

PLANNED UNIT DEVELOPMENT

FOR

# THE OVERLOOK AT OLD CREWS

PREPARED FOR:

TOWN OF KNIGHTDALE  
FEBRUARY 9, 2026

PREPARED BY:



McKIM & CREED, INC.  
4300 EDWARDS MILL ROAD, SUITE 200  
RALEIGH, NORTH CAROLINA 27612  
919.233.8091

THE OVERLOOK AT OLD CREWS

# SITE DATA

## PROJECT DATA:

### NAME OF PROJECT:

THE OVERLOOK AT OLD CREWS

ADDRESS: 1712 OLD CREWS ROAD, KNIGHTDALE, NC

NC PIN(S): 1755-17-9244

DEED REFERENCE: DB. 19690 PG. 88

### PREPARED BY:

MCKIM & CREED, INC.

4300 EDWARDS MILL ROAD, SUITE 200, RALEIGH, NC 27612

PHONE: (919) 233-8091

CONTACT: LUKE TURNER, KLTurner@mckimcreed.com

### DEVELOPER/LANDOWNER:

JMRS ONE LLC

7208 FALLS OF NEUSE ROAD, SUITE 101

RALEIGH, NC 27615

PHONE: (919) 306-3330

CONTACT: JOHN MYERS, John@jpmsouth.com

CURRENT ZONING: RT (KNIGHTDALE)

CURRENT USE: WOODED/VACANT

PROPOSED ZONING: GR-8-PUD, PLANNED UNIT DEVELOPMENT

PROPOSED USE: SF RESIDENTIAL

TOTAL LOT AREA: 10.91 ACRES (131 UNITS)

DISTURBED AREA: 20.50 ACRES

DEPICTED DENSITY: 4.38 DU/A

RIVER BASIN: NEUSE

SURFACE WATER CLASSIFICATION: C, NSW

FIRM PANEL #(s): 3720175500K EFFECTIVE 07/19/2022

### OPEN SPACE:

ACTIVE OPEN SPACE PROVIDED: 3.00 ACRES

PASSIVE OPEN SPACE PROVIDED: 11.53 ACRES (8.71 ACRES OF CANOPY SAVE PROVIDED)

ON-STREET PARKING PROVIDED: 34 SPACES

ON-LOT PARKING PROVIDED: 2 SPACES PER LOT MINIMUM

CONNECTIVITY INDEX: 1.20

REAR LOAD SINGLE FAMILY LOT STANDARDS FOR 30' WIDE LOTS:	MINIMUM LOT SIZE: 3,000 SF MINIMUM LOT WIDTH: 30' PROP. FRONT SETBACK: 10' PROP. DRIVEWAY LENGTH: 20' SIDE SETBACK: 3' CORNER SIDE SETBACK: 8' PROP.REAR SETBACK: 15'
FRONT LOAD TOWNHOME LOT STANDARDS FOR 24' WIDE LOTS:	MAX. BUILDING HEIGHT: 3 STORIES PROP. FRONT SETBACK: 10' PROP. DRIVEWAY LENGTH: 20' SIDE SETBACK: 0' CORNER SIDE SETBACK: 8' PROP.REAR SETBACK: 15' BUILDING SEPARATION: 10'
REAR LOAD TOWNHOME LOT STANDARDS FOR 22' WIDE LOTS:	MAX. BUILDING HEIGHT: 3 STORIES PROP. FRONT SETBACK: 5' PROP. DRIVEWAY LENGTH: 20' SIDE SETBACK: 0' CORNER SIDE SETBACK: 8' PROP.REAR SETBACK: 15' BUILDING SEPARATION: 10'

## KnightdaleNext 2035 Comprehensive Plan

The proposed development meets the vision outlined in the KnightdaleNext 2035 Comprehensive Plan for Mixed Density Neighborhoods by providing greater access to a range of housing choices people need at different stages of life by mixing two or more housing choices into one community. The parcels comprising this PUD are primarily designated as Mixed-Density Neighborhood per the KnightdaleNext 2035 Comprehensive Plan. The Overlook is designed to meet the associated standards and goals:

- The homes are oriented to the interior of the site;
- The development is buffered from surrounding land uses to create proper transitions;
- The street layout within the community adheres to Knightdale's Comprehensive Transportation Plan by constructing a planned leg of the collector road that will ultimately connect Lucas Road and Old Milburnie Road thereby providing relief for Buffalo Road.

## Impact on Other Property

In addition to providing appropriate perimeter buffers, the proposed layout strategically uses natural features (i.e. floodplain & riparian buffers) to create natural transitions between the development and adjoining property. More intense uses (Townhomes) are located along existing arterials, whereas single family homes are set back off Old Crews Rd.

## Exceptional and Creative Design

Homes within the proposed PUD will follow a set of prescribed architectural design standards which preserve the spirit and intent of the design requirements previously applicable in Chapter 5 of the Knightdale UDO (archived version). The proposed development provides exceptional site design, character, and quality through the location of open spaces, diversified housing stock, and by forming vital pedestrian connections through the neighborhood to the greater Knightdale area through the incorporation of trails and supplemental pedestrian networks.

The Overlook at Old Crews is laid out in an efficient and compact manner which accommodates a mix of products while allowing for over 40% of the site to be left in natural open space. Building placement is designed to maximize visibility of natural areas from the streetscape and from front porches.

## Community Amenities

The Overlook at Old Crews PUD will preserve an existing pond and will overlook Beaver Creek. There will be four amenity areas located near an overlook and the pond. These amenity areas will include seating areas, a fishing dock, covered shelter, playground, and other natural amenities. The amenity areas will be connected via a series of pedestrian walkways.

## Parking and Traffic

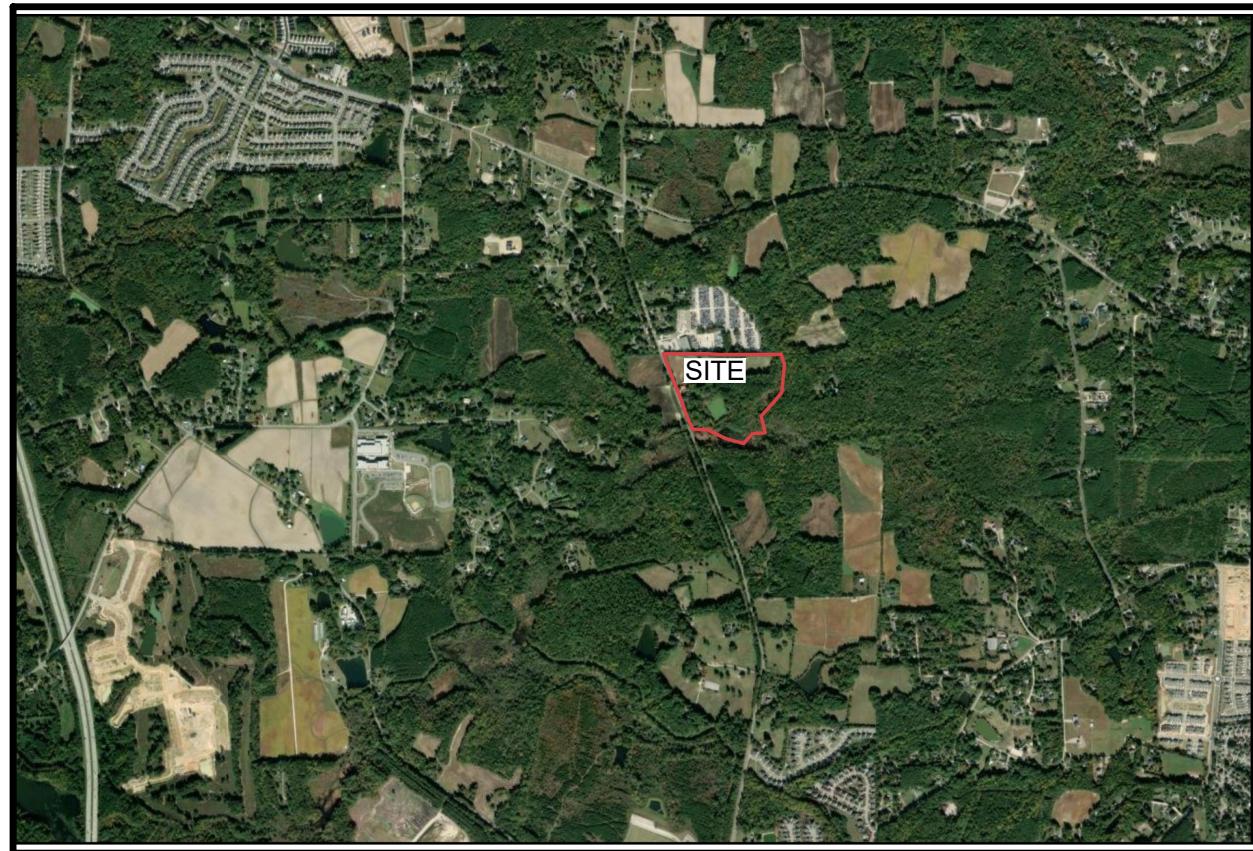
In order to alleviate congestion on existing public routes and ensure unimpeded access for emergency vehicles, Old Crews Road Subdivision has put forth a comprehensive plan encompassing essential parking facilities and road connections.

A notable feature within Old Crews Road Subdivision is the provision of on-street parking available along various internal roadways. Each lot will also have at least two parking spaces for resident vehicles. To enhance connectivity and accommodate future expansion, the project includes the incorporation of a number of stubbed roadways to adjacent properties. With the completion of these roads, Knightdale moves closer to the realization of its envisioned transportation system, an integrated street network encompassing both major thoroughfares and minor streets.

## Adequate Buffering

Old Crews Road Subdivision has been thoughtfully designed to incorporate landscaping and open spaces, for the benefit of both residents and visitors. The neighboring property consists of an Automobile Auction, unoccupied properties, and a planned residential property across the street. The preservation of existing tree canopy at the perimeter and around the existing riparian buffer provide additional buffering between the Old Crews Road Subdivision project and surrounding properties.

# SITE MODIFICATIONS



## GENERAL SITE MODIFICATIONS

With the desire to maintain the existing environmental features located along the southern portion of the site, the proposed development intends to deviate from UDO Section 11.2.C.11.a requiring 50 feet of public right-of-way frontage. This would allow for the existing vegetation and natural areas to be preserved and utilized as amenities for the benefit of the community. Utilizing this same concept, the development would propose to have homes fronting wooded areas and environmental features. To utilize these existing site amenities, the proposed plan diverges from UDO Sections 3.2.A and 6.6 detailing the priority of orientation for primary entrances. Proposed lots as a part of this project would front natural areas along the southern environmental features. Given the site's provided amenities and preservation of environmental areas, the project expects to meet the Town of Knightdale's Recreational UDO requirements.

## SETBACKS AND DRIVEWAYS

Given the significant portion of natural areas that are proposed to remain on site, the developable area becomes more compacted. To account for this compaction of the site, a deviation from the setback requirements specified in sections 6.5 of the UDO for the single family detached homes. The side, rear, and corner setbacks would be reduced to 3', 15', and 8' respectively to allow for more density in the compacted area.

Similar to the setback deviation mentioned above, the residential product drives are requested to be shortened from 35' in length as required by UDO section 3.4. Site drives would measure 20' from the edge of pavement for the rear alley loaded products and 20' from the right-of-way on the front loaded products.

## LOT DESIGN CRITERIA

Per section 6.6 of the UDO, townhomes must be rear loaded. Due to the nature of the perimeter of the site, it is proposed that some of the townhomes on site front the public road and have a rear that abuts the perimeter buffer of the site. This offers more variety in terms of product offerings. To offset the deviation, a wider townhome product will be utilized on the front loaded townhome products.

GR8 Zoning requires a lot width of 30' for all alley loaded units and a width of 80' width for all street loaded units. Given that some of the townhomes are intended to front public streets, a deviation is requested to reduce the townhome lot width on street loaded units to 22' and reduce the townhome lot width on the alley loaded units to 20'.

## DISTRIBUTION OF USES

Table 11.1.B in the Knightdale UDO requires a Min. 10% / Max. 40% Duplex / Townhouse, Min. 5% / Max. 40% Multifamily, and Min. 15% / Max. 60% Single Family. An exception to these requirements is requested to exclude the requirement for Duplex/Townhouse use. The currently proposed use mix is 57% townhomes and 43% single family. The exception to the distribution of uses is requested based on the significant amount of environmental and natural areas along the southern portion of the site and the desire to preserve as much of the existing vegetation as possible. The PUD shall be developed in such a way to be harmonious with the surroundings.

## TRANSPORTATION NETWORK

The site's transportation network intends to meet the Town of Knightdale's Standard Specifications to the greatest extent possible. The main deviation from these standards will be an adjustment to the Town of Knightdale's Avenue Section from the design width of 75' to 74'. This is requested to match the existing section that was previously approved in the subdivision to the west of Old Crews Road. The section will offer more consistency with the surrounding neighborhoods. The Town of Knightdale's Standard Avenue section does not have a version offering parallel parking, so the section is proposed to be modified in some portions to include a parallel parking element to better serve the proposed community.

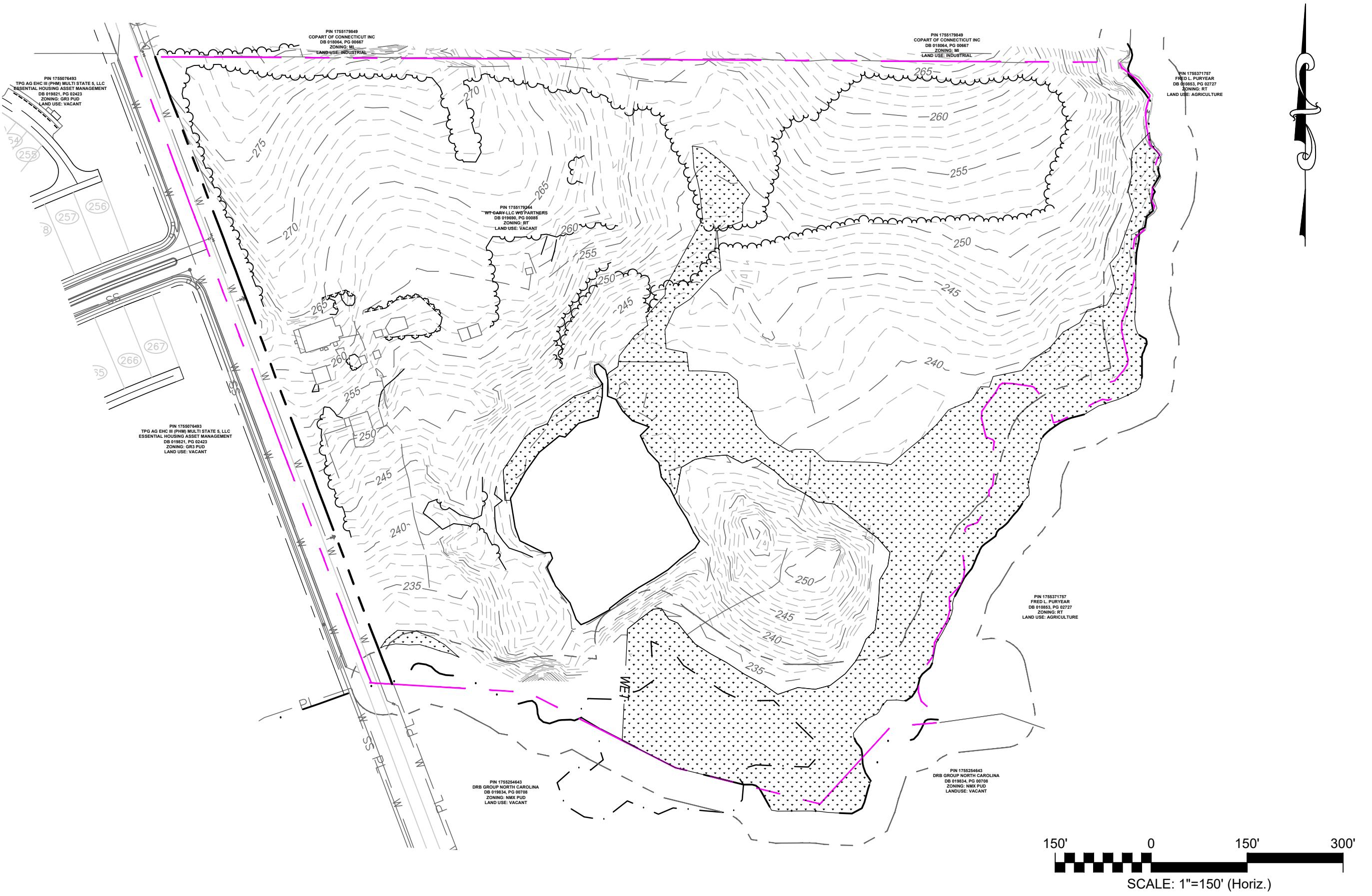
In addition to the Avenue Section adjustments described above, the site will have 2 types of private alley. One of these sections will be identical to the Town of Knightdale Standard Specifications for private alleys. In some areas as depicted on the master plan, a second private alley section is proposed that includes a sidewalk for additional pedestrian connectivity throughout the site.

Per UDO Section 11.3.C.7, subdivision roadway networks must have a connectivity index (number of links divided by number of nodes) greater than 1.40. Given the compact nature of the developable area, a deviation is requested to allow for a lower connectivity index to allow for a more efficient use of the available space.

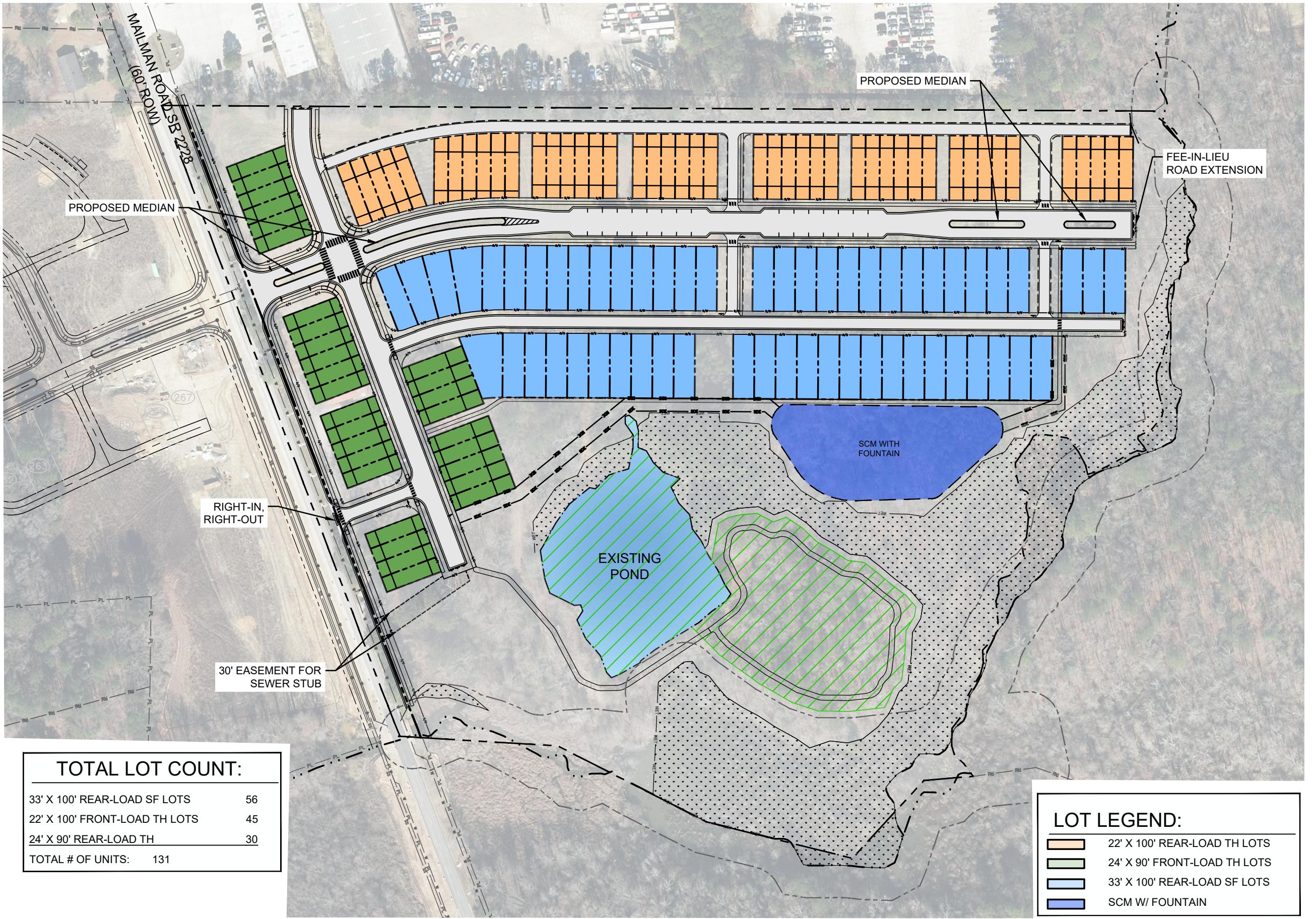
## REZONING CONDITIONS

- Maximum allowable density will be 4.70 du/ac.
- No fewer than 2 products shall be built
- No less than 40% of units built shall be single family detached
- No front loaded garages will be allowed on central avenue thoroughfare
- Drought resistant plantings will be utilized for site landscaping
- Site street lights will use LED fixtures
- \$200 Affordable Housing contribution per unit
- No Trespassing signs to the East of the property
- Density capacity per unit type
- Perimeter buffers and enhanced landscape buffers along Old Crews Road
- On-street parking

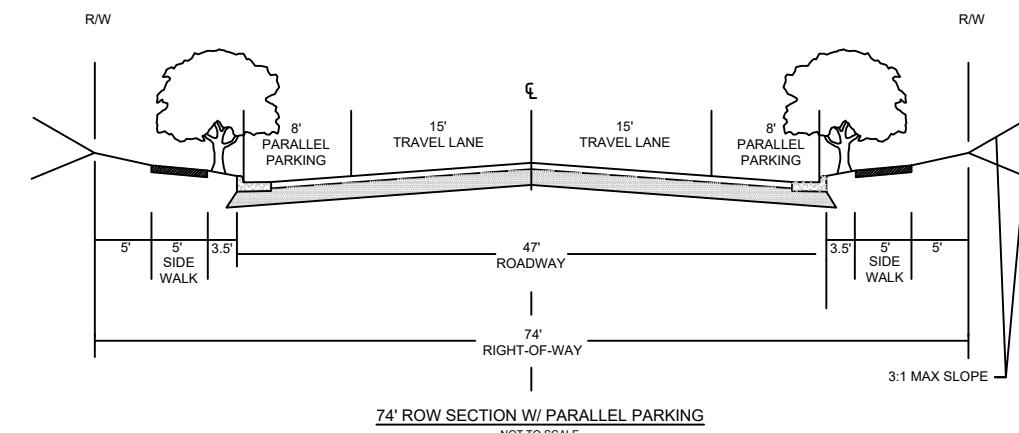
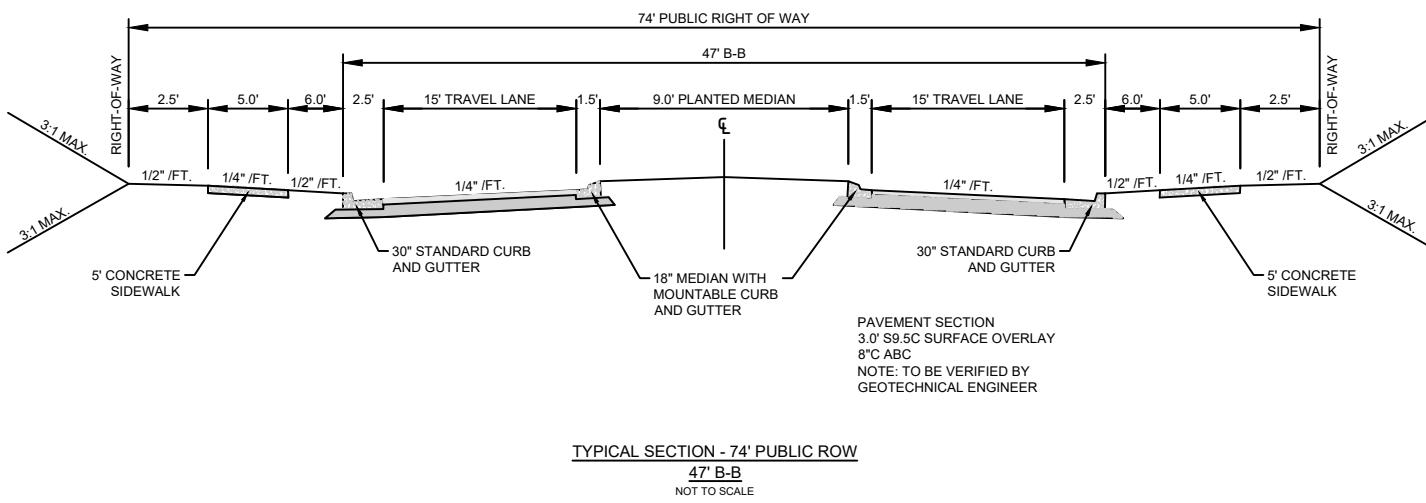
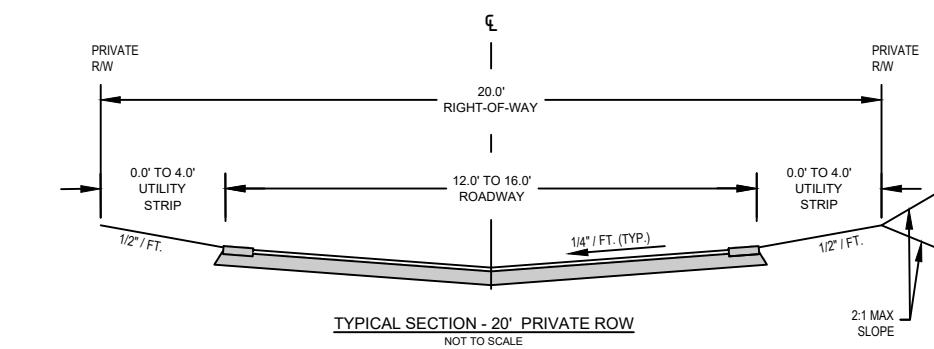
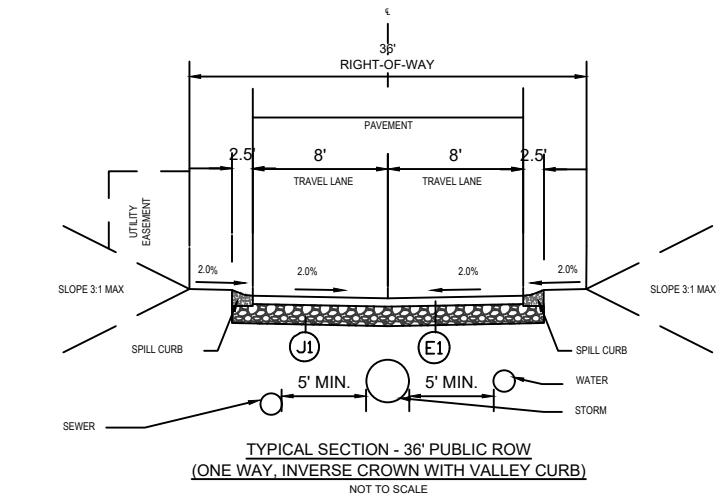
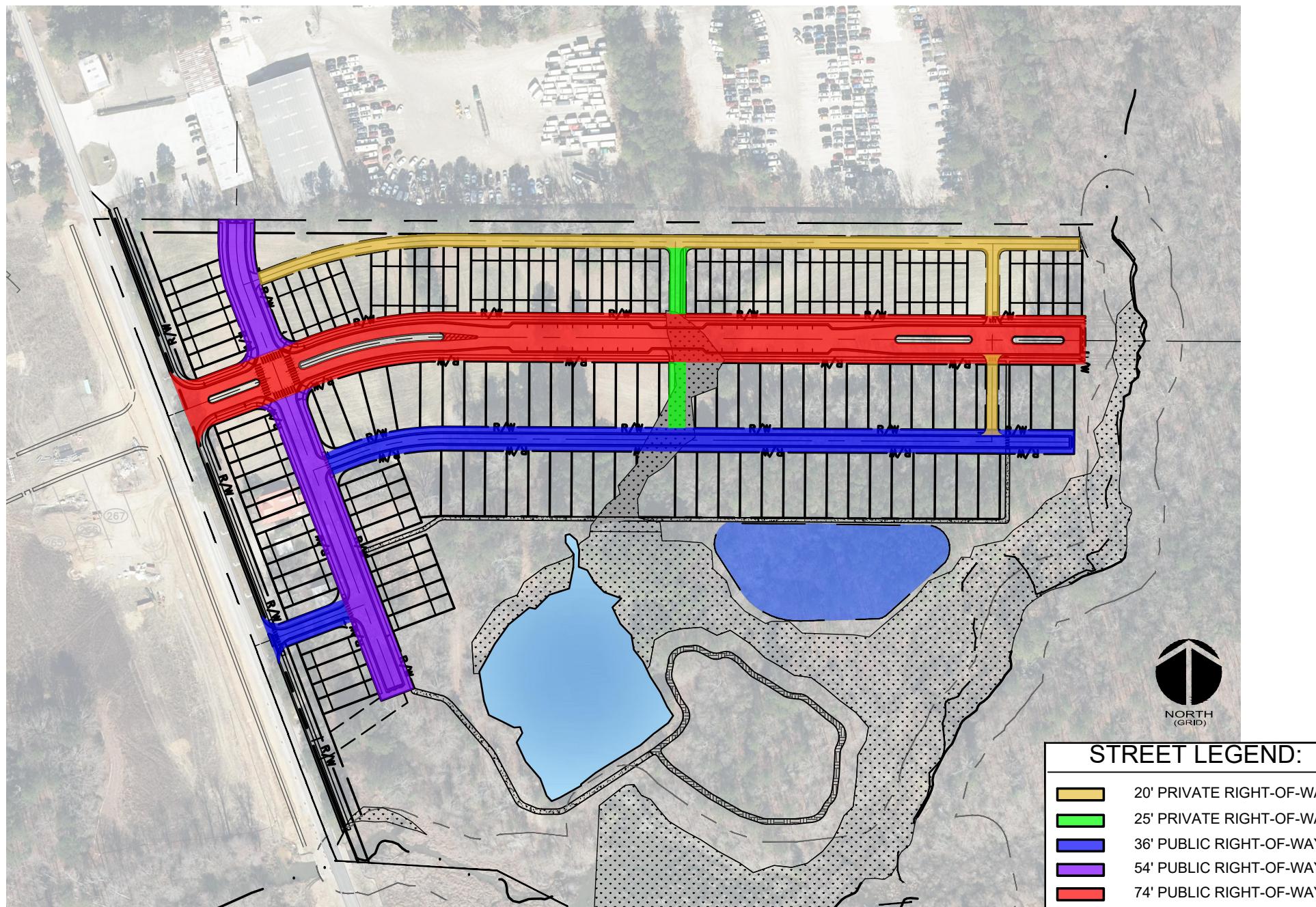
# EXISTING CONDITIONS



# COMMUNITY MASTER PLAN



# STREET SECTIONS



# RESIDENTIAL PRODUCT



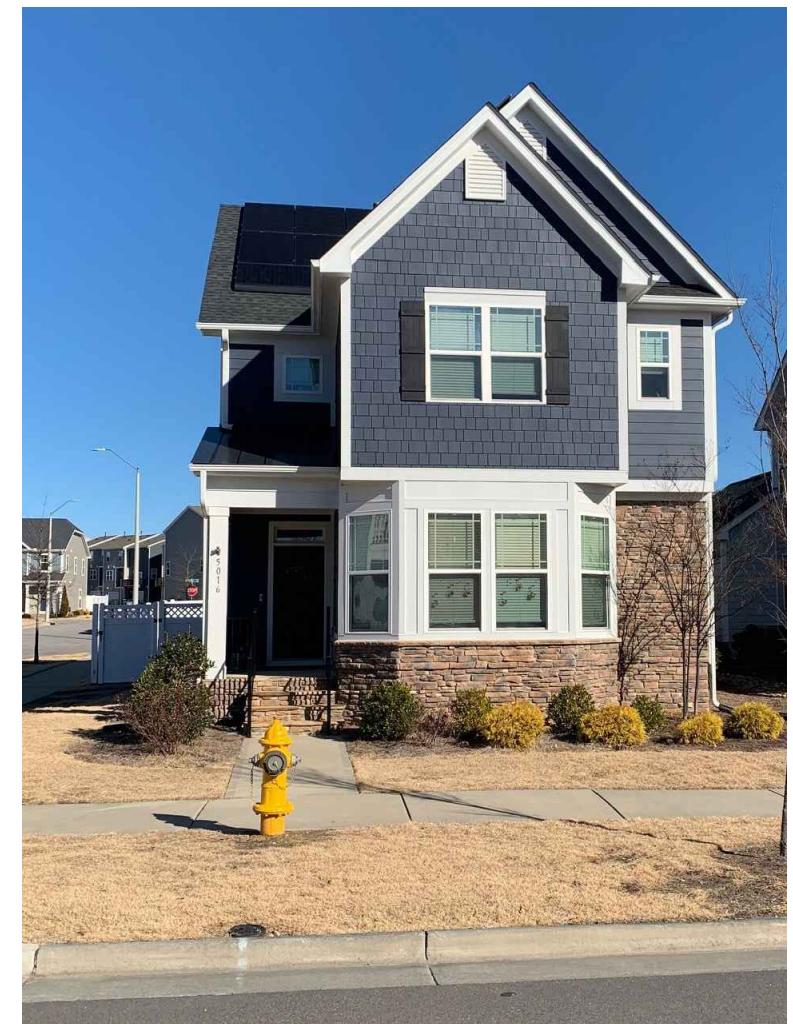
TOWNHOME PRODUCT

# RESIDENTIAL PRODUCT



TOWNHOME PRODUCT

# RESIDENTIAL PRODUCT



SINGLE FAMILY RESIDENTIAL PRODUCT

## **SINGLE FAMILY ARCHITECTURAL STANDARDS**

1. All Single Family Houses shall have a 2 car garage.
2. All front entrances shall be raised from the finished grade (at the Right of Way line) a minimum of 18 inches in height and be wrapped in brick or stone.
3. Usable porches and stoops shall be a minimum of five (5) feet deep and 30 square feet in area.
4. Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
5. Front facades shall be comprised of a minimum of two (2) of the listed wall materials.
6. Roof Materials may be comprised of the following: standing seam metal, asphalt shingles, copper, or wood shingles.
7. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
8. Principle roofs shall have a pitch between 6:12 and 12:12
9. Eaves shall project 8-12"

## TOWNHOUSE ARCHITECTURAL STANDARDS

Townhome buildings shall be carefully planned to ensure that each building has vertical and horizontal steps as well as thoughtfully coordinated facades, roof elements, and color packages to create interesting and varied streetscapes. The following committed conditions shall help ensure diversity and quality:

1. Townhomes shall include a minimum of 1,400 heated square footage.
2. Townhome units may vary in width from 20' to 28' wide.
3. Rear-loaded Townhomes 22' or less in width shall have at least a 1 car garage and all rear-loaded Townhomes wider than 22' shall have a 2-car garage.
4. On front-loaded townhomes....(i) all end units shall have a 2-car garage; and (ii) all Interior units may have a 1-car or 2-car garage.
5. All front-loaded townhomes shall incorporate a rear deck or patio (min 80 sq. ft). These decks or patios may encroach into the rear setback, due to the presence of buffers behind units.
6. Townhomes may be 2 story or 3 story buildings.
7. All rear-loaded townhomes shall have front entrances raised from the finished grade (at the frontage line) a minimum of 18 inches.
8. Foundations shall be raised slabs, stem walls or crawls and clad in brick or stone.
9. Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
10. Roof Materials may be comprised of the following: standing seam metal, asphalt shingles, copper, or wood shingles.
11. Front facades shall be comprised of a minimum of two (2) of the listed wall materials.
12. Townhouse Buildings shall have doors, stoops, balconies, terraces and /or windows on any façade clearly visible from a public right-of-way.
13. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
14. Principle roofs shall have a pitch between 5:12 and 12:12.
15. Eaves shall project 8-12".
16. All front entry doors shall have window inserts.
17. All townhomes shall provide detailed design along all facades visible from a public right-of-way. A minimum of one (1) architectural feature from three (3) of the four (4) categories shall be utilized.

### A. Entrance

- Recessed Entry with 6" min. width door trim
- Covered stoop (5x5' min)
- Usable porch a minimum of 5' deep and extending more than 50% of the façade (excluding garage doors).

### B. Building Off-Set (Min. of 2 per building cluster)

- Façade Off-Set (12" min.)
- Roof Line off-set (12" min.)

### C. Façade

- Bay Window.
- Balcony.
- Window Trim (4" min. width)
- Patterned Finish (Scales, Shakes, Wainscoting, etc.)

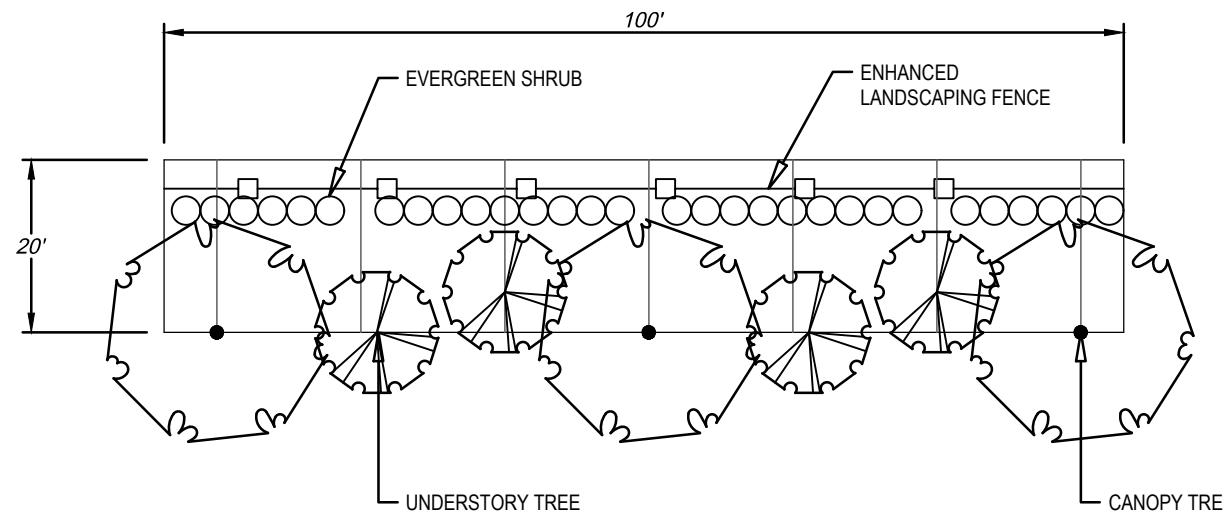
### D. Roof

- Dormer
- Gable
- Cupola/Tower/Chimney

## THE OVERLOOK AT OLD CREWS AFFORDABLE HOUSING CONDITION

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The nature of the development offers a variety of housing types that enhance the Town of Knightdale's Affordable Knightdale Plan. With townhomes and lower area single family homes, home buyers will have more opportunity to purchase affordable homes. Townhomes in general are lower priced and more affordable housing products when compared with larger single family units. In addition to the diverse housing mix, the developer of the project will commit to donating a fee per unit to the Town of Knightdale Affordable Housing Trust Fund. This will allow for the Town to distribute funds as it reviews cases for home buying assistance which is a key pillar of the Affordable Knightdale Plan.



## ENHANCED ROADSIDE LANDSCAPING WITH FARM-STYLE FENCING SECTION

### WATER ALLOCATION POINTS

WATER ALLOCATION COMPLIANCE	PTS
BASE POINTS - MAJOR SUBDIVISION	15
CONSERVATION OF NATURAL HABITAT	5
FOUNTAIN IN POND	4
EXCLUSIVE USE OF NATIVE PLANTS	5
USE OF XERISCAPING TECHNIQUES AND DROUGHT TOLERANT SPECIES	3
OUTDOOR PUBLIC DISPLAY OF ART (2)	8
ENHANCED ROADSIDE LANDSCAPING AND HARDSCAPING	2
ENHANCEMENT OF AFFORDABLE KNIGHTDALE PLAN	5
IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4
<b>TOTAL</b>	<b>51</b>

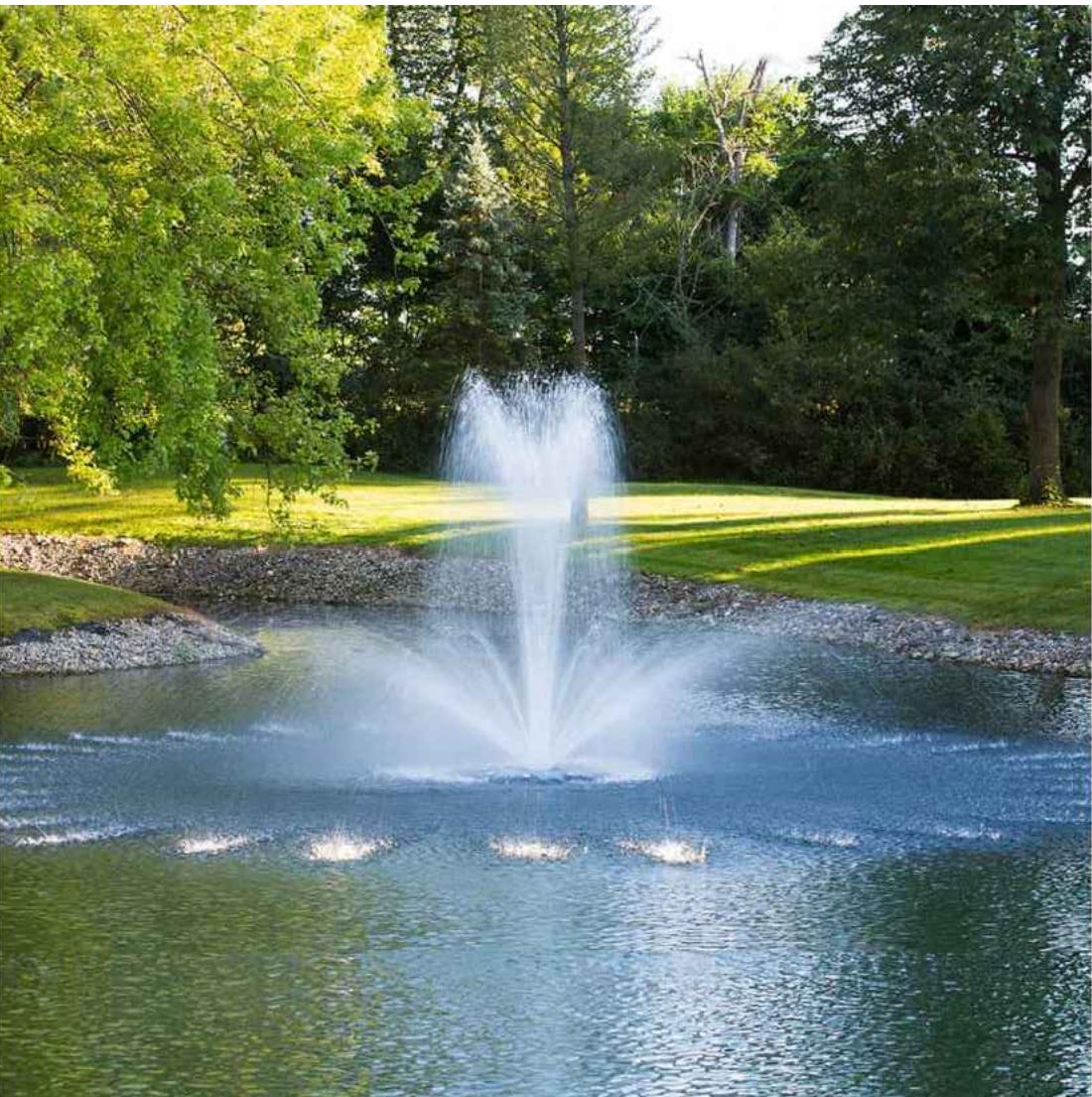
\*EXCEEDS MINIMUM DESIGN CRITERIA OF  
50 ALLOCATION POINTS BY 1 POINT



## ENHANCED LANDSCAPING FENCING

## SCM Amenities

The pond area of the Old Crews Subdivision has been preserved to serve as an amenity to the community. The pond will be equipped with a fountain to add to the aesthetic value of the existing feature. Improvements have been added on the east side of the existing pond to better utilize the pond. Access walks and benches have been placed around the pond to allow for access and comfort as members of the community observe and utilize the existing natural area.

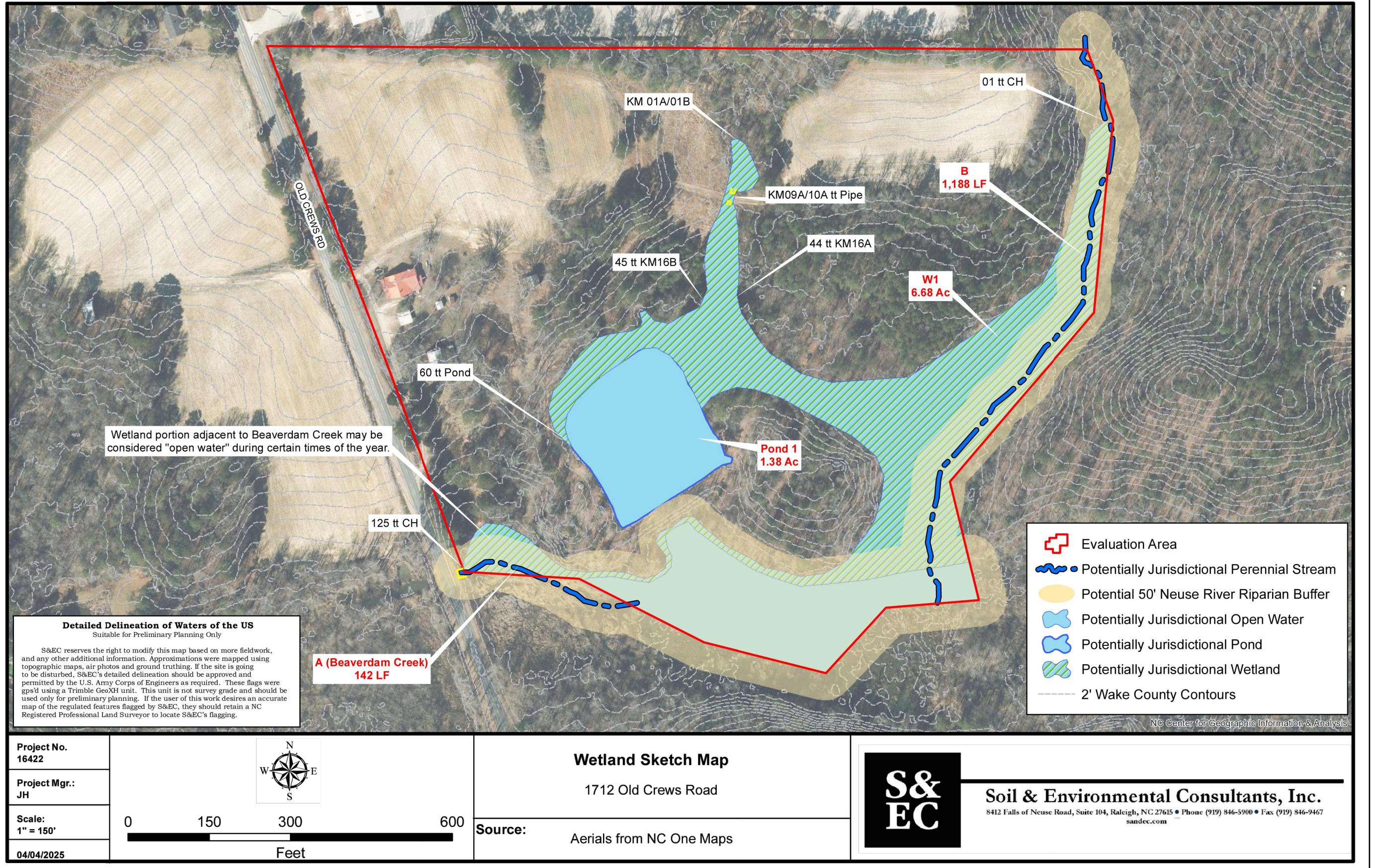


# COMMUNITY AMENITIES



AMENITY LAYOUTS ARE CONCEPTUAL AND WILL BE UPDATED  
WITH A LANDSCAPE ARCHITECT DURING CONSTRUCTION  
DOCUMENTS

# WETLAND DELINEATION



# ADJACENT PROPERTY OWNERS

Owner	Mail Address 1	Mail Address 2	Mail Address 3
COPART OF CONNECTICUT INC	14185 DALLAS PKWY STE 300	DALLAS TX 75254-1327	
DRB GROUP NORTH CAROLINA LLC	1101 SLATER RD STE 300	DURHAM NC 27703-5427	
PORTILLO, OMAR A	1915 OLD CREWS RD	KNIGHTDALE NC 27545-8479	
PURYEAR, FRED L	PO BOX 102	KNIGHTDALE NC 27545-0102	
TPG AG EHC III (PHM) MULTI STATE 5, LLC	ESSENTIAL HOUSING MANAGEMENT	8585 E HARTFORD DR STE 118	SCOTTSDALE AZ 85255-5473
WATKINS, SHIRLEY J	1901 OLD CREWS RD	KNIGHTDALE NC 27545-8479	

# NEIGHBORHOOD MEETING



Town of Knightdale | 950 Steeple Square Ct. Knightdale, NC 27545  
KnightdaleNC.gov | 919-217-2241

## NEIGHBORHOOD MEETING ATTENDANCE SHEET

Please list Neighborhood Meeting Attendees who provided their name and/or contact information either during the meeting or via phone/email before or after the meeting. Use duplicate sheets if needed.

	Name/Organization	Address	Phone Number	Email Address	Follow Up Requested?
1.	FRED PURYEAR	8224 BUFFALOE Rd	(919)217-9052	PURYEARL@BELLSOUTH.NET	YES
2.	LINDA PURYEAR	a a	" "	" "	YES
3.					
4.					
5.					
6.					
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