

Knightdale Adams Assemblage

Planned Unit Development

Knightdale, North Carolina

Submittal Dates

First Submittal: August 24, 2026

Developer

Beacon Partners
3600 South Boulevard, Suite 2500
Charlotte, NC 28209



Civil Engineer

Advanced Civil Design, Inc.
51 Kilmayne Drive, Suite 102
Cary, NC 27511



Land Use Attorney

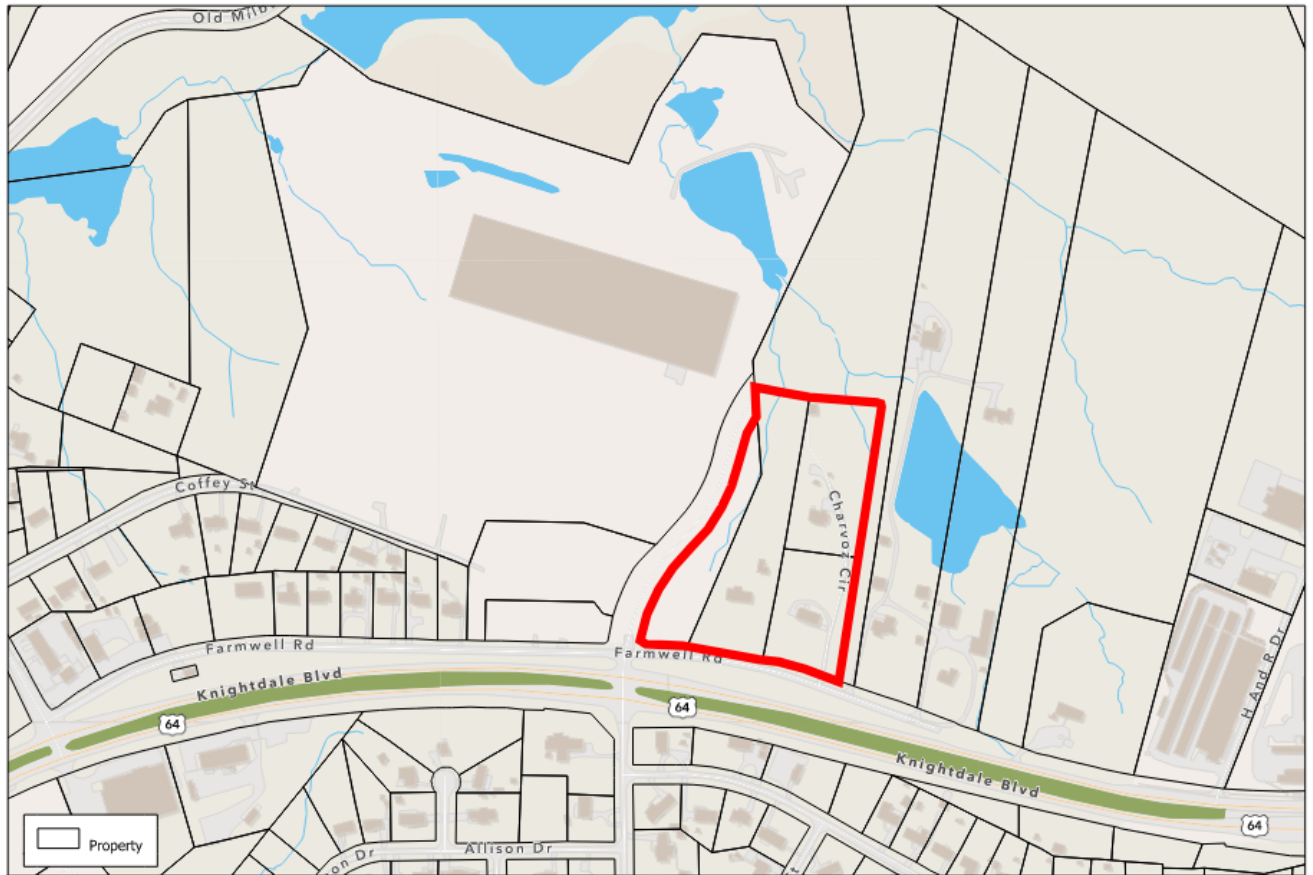
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301 Fayetteville Street, Suite 1400
Raleigh, NC 27602



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1. VICINITY MAP



Knightdale Adams Assemblage



0 200 400 800 ft
1 inch equals 400 feet

2. PROJECT DATA

Name of Project:	Knightdale Adams Assemblage
Property Owners:	Beacon KG Land LLC 500 E. Morehead Street, Suite 200 Charlotte, NC 28202 Amy Jackson 5909 Farmell Road Raleigh, NC 27610 Clayton & Ann Adams 5917 Farmell Road Raleigh, NC 27610
Developer:	Beacon Partners 3600 South Boulevard, Suite 250 Charlotte, NC 28209
Prepared by:	Parker Poe Adams & Bernstein LLP 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601 Advanced Civil Design, Inc. 51 Kilmayne Dr., Suite 102 Cary, NC 27511
Current Zoning:	Manufacturing and Industrial - Planned Unit Development (MI-PUD); Rural Transition (RT)
Proposed Zoning:	Manufacturing and Industrial - Planned Unit Development (MI-PUD)
Knightdale Next Growth and Conservation Map Designation:	Retail and Mixed Density Neighborhood
Site Primary Address:	0 Milburnie Lake Drive, Knightdale, NC 27610
Property Identification Numbers:	1744051409; 1744052574; 1744054378; 1744055727
Total Acreage:	8.909 acres

KNIGHTDALE ADAMS ASSEMBLAGE PLANNED UNIT DEVELOPMENT

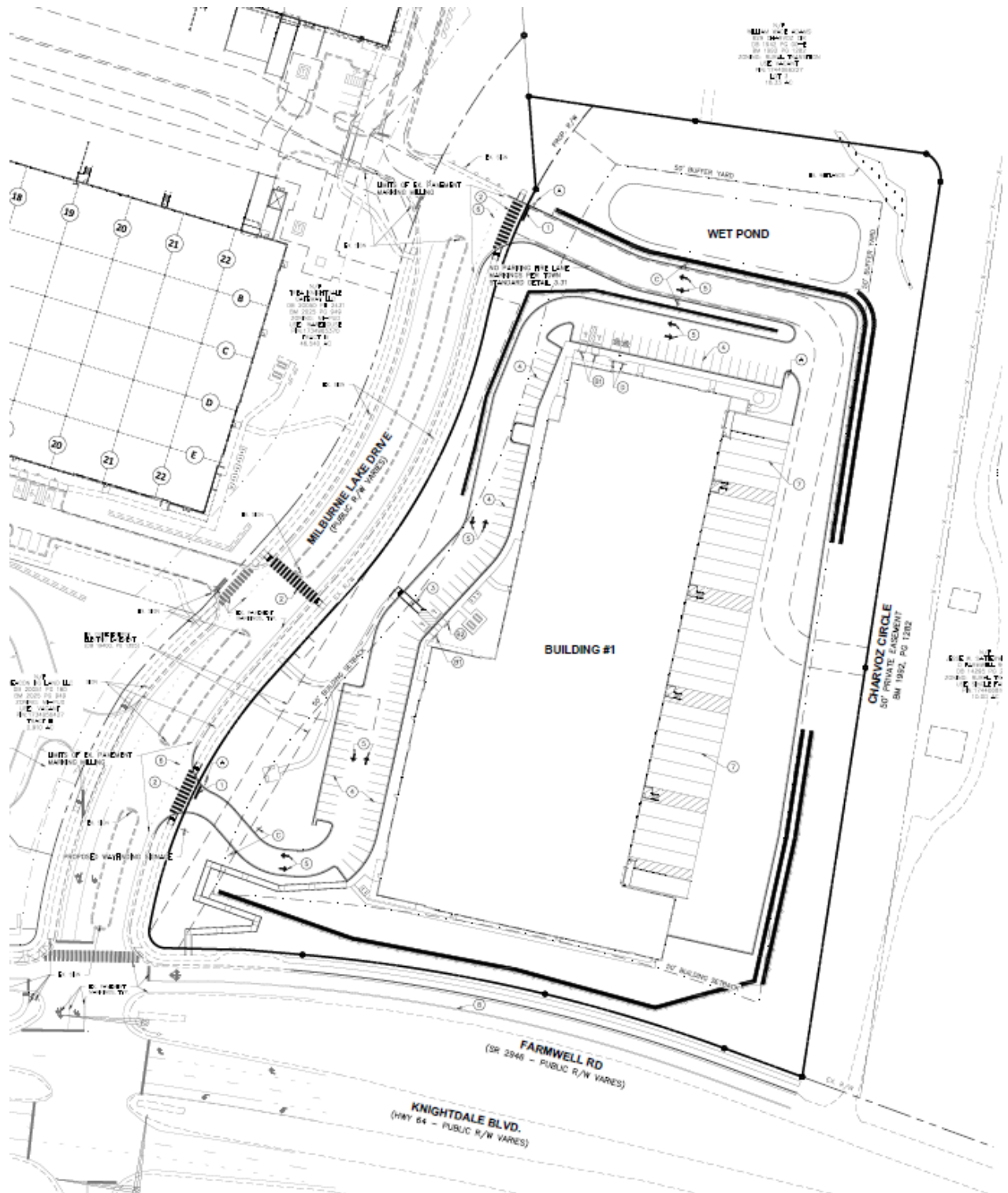
Current Land Use: Mixed Use Business Park / Vacant

Proposed Land Use: Mixed Use Business Park

3. EXISTING CONDITIONS



4. MASTER PLAN

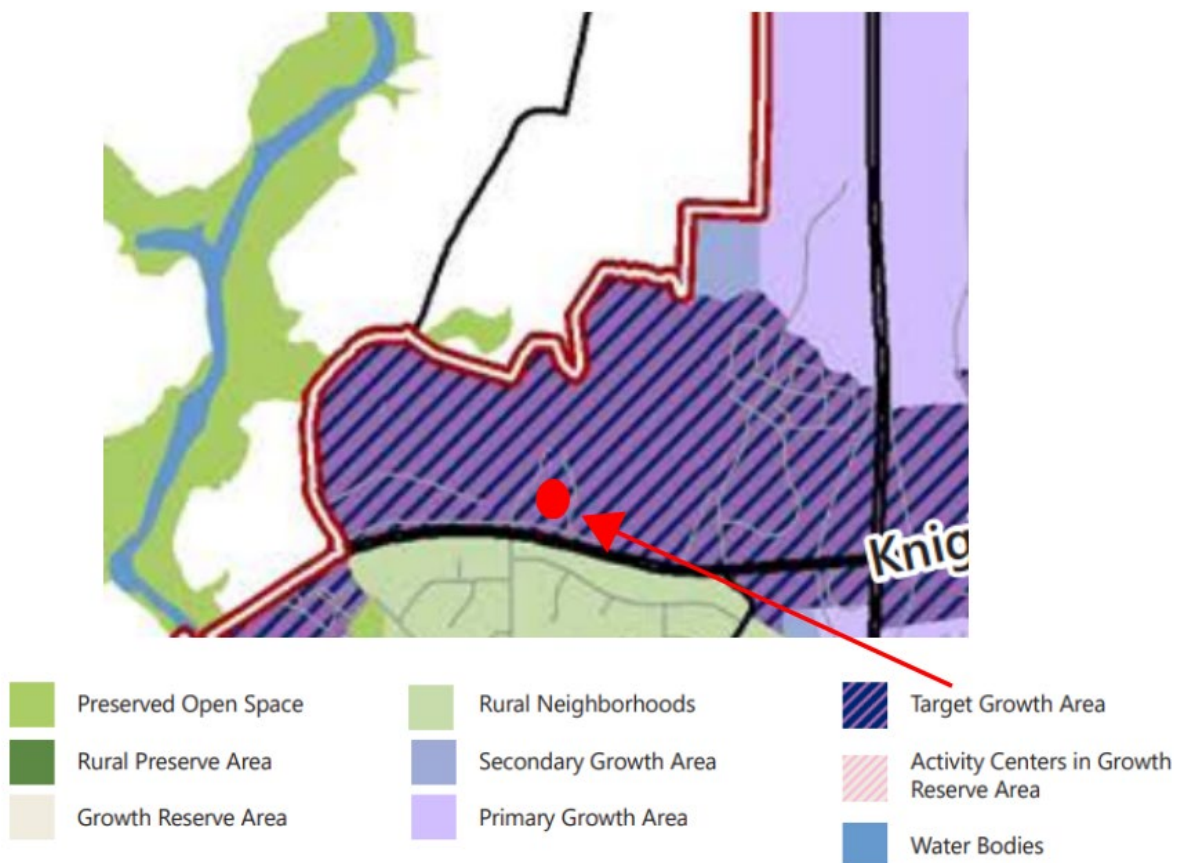


5. VISION STATEMENT

Knightdale Adams Assemblage is a proposed Class A business park designed to create a distinctive employment center within a high-quality campus setting. The project implements the recommendations of the Knightdale Next V.2 2035 Comprehensive Plan, enhancing this important gateway into Knightdale. Strategically located near the interchange of Knightdale Boulevard and I-540, the development is designed to accommodate a diverse mix of premier users, including life sciences, research and development, office, and wholesale/distribution operations. Knightdale Adams Assemblage will be designed by the same team that delivered the Knightdale Gateway development and will incorporate a similar palette of high-quality materials and architectural detailing. Building on the design approach that earned Knightdale Gateway the Community Appearance Award, the project emphasizes exceptional architecture, pedestrian-oriented site design, and thoughtfully integrated landscaping. The master plan prioritizes long-term functionality and durability through the use of quality materials and flexible building designs that can readily adapt to evolving tenant needs and occupancy over time.

6. STATEMENT OF CONSISTENCY: COMPREHENSIVE PLAN

The KnightdaleNext V.2 Comprehensive Plan establishes a vision and guiding principles, analyzes existing conditions and emerging trends, describes and illustrates a plan for future development and supporting infrastructure, and outlines steps for implementation. The Comprehensive Plan features the Intentional Growth Areas Map, a high-level tool for assisting in the decision making process for development proposals with the intent to prioritize development proposals based on how well each fit within the surrounding area. Knightdale Adams Assemblage is in the center of the Target Growth Area, which recommends that future growth should be guided into more compact and efficient development patterns that will help manage the timing, location, and magnitude (length and size) of expensive infrastructure investment.



Knightdale Adams Assemblage is consistent with The Town's growth strategy prioritizing development within designated activity centers and mixed-use corridors to accommodate projected growth through 2035 while creating new employment and innovation opportunities. The proposed uses and master plan will facilitate a more compact and efficient development pattern along a major transportation corridor into the Town. The site is also near the intersection of Knightdale Boulevard and 540, where future growth is anticipated.

The KnightdaleNext V.2 Comprehensive Plan also features the Future Place Type Map, which refines the intent and focus of the Intentional Growth Area Map and organizes the community

KNIGHTDALE ADAMS ASSEMBLAGE PLANNED UNIT DEVELOPMENT

into different place types. The place types are prioritized for varying degrees of land conservation and growth that supports a series of existing and proposed mixed-use, walkable neighborhoods and centers that vary in scale and character. The Map is intended to show, in a general sense, the desired types, locations, patterns, and intensities of future development.

Knightdale Adams Assemblage is within both the Innovation Center and Mixed-Use Center place types. The proposed development is consistent with the vision for both the Mixed-Use Center and Innovation Center future land use designations by serving as a high-quality employment use that supports economic growth, innovation, and technology-driven industries. As a research, laboratory, and office-based employment center, it complements the planned mix of commercial and office while creating high-wage jobs that strengthen the community's economic base. The proposed development also supports the Town's goals for walkability and connectivity by incorporating Complete Streets elements, pedestrian and bicycle access, enhanced outdoor open spaces with elevated landscaping, and sustainable site design that integrate with surrounding development.



7. STATEMENT OF CONSISTENCY: UNIFIED DEVELOPMENT ORDINANCE

Knightdale Adams Assemblage is proposed to be developed as a Planned Unit Development Overlay District (PUD), according to the base Manufacturing and Industrial zoning district (MI). The Knightdale Adams Assemblage master plan is designed to comply with the development standards outlined in the Town of Knightdale's Unified Development Ordinance (UDO), as well as the Town's standards and specifications for the design and construction of the project.

8. DEVELOPMENT STANDARDS

Knightdale Adams Assemblage is a master planned class A business park designed to the development standards of the MI zoning district.

8.1 PERMITTED USES

The Knightdale Adams Assemblage property may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

Manufacturing/Wholesale/Storage Uses

- Laboratory – medical, analytical, research & development
- Manufacturing, Light
- Research and Development
- Storage – Warehouse, indoor storage
- Wholesaling and Distribution
- Brewery / Winery / Distillery

8.2 OPEN SPACE AND TREE SAVE AREAS

There is no residential component proposed with this development, therefore recreational open space is not required per UDO 11.2.C.

Knightdale Adams Assemblage is designed to meet the minimum public gathering space required as described in UDO Section 6.12.

In accordance with UDO Section 7.4(M), Knightdale Adams Assemblage provides the following Tree Cover Area:

Perimeter of Site:	2,722 ft
Required Tree Cover Area (Perimeter):	$2,722 \text{ ft} \times 20 = 54,440 \text{ sf}$
Required Area % of Total Lot Area:	$38,812 \text{ sf} / 388,076 \text{ sf} = 10.00\%$
	$38,812 \text{ SF} < 54,440 \text{ SF}$
Existing Tree Cover Area to be Utilized:	38,906 sf
Additional Tree Cover Area Required:	0 sf
Re-planted Tree Cover Area Required:	0 sf
Re-planted Tree Cover Area Provided:	15,149 sf

8.3 PERIMETER BUFFERS AND ENHANCED LANDSCAPING

KNIGHTDALE ADAMS ASSEMBLAGE PLANNED UNIT DEVELOPMENT

In accordance with UDO Section 7.4.I, Knightdale Adams Assemblage is designed with 50 ft Type D buffer yards with landscaping to provide an opaque screen.

9. INFRASTRUCTURE

9.1 STREETS AND SIDEWALKS

Streets and sidewalks within Knightdale Adams Assemblage are designed to meet the standards of the Town of Knightdale, including roadway improvements along Farmwell Road.

9.2 PARKING

Knightdale Adams Assemblage is designed to meet the parking and loading standards as described in UDO Section 7.1.

Maximum No. of Parking Spaces: 1.5 per ksf GFA
 Minimum No. of Parking Spaces: 0.5 x maximum

Building No.	GFA (sf)	Max Spaces	Min Spaces	Auto Spaces Provided
1	100,288	150	75	83

Electric Vehicle Parking Requirements: 1 per 40 spaces = 2 spaces
 EV Charging Stations/Dedicated Spaces Provided: 2 spaces

Bicycle Parking Required: 1 per 10 parking spaces = 8 spaces
 Bicycle Parking Provided: 8 spaces

9.3 STORMWATER MANAGEMENT

Knightdale Adams Assemblage will meet all applicable requirements and standards as described in UDO Chapter 9. The Stormwater Control Measures are designed to meet the stormwater reduction requirements, including limiting the post-development stormwater flows to not exceed the pre-development stormwater runoff for the 1-year, 2-year, and 10-year storm events. The project will use approved devices to control the stormwater sediment runoff. These devices may include wet detention basins, constructed wetlands, bioretention areas, sand filters or any other approved stormwater control measure.

ARCHITECTURAL STANDARDS

1. In order to divide and create vertical orientation on building facades and add visual interest, expanses of blank wall shall not exceed seventy (70) feet in width without being interrupted with an architectural feature such as, but not limited to:
 - a. columns,
 - b. recesses in or projections from the building façade,
 - c. piers,
 - d. rooflines,
 - e. brick patterns, or
 - f. reveals in concrete tilt construction with contrasting paint colors.
2. Each building façade shall have architectural features that are repeated through the pattern of walls and openings. Each building façade shall have an identifiable base, body, and cap with horizontal elements separating these components. The body of the building shall constitute a minimum of 50% of the total building height.
3. Buildings shall be architecturally compatible by way of colors and use of materials with the adjacent Knightdale Gateway development.
 - a. Building exterior shall have a minimum of two different colors.
 - b. Building exterior shall have a minimum of two different materials.
 - c. The primary façade of the building shall include one of the following materials:
 - i. Concrete tilt or precast concrete wall panels, with a base wall paint color in conjunction with varying complimentary accent paint colors,
 - ii. Brick masonry,
 - iii. Stone or Ceramic Tile accents, or
 - iv. Aluminum storefronts with anodized or pre-finished colors.
 - d. The following exterior building materials shall be prohibited:
 - i. Vinyl siding,
 - ii. Painted, smooth faced concrete block (decorative blocks are acceptable).
4. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade.
5. Soffit and fascia materials shall be EIFS, architectural metal panels (ACM), or tongue and groove wood.

6. Windows and storefront glazing shall have mullions that provide rhythm and visual interest.
7. Building's primary entrance shall emphasize street level, pedestrian focused visual interest through the use of features such as, but not limited to:
 - a. columns,
 - b. piers,
 - c. windows,
 - d. recessed entries,
 - e. sheltering elements,
 - f. rooflines,
 - g. trim,
 - h. color change,
 - i. material change, or
 - j. and masonry patterns.
8. Building's secondary entrances shall emphasize street level, pedestrian focused visual interest through the use of features such as, but not limited to:
 - a. recessed entries,
 - b. sheltering elements, or
 - c. adjacent storefront windows.
9. Building facades facing public streets shall incorporate enhanced architectural features to create visual interest
10. The façade of building corners shall maintain a relation to each other, but are not required to be identical.
11. Each building shall have a minimum of two parapet heights.
12. Simple parapet roof edges with coping shall be used.
13. Roof features may include architectural standing seam metal or canopies using architectural prefinished metal panels (Aluminum Composite Material).

NEIGHBORHOOD MEETING(S) REPORT

1. An in person neighborhood meeting was held at 6:00 pm on July 30th, 2026, according to the requirements described in UDO Section 12.2(C)(3). First-class mail notice was provided to property owners within 200 feet of the property proposed to be rezoned on June 18, 2026. Approximately 2 neighbors attended the meeting. Following a presentation by the development team, the following issues were discussed:
 - Provided brief overview of the rezoning and permitting process.
 - Discussion high level schedule for grading and vertical construction of the development.

Neighborhood Meeting Attendance Roster:

- Clay Adams
- Amy Jackson