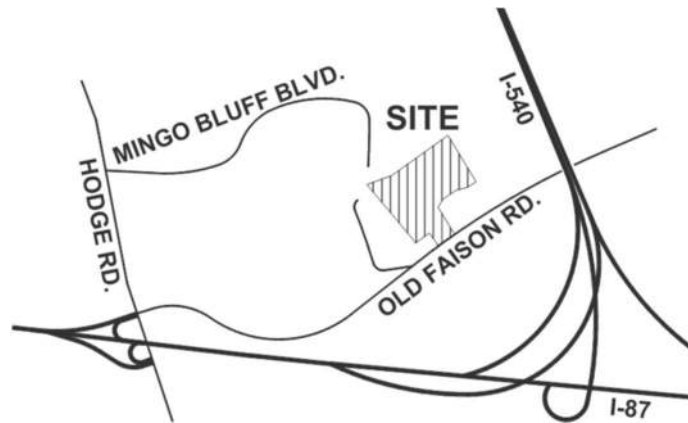




## OLD FAISON PLACE

A MASTERPLANNED RESIDENTIAL COMMUNITY IN KNIGHTDALE BY GLENWOOD HOMES



### INTRODUCTION:

This development is located on approximately 21 acres off of Old Faison Road in Knightdale. Existing zoning is GR8 Medium Density. Proposed zoning is GR8 PUD. The project includes 23 proposed single family residential homes and 94 townhouses for a total of 117 residential units.

### VISION STATEMENT:

Glenwood Homes was founded on the principal of quality homes for every lifestyle. We are passionate about building homes that have functional floor plans for today's life choices. We bring these homes to our homebuyers at a price that demonstrates value and the best quality possible. Our team has a wealth of knowledge in the North Carolina market and together has over 80 years of experience in building communities that will stand the test of time.

Our vision for this project in Knightdale is to create a vibrant, sustainable community that embodies quality and elegance. Drawing on our rich history of crafting attractive residential developments, we aim to blend innovative design with a commitment to environmental stewardship, fostering a neighborhood that not only enhances the beauty of the area but also promotes a strong sense of community. Our goal is to provide future residents with not just homes, but a lifestyle defined by comfort, accessibility, and connection.

## UDO COMPLIANCE:

This project has been designed to comply with the Town of Knightdale Unified Development Ordinance, including but not limited to the zoning standards, allowable uses, buffers, landscaping, stormwater, utilities, lighting, roadway, parking, and open space requirements.

## COMPREHENSIVE PLAN:

The proposed Old Faison Place project is consistent with the KnightdaleNext V.2 2035 Comprehensive Plan in many regards and specifically as follows:

The property is in a Secondary Growth Area. Mixed used developments are recommended in Secondary Growth Areas. This project will have a mix of housing types and is also designates an area for future commercial uses. The Plan indicates that this property is located next to a "trail-oriented development activity center". This project is proposing an internal walking trail. A wide pedestrian sidepath is intended to be constructed along Old Faison Road per the Town standards. In order to provide mixed use as contemplated by the Plan, the Master Plan includes a commercial lot adjacent to Old Faison Road for potential future development. This project qualifies as a "mixed density neighborhood", according to page 77 of the Comprehensive Plan. The project includes a grid street network with parallel parking along some streets, as well as multiple stub streets to adjacent properties, which is a goal of the Plan.

The Comprehensive Plan describes how the Town's population has grown substantially from 1,884 people in 1990 to 20,971 in 2023. The Town takes pride in its expanding population, and this project will help the Town to continue to grow. The Plan indicates that the median home value in Knightdale is \$364,693. The proposed townhouses and single-family houses in this development are expected to have a similar price point and will complement the real estate value of the area. The Comprehensive Plan indicates that the Town has a shortage of townhouses: Only 6% of all residential units in Knightdale are townhouses. This project has a significant number of proposed townhouse units and will help the Town to achieve a more balanced mix of residential housing types in the Town. The Comprehensive Plan indicates that the economy is an important factor to the Town.

The development proposal also satisfies many of the eight guiding principles under the Knightdale Plan including:

- 1. Planned and Orderly Growth.** A variety of residential housing types, together with future commercial development, contribute to the mix of development intensities and will promote economic development and the efficient use of property. The inclusion of significant recreational facilities will foster social interaction and community building and will make the community more vibrant and connected.
- 2. Townwide Placemaking.** A hallmark of the Comprehensive plan is to provide comprehensive and connected open spaces. This project includes a connected open space corridor, including pickleball courts, multi-use field, playground, walking trail, landscaped areas, benches, fire pit, dog park, and a stormwater pond with a fountain. The Old Faison Place development aspires to being known as an active, healthy community with lots of green areas and recreational facilities.
- 3. Inclusive, Livable Town.** We will promote a welcoming neighborhood for all residents by providing high quality for a range of income levels, including two different types of townhomes Charleston type single family houses and traditional single-family detached houses. All residents will have equal access to the recreational facilities.

**4. Home and Neighborhood Choices.** The Old Faison Place development will provide a dynamic neighborhood with a high quality of life, given the offering of "Missing Middle" homes as well as higher cost, traditional single-family dwellings. The neighborhood space will be well connected with sidewalks, bike paths and walking trails.

**5. Environmental Stewardship and Sustainability.** The neighborhood will pay homage to the environment by creating spaces where the residence can enjoy the natural beauty of Knightdale. There will be lots of sidewalks and walking trails as well as play areas and future commercial use will make retail amenities available without the use of a car. Trees will be preserved as possible and new trees will be planted throughout-- particularly along the Old Faison right-of-way.

**6. Multimodal Transportation System.** Although the neighborhood will not be served by bus initially, we will place great emphasis on walking and biking around the neighborhood and the future development of commercial amenities in walking distance. In addition, a road connection to Mingo Bluff Parkway will connect the Mingo Bluff neighborhood and could ultimately support the multimodal system.

**7. Community Facilities and Services.** The Old Faison Place developers have proposed the donation of significant recreational facilities to the Town of Knightdale for a Public Park, including walking trails, pickleball courts, a multiuse field and dog park. If accepted by the Town, these facilities will be available for use by not only the residents of Old Faison Place, but all of the citizens of Knightdale.

**8. Economic Vitality.** This development will support the economic vitality of Knightdale by providing an important road connection, offering park facilities to the Town, and offering a mix of housing types serving a range of incomes. By providing multiple housing types and robust recreational opportunities this project will support a good quality of life for a wide variety of Knightdale residents. In addition, this project will create hundreds of new job opportunities with the construction of this development, and the additional residents will boost the available work force of the community.

#### River District

The Old Faison project is within the boundaries of the River District Small Area Plan. Although not actually adjacent to the Neuse River, this project will tap into the outdoor and active vibe of the River District by providing for an active, outdoor lifestyle with significant recreational amenities – bike lanes, walking trails, pickleball courts, a multiuse playfield, a dog park and an amenitized pond.

The neighborhood will participate in placemaking with its focus on the natural environment and the inclusion of gathering spaces, signage and public art. The prospect of a public park donation will further facilitate the placemaking piece as called out in the River District Plan. The development will be very trail oriented with walking trails winding throughout the development, encouraging walking, jogging and biking. This property is located immediately adjacent to the Trail Oriented Development Center Area, as shown in the River District Plan. It is hoped that a connection to the Mingo Bluff development will be made, and possibly other connections can be made to other trails in the area. In addition, there will be seating opportunities adjacent to an amenity pond as well as adjacent to play courts and fields for pickleball and youth and adult sports. Future commercial use will support mixed use in a way that encourages walking rather than driving for commercial amenities. Significant open space will be maintained to honor and address the River District mindset.

#### Affordable Knightdale Plan

The Old Faison Place will be consistent with many of the guiding principles of the Affordable Knightdale Plan (the "Affordable Plan"). This development proposes 94

townhomes, 23 single-family detached homes. 8 of the single family detached homes are Charleston-style homes **in close proximity to an activity center.**

As a part of the River District and by offering a Town park and walking trails, this development **promotes opportunities to experience the natural environment and to be involved in parks and recreation.** By offering road improvements, bike lanes and walking trails, the development **promotes integrated transportation systems.** By developing a significant number of smaller townhouse units with a well-connected offering of recreational amenities, it **provides compact and efficient development, which still taps into the uniquely Knightdale vibe.** The reservation of a parcel for future commercial development **will promote economic vitality by facilitating the development of sustainable businesses** with a built-in customer base--the residents of the neighborhood. The townhomes will be lower in price and will thus be more affordable than the single-family homes or many other single-family homes within Knightdale. Homes which require less land area and which share walls are decidedly less expensive than single-family detached homes.

Providing new different levels of townhomes will address the need for Missing Middle housing, as recommended by the Knightdale Plan. With several different housing types, there will be a range of purchase prices and thus, the neighborhood will likely develop as a mixed income neighborhood, as recommended by the Affordable Plan and will serve the Affordable Knightdale goal of **expanding housing choices.**

This range of choices also addresses the Affordable Plan recommendation to expand housing options by offering at least four different housing products with different price points. The Old Faison project will offer many recreational amenities which will allow homeowners to play pickleball and walk or run on the many walking trails in the neighborhood and bike on the new bike lanes. There's also a playfield for other sports, as well as a dog park. With these recreational amenities, residents can save the cost of fuel to drive to similar recreational areas. Such amenities address the Affordable Plan recommendations supporting walking and biking and deemphasizing the car.

In addition, the project reserves a .78-acre parcel for future commercial development which will provide an amenity to residents in the neighborhood. The Affordable Plan specifies that a neighborhood with amenities and or a mixed-used development provides a more inclusive and livable town. Providing Park space to the whole of Knightdale will also contribute to and make Knightdale a more livable connected and inclusive community and will address the Affordable Knightdale objective of **improving quality of life and promoting community facilities for all Knightdale residents.** Finally, the inclusion of a retail parcel will provide a future small-scale neighborhood serving commercial development as recommended in the Affordable Plan.

## **DESIGN GUIDELINES:**

This project is designed to comply with the following design guidelines and others.

- Town of Knightdale UDO
- City of Raleigh Public Utilities Handbook
- NCDOT road design standards (Old Faison Rd)
- NCDEQ Stormwater BMP Design Manual
- NCDENR Sedimentation & Erosion Control Manual

## **DIMENSIONAL STANDARDS:**

Refer to the Site Plan sheet, which shows the dimensions. The internal roads are designed per Town of Knightdale dimensional standards.

On-street parallel parking spaces have been added in some locations.

The Old Faison Road widening is designed per NCDOT and Town dimensional standards as shown on the Master Plan. The townhouse and single-family residential lots are designed per Town of Knightdale dimensional standards.

## **TRANSPORTATION ANALYSIS:**

A Traffic Impact Analysis report was prepared by DRMP traffic engineers and submitted to the Town. The report is included again with this Master Plan submittal. Refer to the report for additional information.

- The Town has asked the developer to extend and connect to existing Mingo Bluff Blvd to the north. As stated on the plans, the developer is willing to construct the road extension, but only if the Town is able to acquire the necessary road R/W and additional easements from the neighboring property owner to the north. Our project cannot legally perform work on the neighbor's property, and the Town must acquire the land before a road connection can be built.
- The Town requested that the developer construct a roundabout at our main entrance along Old Faison Road. The TIA indicates that a roundabout is not warranted. According to the TIA, an eastbound left turn lane is needed along Old Faison Rd, as shown on the plans. The developer is not proposing to construct a roundabout, due to cost, and hardships of acquiring significant land from multiple adjacent residential properties.
- The Town asked the developer to perform a widening along the north shoulder for our property frontage, as well as the neighbor's property gap. The developer has agreed to do this, if the additional R/W can be obtained from the neighbors, as shown on the plans.
- The plans show that the south side of Old Faison Rd will be widened where needed to support the required turn lane and tapers. The developer is not proposing to do a full ultimate road widening on the neighbor's south road frontage, as that will be the responsibility of the property owners on the south side of Old Faison Rd when their property is improved.
- The Town asked the developer to construct a median in Old Faison Rd. This is not feasible, due to multiple existing driveways on both sides of the road, as the median would inhibit their driveway access.

- The Town asked the developer to construct a 10' sidepath along the north shoulder of Old Faison Road. The sidepath is shown on the plans.
- The proposed road network includes (2) road intersections with Old Faison Road, creating a looped road network and improved vehicular circulation for residents and emergency vehicles.
- The internal roads are designed based on the Town's design standards, and as discussed with Planning staff. The project is designed to provide on-street parallel parking in portions of the development. Residential properties are designed with individual driveway access on rear alleys per the Town's standards. A partial median is proposed on Mingo Bluff Blvd near the main entrance, as requested by the Town. It is not practical to construct additional medians due to the proximity of road intersections and driveways.
- Multiple road stubouts to neighboring properties are shown on the plans, which can be extended by potential future neighboring developments.

### OFFER OF PUBLIC PARK:

The Town has expressed interest in a potential "public park". The Master Plan shows multiple open space areas, including walking trails, pickleball courts, recreation field, fire pit, picnic shelter, and dog park. The developer is willing to dedicate some or all of these open space areas for operation and maintenance by the Town, and for use as a public park if the Town desires this.

### RECREATIONAL OPEN SPACE:

The plans show the following recreational open space types:

- (2) pickleball courts
- Playground
- Multi-use field
- Walking trail
- Dog park
- Fire pit with hardscape & landscape areas
- Covered picnic shelter
- Picnic tables
- Stormwater wet detention pond with fountain

### WATER ALLOCATION POINTS:

This project meets the Town's standards for water allocation points as follows:

- |                                               |           |
|-----------------------------------------------|-----------|
| • Major Subdivision:                          | 15 points |
| • Construct Fountain in Stormwater Pond:      | 4 points  |
| • On-Street Public Parking:                   | 4 points  |
| • Architectural Standards:                    | 15 points |
| • 2 Pickleball Courts:                        | 5 points  |
| • Enhanced Roadside Landscaping (Old Faison): | 2 points  |
| • IPEMA Certified Playground Equipment:       | 4 points  |
| • 1,000 LF of 10-ft Wide Path:                | 1 point   |
| • Outdoor Display of Public Art:              | 4 points  |
| • Total:                                      | 54 points |

After this project was initially submitted, the Town revised its' water allocation policy per state requirements. However, the developer's attorney and the Town's attorney agreed that this project could receive credit for water allocation points under the old policy, which was in place during 2024.

### **COMMERCIAL LOT:**

This Master Plan shows a proposed commercial lot for potential future development by others. This developer does not have plans to develop that lot, but would likely sell that lot to a commercial developer. The future developer of that lot would need to make a separate submittal to the Town of their Site Plan and Construction Drawings, and comply with Town and UDO requirements, while designing their project. Allowable uses for the commercial lot include the following:

- Child/adult daycare
- Government services
- Studio – Art, dance, martial arts, music
- Equipment rental
- Professional services
- Neighborhood retail/restaurant
- Shopping center
- Recreation facility
- Bank, credit union and financial services
- Medical services
- Personal services



SAMPLE OUTDOOR ART SCULPTURE



SAMPLE RIVER DISTRICT BANNER FROM ANOTHER COMMUNITY. EXACT SIGN FORMAT TO BE DESIGNED BY TOWN OF KNIGHTDALE STAFF AND PROVIDED TO DEVELOPER.



PHOTOS OF SAMPLE AMENITIES. ACTUAL AMENITIES MAY VARY IN APPEARANCE.

# KNIGHTDALE RIVER DISTRICT AMENITIES OLD FAISON PLACE

## Proposed Architectural Standards – Single Family Homes

- Single Family units shall have a variety of siding materials, which shall include a minimum of three of the following: Fiber cement lap siding, Fiber cement shake, Fiber cement board and batten, Fiber cement smooth panel, Stone veneer, Adhered stone veneer, Brick veneer.
- Single family units adjacent to Mingo Bluff will have the primary entrance facing Mingo Bluff Blvd
- Single Family units will all have recessed entry with min. 6" door trim.
- Single Family units shall have a variety of siding colors. No adjacent unit shall be painted the same color.
- Single Family units shall have architectural style roof shingles.
- Single Family unit roofs shall have a minimum main roof pitch of 5:12. Forward facing Gables shall be between 8:12-14:12 roof pitch. Accent and porch roofs shall be between 3:12-6:12 pitch. Accent elements consisting of Gable dormers, shed dormers are to be utilized when consistent with the style of the home.
- Metal accent roofs are encouraged.
- Single Family units will all be two stories.
- Single Family units shall have front covered porches, min 5' deep x 4' wide with a 6" minimum width pillar/post/column.
- Single Family unit roofs will all have either a dormer or gable accent.
- Single Family units will have at a minimum a covered porch and window trim of 4" minimum in width.
- Single Family units shall have 18% of glazing on the front.
- Single Family units shall have rear loaded garages.
- Single Family units shall have a minimum of 1500 heated square feet.
- Single Family roof eave overhang shall be a minimum of 12".
- 18" foundation brick or stone veneer.

## Proposed Architectural Standards – 2 Story Townhomes

- Townhouse units shall have a mix of siding materials, which shall include a minimum of two of the following: Fiber cement lap siding, Fiber cement shake, Fiber cement board and batten, Fiber cement smooth panel, Stone veneer, Adhered stone veneer, Brick veneer.
- Townhouse units will all have recessed entry
- Townhouse units shall have a variety of siding colors. No adjacent unit shall be painted the same color.
- Townhouse units shall have architectural style roof shingles.
- Townhouse unit roofs shall have a minimum main roof pitch of 5:12. Forward facing Gables shall be between 8:12-14:12 roof pitch. Accent and porch roofs shall be between 3:12-6:12 pitch.
- Metal accent roofs are encouraged.
- Townhomes facing Mingo Bluff Blvd will be 2 stories with primary entrance facing Mingo Bluff Blvd
- Townhouse units shall have at minimum 3' deep recessed front doors
- Townhouse units shall have 18% of glazing on the front.
- Townhouse units shall have rear surface parking
- Adjacent townhouse units shall have staggered setbacks as shown on the plan.
- Townhomes shall be a minimum of 19'-8" wide and a minimum of 1200 heated square feet.
- Roof eave overhang shall be a minimum of 12". Tight rake overhangs are permitted on porches and main roofs between townhome units. 12" min. rake overhangs on end unit exposed elevation.
- 18" minimum brick or stone veneer.

## Proposed Architectural Standards – 3 Story Townhomes

- Townhouse units shall have a variety of siding materials, which shall include a minimum of three of the following: Fiber cement lap siding, Fiber cement shake, Fiber cement board and batten, Fiber cement smooth panel, Stone veneer, Adhered stone veneer, Brick veneer.
- Townhouse units will all have recessed entry
- Townhouse units shall have a variety of siding colors. No adjacent unit shall be painted the same color.
- Townhouse units shall have architectural style roof shingles.
- Townhouse unit roofs shall have a minimum main roof pitch of 5:12. Forward facing Gables shall be between 8:12-14:12 roof pitch. Accent and porch roofs shall be between 3:12-6:12 pitch. Accent elements consisting of Gable dormers, shed dormers are to be utilized when consistent with the style of the home.
- Metal accent roofs are encouraged.
- Townhouse units will all be three stories except end units facing Mingo Bluff
- Townhomes facing Mingo Bluff Blvd will be 2 to 2 ½ stories with primary entrance facing Mingo Bluff Blvd
- Townhouse units shall have front covered porches, min 5' deep x 4' wide with a 6" minimum width pillar/post/column.
- Townhouse units roofs will all have either a dormer or gable accent.
- Townhouse units will have at a minimum a covered porch and window trim of 4" minimum in width.
- Townhouse units shall have 18% of glazing on the front.
- Townhouse units shall have rear loaded garages.
- Adjacent townhouse units shall have staggered setbacks as shown on the plan.
- Townhomes shall be a minimum of 19'-8" wide and a minimum of 1500 heated square feet.
- Roof eave overhang shall be a minimum of 12". Tight rake overhangs are permitted on porches and main roofs between townhome units. 12" min. rake overhangs on end unit exposed elevation.
- 18" minimum brick or stone veneer.