minimum.

All sewer mains within the development will have an 8" diameter minimum.

MASS GRADING

Per the previously mentioned development variance, we request exception to the Clearing and Grading requirements of Section 6.2 based on the design variance of lots less than 60' wide. In any case where a lot width is greater than 60' because of an irregular lot configuration, a variation to the mass grading ordinance is requested.

ZONING CONDITIONS:

ZONING DESIGNATION

Base Zoning: General Residential 3 (GR3)

Permitted Uses:

- Dwelling-Single Family

ZONING CONDITIONS

- A privacy fence will be provided along the northern property line where there is no conflict with environmental features as shown on the plan for Poplar Creek Village Phase IV.
- For lots less than 60 feet wide, alley/rear lane access to all off-street parking areas is required. For lots 60 feet wide or greater, access to off-street parking is permitted from the fronting street or rear lane/alley.

NEIGHBORHOOD MEETING REPORT



Poplar Creek Phase 4 – Clifton Road/ PUD Rezoning with Subdivision Plan

Neighborhood Meeting Minutes 10/2/19

Neighbor requests:

- Privacy fence/buffer behind lots that back up to neighborhood near Clifton Road?
 - Proposed timeline for construction?
 - Tree cutting process? Will they just fall and disrupt close by properties? Don't want to disrupt house foundations.
 - Will there be rock blasting?
 - Stream that runs through property? Can we alleviate impacts downstream?
 - Neighbor wants gravity sewer. Troy?
-
1. Introductions – Brendie & Brad
 2. Brendie
 - a. process of rezoning
 - b. PUD/GR3
 - c. conditional zoning
 - d. schedule – public hearing, LURB, town council
 3. Brad addresses earlier question
 - a. Tree removal concerns, can't answer that at the time, but will talk to developer/builder to find out their process.
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 - i. stream regulations and building process for "softer" dirt
 - ii. town has regulations for stormwater and to not create additional problems downstream
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 - d. Keep ponds
 - e. Buffer & trees are requested, any tree removal should be done carefully
 - f. Lot sizes and products and prices, 2000-2500 sf, traditional 2200-3200 SF, poplar creek in low 300s
 - g. Phase IV of Poplar Creek – curb&gutter, sewer, connection to greenway trail, extend water main to Clifton, sewer extends to natural basin, where to stub sewer, turn lane on Clifton Rd, discuss NCDOT meeting, not anticipating sewer but not confirmed
 - h. Catching stormwater runoff? Will need to conform to standards
 - i. Traffic anticipation to Clifton Road? – no traffic study, trip generation study for Clifton
 - i. Worries about more traffic and the continued cut throughs that will now come out on
 - j. Street lights? Yes.

1



- k. Trespassing? Current quiet area. Hopefully there will be more of a police presence since it will be in Town limits
- l. Will there be anything in the pocket park? Open play field, playground? Benches.
- m. Fenced yards? HOA of Poplar Creek guidelines
- n. Accurate surveying, please make sure surveyors stay on correct lines.

Open discussion:

Concern with drainage and flooding

Earthquake in 2011 caused foundation damage, would like to ensure that construction or tree removal does not cause additional foundation damage.

Would like to see a privacy fence for lots near Clifton Road

Do not like the sound of kids, this project will be disruptive to the peaceful environment they now enjoy.

Concerned about the wildlife and where they will go.

APPENDIX A: ARCHITECTURAL ELEVATIONS

<u>Plan</u>	<u>Elevations</u>	
Alexandria II	A, C	
Covington II	A, B, C	
Downey	B, C	
Hopewell II	A, C	
Jamison	A*, B, C	*with brick or stone
Langford	C	
Palmer	A, B, C	
Richardson	B, C	
Roland	A, C	
Victor	A, B, C	
Warwick	B, C, D, E, F	with enclosed 3 rd bay garage
Webster	C, F	
Worthing	A, B, C	
Yates	A, B, C	



Alexandria II A



Alexandria II C



Covington II A



Covington II B



Covington II C



Downey B



Downey C



Hopewell II A



Hopewell II C



Jamison A (with
brick or stone)



Jamison B



Jamison C



Langford C



Palmer A



Palmer B



Palmer C



Richardson B



Richardson C



Roland A



Roland C



Victor A



Victor B



Victor C



Warwick B (enclosed
3rd bay garage)



Warwick C (enclosed
3rd bay garage)



Warwick D (enclosed
3rd bay garage)



Warwick E (enclosed 3rd bay garage)



Warwick F (enclosed
3rd bay garage)



Webster C



Webster F



Worthing A



Worthing B



Worthing C



Yates A



Yates B



Yates C



September 18, 2019

Dear Knightdale Area Property Owner:

The purpose of this letter is to notify you of our client's intent to file an application for a Planned Unit Development Conditional District Rezoning and Master Subdivision Plan with the Town of Knightdale for property located adjacent to, or in close proximity to, property shown in your ownership by Wake County tax records. Per Town of Knightdale standards, a Neighborhood Meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: October 2, 2019
Meeting Time: 6:30 pm
Meeting Location: Knightdale Recreation Center, Room 404
102 Lawson Ridge Road Knightdale, NC 27545
Types of Applications: Conditional Rezoning with Subdivision Master Plan

Parcel/Pin #: 1743822316
Addresses: 0 Clifton Road, Knightdale, NC 27545

Description of project/proposal: Proposed annexation into Knightdale's corporate limits and proposed rezoning of site from Wake County residential zoning to Knightdale GR3/ PUD Conditional Zoning with a Master Subdivision Plan.

At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

1. A copy of the project application.
2. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
3. A map, drawing, or other depiction of the proposed subdivision.

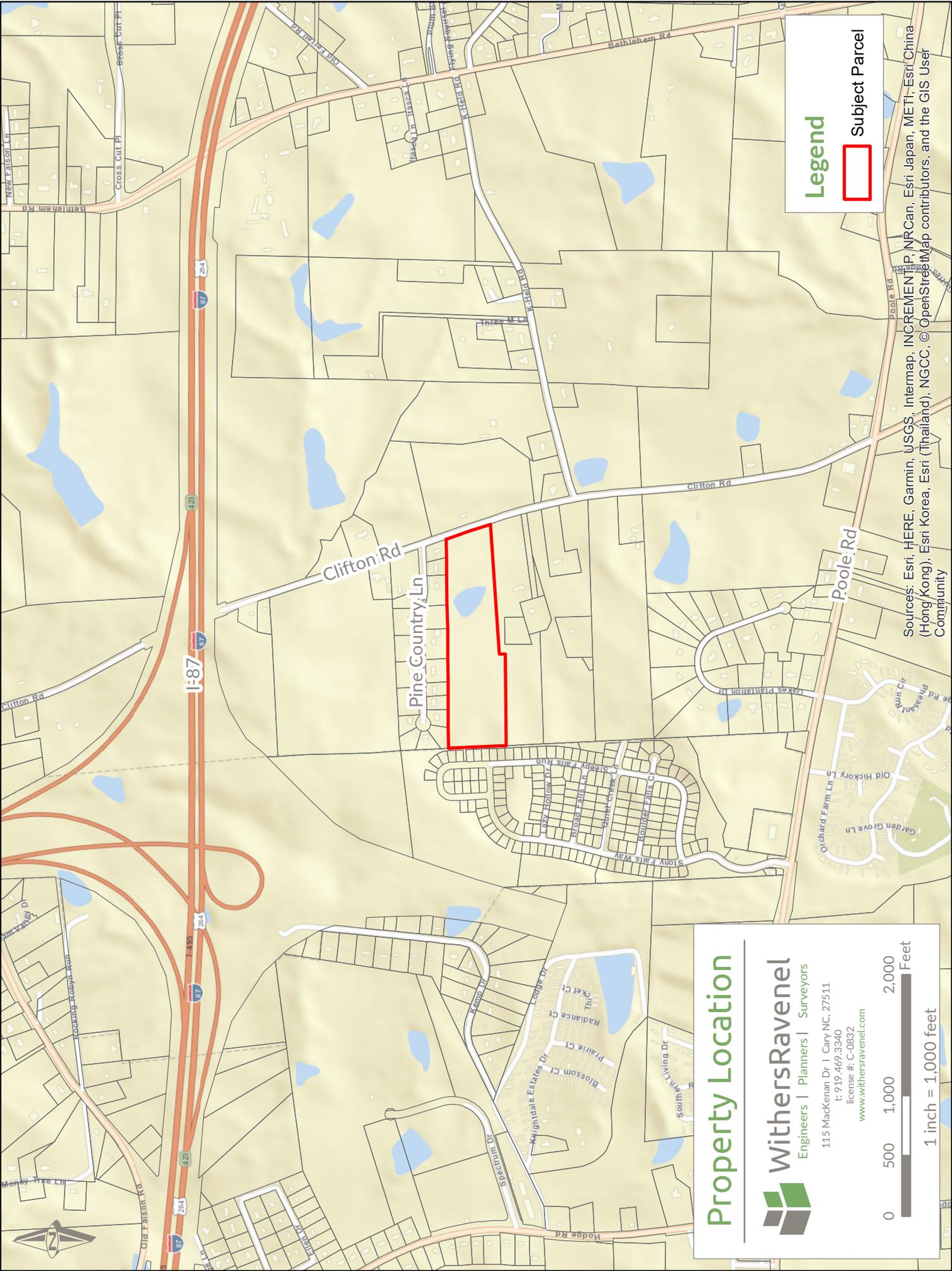
A map is enclosed with this letter showing the location of the property that is subject to this application for rezoning.

If you have any questions prior to or after this meeting, you may contact us at 919-535-5212 or at bvega@withersravenel.com. You may also contact the Town of Knightdale Development Services Department at 919-217-2244.

Sincerely,

Brendie Vega
WithersRavenel

Cc: Town of Knightdale Development Services Department



Property Location

WithersRavenel
 Engineers | Planners | Surveyors
 115 MacKenan Dr | Cary, NC, 27511
 t: 919.469.3340
 license #: C-0832
 www.withersravenel.com

0 500 1,000 2,000 Feet
 1 inch = 1,000 feet

Legend

Subject Parcel

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Poplar Creek Phase 4 – Clifton Road/ PUD Rezoning with Subdivision Plan

Neighborhood Meeting Minutes 10/2/19

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POPLAR CREEK PHASE 4 NEIGHBORHOOD NOTICE OF MEETING
MAILING LIST

PIN	Owner	Owner 2	Mail Address 1	Mail Address 2	Site Address
n/a	Daniel Rauh		424 Gallimore Dairy Road Ste. C	Greensboro NC 27409	n/a
n/a	Chris Hills, ACP, CZO	Development Services Director, Town of Knightdale	950 Steeple Square Ct.	Knightdale NC 27545	n/a
1743617995	POPLAR CREEK VILLAGE COMMUNITY ASSC INC	CHARLESTON MGT CORP	PO BOX 97243	RALEIGH NC 27624-7243	0 SLEEPY FALLS RUN
1743629296	MATIVO, PATRICK K BERGAN, PRUDENCE		4722 SLEEPY FALLS RUN	KNIGHTDALE NC 27545-5139	4722 SLEEPY FALLS RUN
1743629392	DAVIS, RYAN BRADLEY DAVIS, TAMARA G		4720 SLEEPY FALLS RUN	KNIGHTDALE NC 27545-5139	4720 SLEEPY FALLS RUN
1743629399	CLAYTON PROPERTIES GROUP INC		441 WESTERN LN	IRMO SC 29063-9230	4718 SLEEPY FALLS RUN
1743711873	CIL, SOAI BONDING, RUIJUN		4811 SLEEPY FALLS RUN	KNIGHTDALE NC 27545-5140	4811 SLEEPY FALLS RUN
1743711970	WELLS, SIMONE GUEVARA-MCLEOD, MATTHEW		4809 SLEEPY FALLS RUN	KNIGHTDALE NC 27545-5140	4809 SLEEPY FALLS RUN
1743720014	BUKASE, KALONGA KAYEMBE, BIBICHE MULANGA		4804 SLEEPY FALLS RUN	KNIGHTDALE NC 27545-5140	4804 SLEEPY FALLS RUN
1743720122	VILLAGREZ, BENITO ANGEL		4502 STONY FALLS WAY	KNIGHTDALE NC 27545-5141	4502 STONY FALLS WAY
1743720694	COLLINS, PHYLLIS M COLLINS, TYRONE L		4711 SLEEPY FALLS RUN	KNIGHTDALE NC 27545-5139	4711 SLEEPY FALLS RUN
1743721445	BROWN, WILLIAM R JR BROWN, GWENDOLYN JACKSON		4717 SLEEPY FALLS RUN	KNIGHTDALE NC 27545-5139	4717 SLEEPY FALLS RUN
1743722752	SAULT, CAROLYN		120 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	120 PINE COUNTRY LN
1743723622	MAXWELL, MICHAEL B		119 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	119 PINE COUNTRY LN
1743724662	MOLINA, SALVADOR MOLINA, MARIA GUEVARA		117 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	117 PINE COUNTRY LN
1743725684	CARDONZO-DIAZ, GONZALO CARDONZO CASTELLANO, BLANCA ROSA ESCOB		115 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	115 PINE COUNTRY LN
1743727604	BIRCH, HOWARD REGINALD III		113 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	113 PINE COUNTRY LN
1743728644	KEETER, JOHN		111 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	111 PINE COUNTRY LN
1743811957	HARRIS, NORMA L LILES, BILLY R		4616 CLIFTON RD	KNIGHTDALE NC 27545-9132	0 CLIFTON RD
1743813811	TAYLOR, KENNETH GREY TAYLOR, BONNIE S		4524 CLIFTON RD	KNIGHTDALE NC 27545-9130	4524 CLIFTON RD
1743820675	SHORNOCK, JEFFREY J		109 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	109 PINE COUNTRY LN
1743822316	LILES, BILLY ROYCE		550 FIDDLERS RDG	PINE KNOLL SHORES NC 28512-7000	0 CLIFTON RD
1743822685	AQUA NORTH CAROLINA INC		202 MACKENAN DR	CARY NC 27511-6447	0 PINE COUNTRY LN
1743825043	TAYLOR, FRANCES L TAYLOR, KENNETH EARL		4516 CLIFTON RD	KNIGHTDALE NC 27545-9130	4516 CLIFTON RD
1743825614	TEUSCHER, RICHARD DALE		105 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	105 PINE COUNTRY LN
1743827605	WRIGHT, GREGORY H WRIGHT, RAFFAELA M		103 PINE COUNTRY LN	KNIGHTDALE NC 27545-9764	103 PINE COUNTRY LN
1743828644	NIXON, DORIS LEWTER		4500 CLIFTON RD	KNIGHTDALE NC 27545-9130	4500 CLIFTON RD
1743922906	EARLY, TROY O EARLY, RHONDA B		4425 CLIFTON RD	KNIGHTDALE NC 27545-9129	4449 CLIFTON RD

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 Clifton Road, Knightdale, NC 27545		
WAKE COUNTY PIN(s):	1743822316		
PROPOSED PROJECT NAME:	Poplar Creek Village Phase 4		
PROPOSED USE:	Single-Family Subdivision		
PROPOSED SQ. FT.:		TOWN LIMITS/ETJ:	Knightdale ETJ
CURRENT ZONING DISTRICT:	RT	PROPOSED ZONING DISTRICT:	GR3/PUD
PROPOSED LOTS:	50	DENSITY (DWELLING/ACRE):	2.86

CONTACT INFORMATION

APPLICANT:	Blackridge Properties, LLC		
ADDRESS:	414 Forsyth Street, Raleigh, NC 27609		
PHONE:	019.624.5458	EMAIL:	stuartpoulsen@gmail.com

SIGNATURE: 

PROPERTY OWNER:	Billy Royce Liles		
ADDRESS:	550 Fiddlers Ridge, Pine Knoll Shores, NC 28512		
PHONE:	252-726-0206	EMAIL:	

SIGNATURE: 

DEVELOPER:	Blackridge Properties, LLC		
ADDRESS:	414 Forsyth Street, Raleigh, NC 27609		
PHONE:	919.624.5458	EMAIL:	stuartpoulsen@gmail.com

SIGNATURE: 

THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY

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



TOWN OF KNIGHTDALE

DEVELOPMENT SERVICES DEPARTMENT

www.knightdalenc.gov

950 Struggle Square Court
Knightdale, NC 27545
(P) 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

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PROJECT ADDRESS:	0 Clifton Road, Knightdale, NC 27545		
WAKE COUNTY PIN(s):	1743822316		
PROPOSED USE:	Single-Family Subdivision		
PROPOSED SQ. FT.:	PROPOSED LOTS:	50	DENSITY (DWELLING/ACRE): 2.86
ZONING DISTRICT:	RT	SITE ACRES: 17.49	INSIDE CORPORATE LIMITS: Yes

CONTACT INFORMATION

APPLICANT:	Blackridge Properties, LLC	PHONE:	919.624.5458	FAX:	
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CASE NUMBER:

SUBMITTAL DATE:

X-REFERENCE(S):

FILING FEE:

SKETCH PLAN MEETING DATE:



The Town of Knightdale Staff Report

Date: January 13, 2020

To: Land Use Review Board
From: Donna Tierney – Planner
Subject: Street Tree Project Update

Department Director Signature – CH

PURPOSE: The purpose of this staff report is to continue discussions on potential corridors for the Fiscal Year 2021 Street Tree Project.

BACKGROUND INFORMATION: Since 2010 the Town of Knightdale has annually implemented a street tree beautification project. This initiative has been very successful and provides many physical, social, economic, and environmental benefits to Knightdale citizens. In addition to the benefits already listed, the street tree program also helps the Town meet the eligibility standards of remaining a Tree City USA.

The current fiscal year's approved street tree project is to add several plantings along the southwest quadrant on-ramp of the I-540/Knightdale Boulevard Interchange. The Public Works Department plans to start this project in late winter.

APPLICABLE REGULATIONS: N/A

STAFF ANALYSIS: After the December LURB meeting, staff received feedback from several board members. Staff will report the various ideas at the January 13 meeting.

ATTACHMENTS: N/A

RECOMMENDED ACTION

Receive as information.



The Town of Knightdale Staff Report

Date: January 13, 2020

To: Land Use Review Board
From: Donna Tierney – Planner
Subject: Tree City USA & Arbor Day
Update

Department Director Signature – CH

PURPOSE: The purpose of this staff report is to provide an update on the Tree City USA application and begin discussions on Arbor Day 2020.

BACKGROUND INFORMATION: The Town of Knightdale holds an annual Arbor Day celebration to both receive our designation as a Tree City USA, and to celebrate our community's commitment to aesthetics, greenery, urban forestry, and a high quality of life through the support of our Town's natural resources.

APPLICABLE REGULATIONS: N/A

STAFF ANALYSIS: Staff expects to learn soon that the Tree City USA application was approved. The Arbor Day celebration requires multi-department coordination, especially with Public Works and Parks and Recreation. Development Services staff will begin working with these two departments to determine the best date for the celebration, which is typically held in April. Staff will continue to provide LURB members with the updates as details are confirmed.

ATTACHMENTS: N/A

RECOMMENDED ACTION

Receive as information.