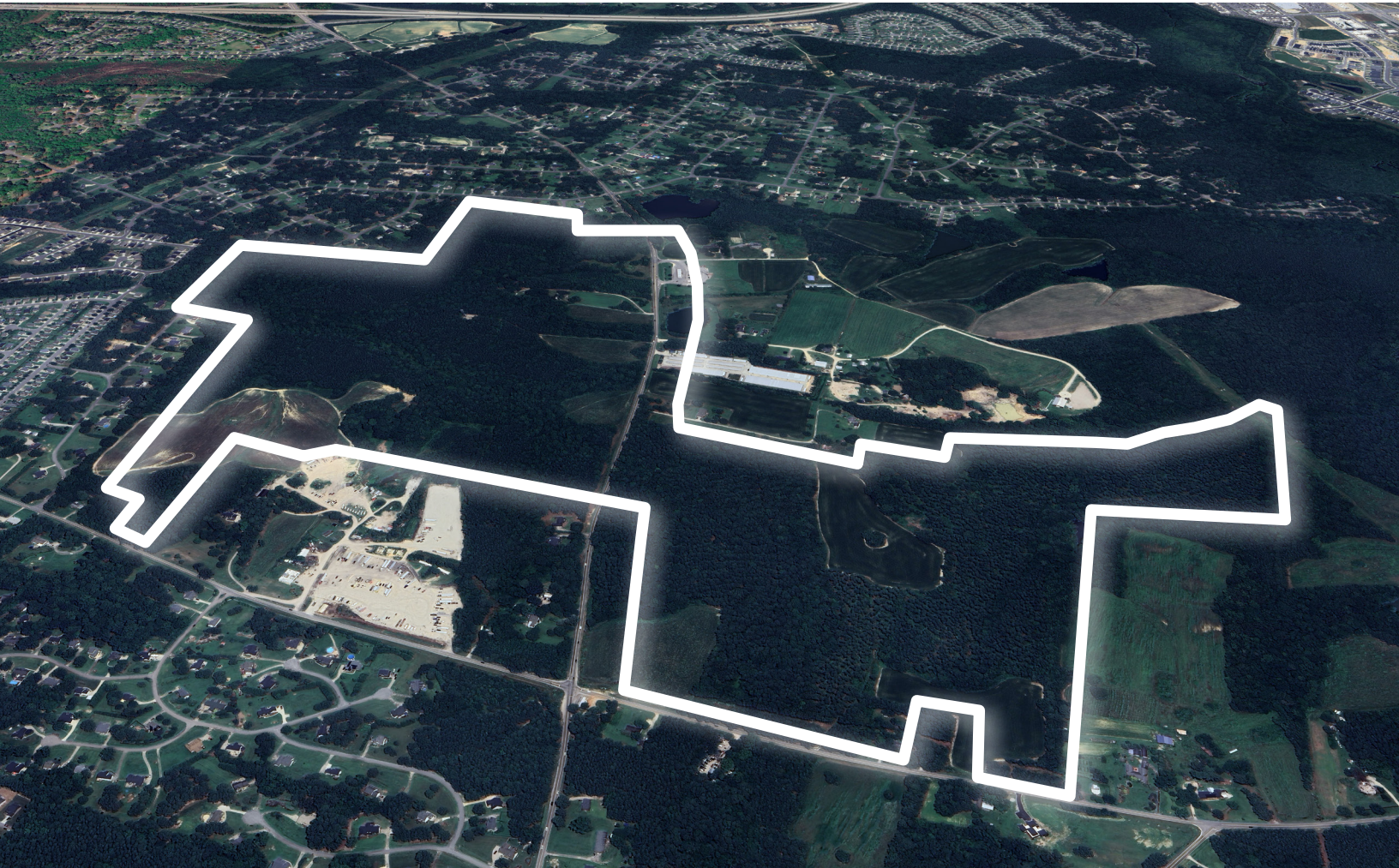


# PARKSIDE AT WESTLAKE PLANNED UNIT DEVELOPMENT

---

KNIGHTDALE, NORTH CAROLINA

OCTOBER 2024



# TABLE OF CONTENTS

## 01

### VISION + INTENT

PUD Intent / Comprehensive Plan Goals  
Branding

## 02

### EXISTING CONDITIONS

Summary  
Vicinity Map  
Environmental Survey  
Current Zoning Map

## 03

### PLANNED UNIT DEVELOPMENT MASTER PLAN

Development Details  
Front Loaded Single-Family Dwellings  
Rear Loaded Single-Family Dwellings  
Townhomes  
Apartments  
Commercial/ Mixed Use Areas

## 04

### UNIFIED DEVELOPMENT ORDINANCE + KNIGHTDALE COMPREHENSIVE PLAN CONSISTENCY

Modifications  
Comprehensive Plan Consistency

## 05

### DESIGN GUIDELINES

Single-Family Architectural Standards  
Townhomes - Architectural Standards  
Commercial/Mixed Use Structures - Architectural Standards  
Signage, Monumentation, and Open Space Concepts

## 06

### TRANSPORTATION ANALYSIS

Transportation Impact Assessment (TIA) Summary

## 07

### RECREATIONAL OPEN SPACE + AMENITIES

Open Space Standards

## 08

### PUBLIC FACILITIES INFRASTRUCTURE

Streets + Sidewalks  
Stormwater  
Water + Sewer

## 09

### NEIGHBORHOOD MEETING REPORT

Meeting Summary  
Question Log



# PARKSIDE AT WESTLAKE

PLANNED UNIT DEVELOPMENT (NMX) PREPARED FOR THE TOWN OF KNIGHTDALE

**Submittal Dates**

First Submittal*:	10/28/24
Second Submittal:	12/20/24
Third Submittal:	01/31/25

\*Note: A previous version of the Parkside at Westlake PUD was submitted on 1/23/23, but withdrawn by the applicant awaiting an update to the Knightdale Comprehensive Plan

THIS PAGE INTENTIONALLY LEFT BLANK

**Developer**

Gander Development  
2310 Miami Blvd, Suite 235  
Durham NC, 27703

McAdams Company, Design Lead  
621 Hillsborough St., Suite 500  
Raleigh NC, 27603



# 1. VISION + INTENT



## VISION + INTENT

As stated in §2.4 (C) and 12.2 (F)(3)(g) of the Knightdale Unified Development Ordinance, the Planned Unit Development District is designed to encourage master planning of development so as to coordinate and manage the impacts of the development on the provision of Town Services and infrastructure. The Planned unit Development encourages creativity and innovation in the design of development, but in return for this flexibility the expectation is for communities to:

- » Provide exceptional design, character, and quality.
- » Provide high quality community amenities with an emphasis on place making.
- » Incorporate a creative and integrated design in the layout of buildings.
- » Ensure compatibility with surrounding land uses and neighborhood character.
- » Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map.
- » Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

### THE PARKSIDE AT WESTLAKE PUD MEETS THE STATED VISION AND INTENT OF THE PLANNED UNIT DEVELOPMENT AND GOALS OF ADOPTED PLANS AS FOLLOWS:

#### Provide exceptional design, character, and quality:

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 and design of open spaces, thoughtful pedestrian connections, diversified housing stock, and commercial integration throughout the development.

#### Provide high quality community amenities:

Parkside at Westlake is anchored by a centralized park and amenity space located along the traffic circle on the main access drive for the residential portion of this project. This central amenity site will include a pool and clubhouse, as well as soccer fields and hard surface courts. Linked to this main amenity site is a public greenway which traverses the site from east to west, and provides pedestrian access to a playground and amphitheater. The portion of the site west of Smithfield Road also incorporates additional distributed open spaces, including a dog park, gate houses, green squares and courtyards. East of Smithfield Road, the townhome and apartment section of this development will include an additional pool and clubhouse, playground, and open park space.

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

Parkside at Westlake incorporates an evenly distributed mix of SFD detached homes, Townhomes, and Apartments, with each product type comprising at least 25% of the total units. Over 65 percent of single family detached homes are rear-loaded, creating a strong residential streetscape presence. In order to provide additional variety in product layout and stronger links between individual units and open space, many townhome units are designed to front on open courtyards or squares. Preserved natural areas serve as the backdrop to many homes. Rural buffer, commercial buildings and apartments frame Smithfield and Poole Road, creating a strong street presence and screening surface parking.



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

In addition to providing perimeter buffers, the proposed layout strategically locates its largest single family lots along the northern, western and eastern borders of the site, creating more natural transitions from adjacent county subdivisions. Townhome units are either clustered internal to the site, or positioned closer to the site's main frontage roads. The most intense uses (Commercial Mixed Use Center and Apartments) are located along the intersection of Poole Road and Smithfield Road.

## Ensure the creation of mixed density neighborhoods, neighborhood nodes and mixed use centers:

The proposed PUD advances the Town's general desire to create additional mixed density neighborhoods and mixed use centers, through its diverse residential offerings, non-residential incorporation, and vertical mixed use commitments. In addition to the proposed mixed use shopping center area, the site also proposes four additional smaller commercial areas.

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

The proposed development meets the criteria of the conservation neighborhood and neighborhood center designation in the Knightdale Next Comprehensive Plan with a neighborhood activity center. Moreover the investment in sewer and transportation infrastructure is substantial enough to use the playbook approach to elevate this area from a growth reserve area to an area prime for development.

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

The proposed PUD is designed to be compact, efficient, and environmentally responsible. It further supports the Town's infrastructure goals of increased vehicular and pedestrian connectivity and capacity by implementing significant stretches of roadway widening, while providing new internal roads and pedestrian alternatives. This project will also incorporate notable utility extensions serving the broader region.

## THE DESIGN OF PARKSIDE AT WESTLAKE ADDRESSES THE FOLLOWING FINDINGS OF FACT REQUIRED FOR PUD APPROVAL:

### Comprehensive Plan Conformity

Parkside at Westlake adheres to the newly updated Comprehensive Plan, which identifies a mixed-use neighborhood and neighborhood activity center near the intersection of Smithfield Road and Poole Road, with a conservation neighborhood surrounding it. The proposed development provides a mixed-use center surrounded by less intense residential, ~40% of the site as open space, and enhanced landscaping along Smithfield Road in alignment with the Town's prescribed Rural Preservation Corridor.

### Public Welfare

The planned unit development is designed in adherence with all fire and emergency service requirements. Where units are accessed by alleys instead of typical public ROW cross-sections, said alleys are upgraded to meet all emergency vehicle service needs. Furthermore, the applicant has offered land to the Town for a police substation to support increased response time. In lieu of this land donation, a financial contribution equivalent to the tax value of the proposed land donation will be made to the police department and will be finalized in the developers agreement.

## Impact on Other Property

The proposed planned unit development will not negatively impact other adjacent property. The mix of uses offered will enable this development to be more financially sustainable and resilient, supporting adjacent property. The non-residential components proposed will provide both employment and convenience needs to surrounding neighborhoods. Location decisions regarding denser lot sizes and perimeter buffers are made thoughtfully to create more natural transitions from existing development.

## Impact on Public Facilities and Resources

The planned unit development has been designed with adequate utilities, road access, drainage, and other necessary facilities. The project includes significant frontage improvements and utility extensions which will benefit the greater area. Furthermore, the site will incorporate a proposed East-West greenway network which offers convenient exposure to the natural environment, links various site amenities, and forms part of the connection to the future Lake Myra Park.

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

The proposed development provides a diverse range of residential products (SFD detached, Townhomes, apartment units), includes commercial integration, and provides commitments to vertical mixed use along Poole Road.

## Archaeological, Historical, or Cultural Impact:

The planned unit development does not adversely impact any known archaeological, historical, or cultural resources located on or off the parcels proposed for development.

## Parking and Traffic

The proposed PUD provides significant on-street parking within its residential street segments through custom cross-sections. The associated TIA identifies required roadway improvements to address roadway impacts generated by the development. Multi-use side paths provide alternative transportation options for willing users. Approximately 500 guest parking spaces are provided either on-street or along alleys.

## Adequate Buffering

The planned unit development provides a combination of Type B and Type C buffers, varying based on the adjacent proposed use (Commercial vs. Residential) to be consistent with adjacent uses. Additionally, buffers are proposed along the frontage of Smithfield Rd. to maintain the rural preservation corridor.

## Performance

McAdams has a proven track-record of recent PUD approvals of large, mixed-use projects and has a high level of familiarity with Knightdale's standards and expectations.

# BRANDING

Parkside at Westlake will be designed with a cohesive brand spanning its varied land uses and typologies. This brand will help form a collective identify for the Parkside at Westlake Community, providing visually distinct yet related iconography throughout the development, rooted in the history of this region.



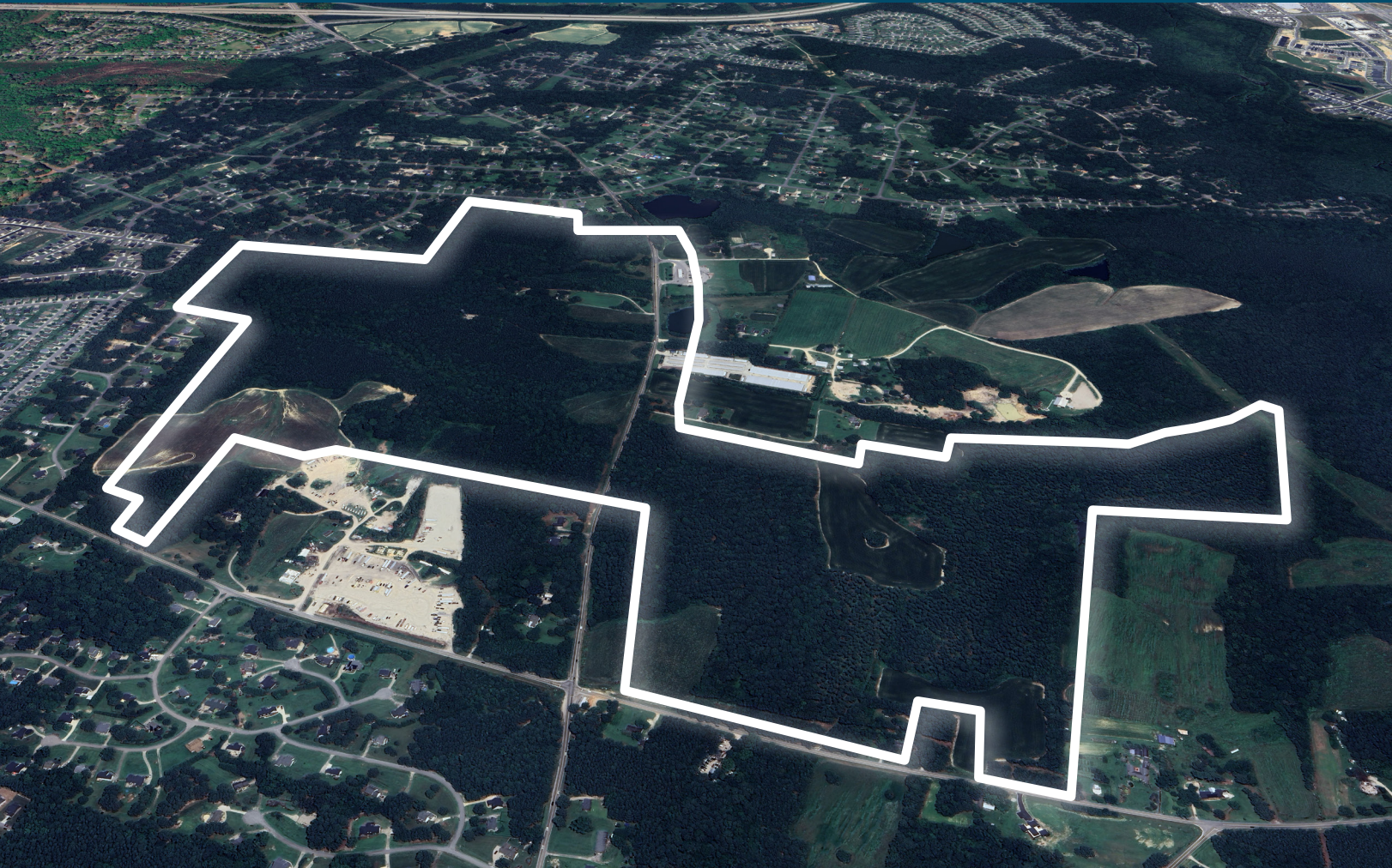
THIS PAGE INTENTIONALLY LEFT BLANK



## 2. EXISTING CONDITIONS

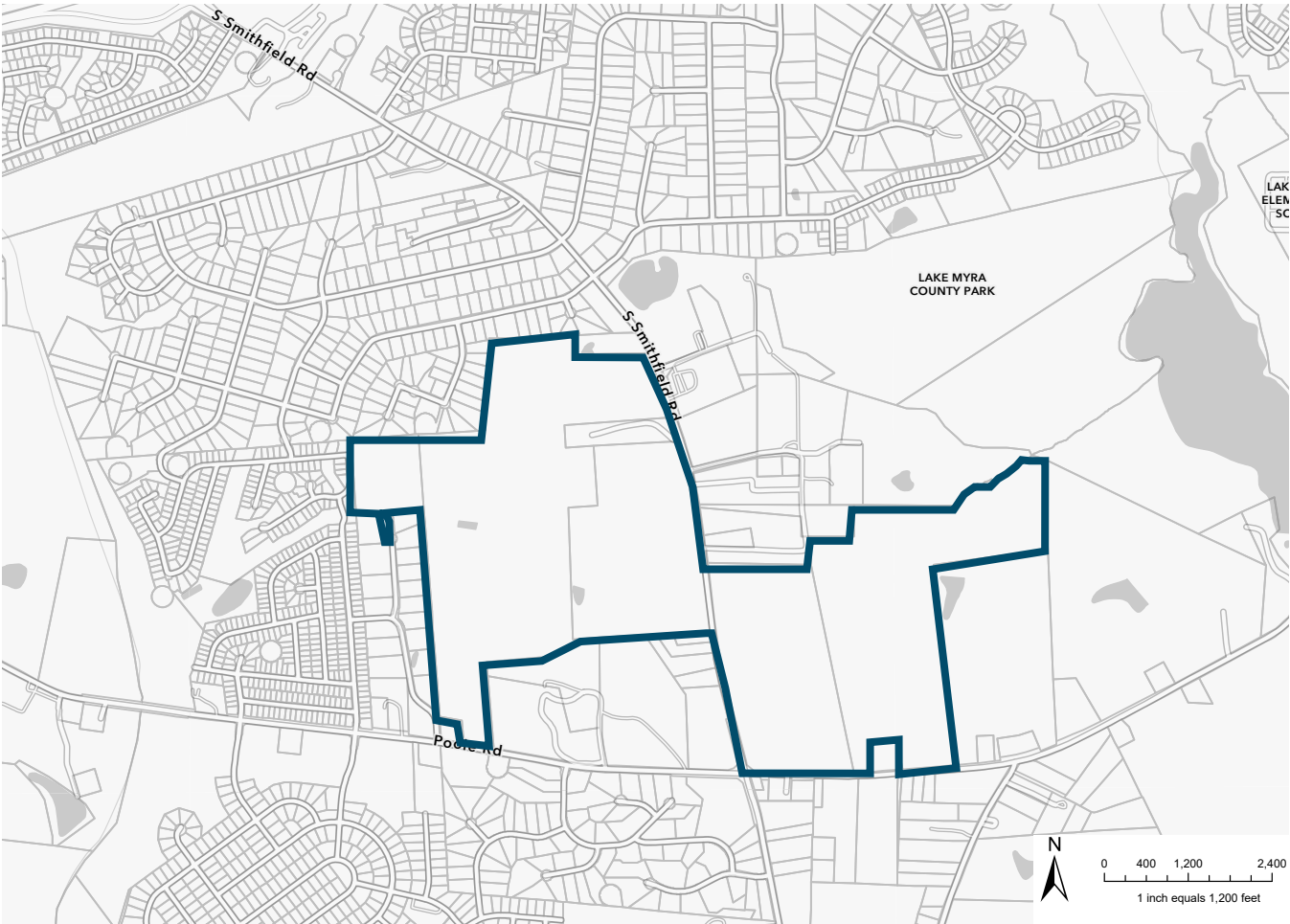
### EXISTING CONDITIONS SUMMARY

Parkside at Westlake is located on 5 parcels on either side of S. Smithfield Road, north of the intersection of Poole Road and Smithfield Road (PIN # 1763007038, 1763209410, 1762199668, 1762483243, and 1762586718). The site is free of any floodplain, but is subject to riparian buffers and small wetland areas. Stands of trees occupy over half of the site, with some cleared agricultural lands located primarily on the southern half of the development site. Much of the site slopes internally towards the riparian buffers which traverse the site both east-west and north-south.

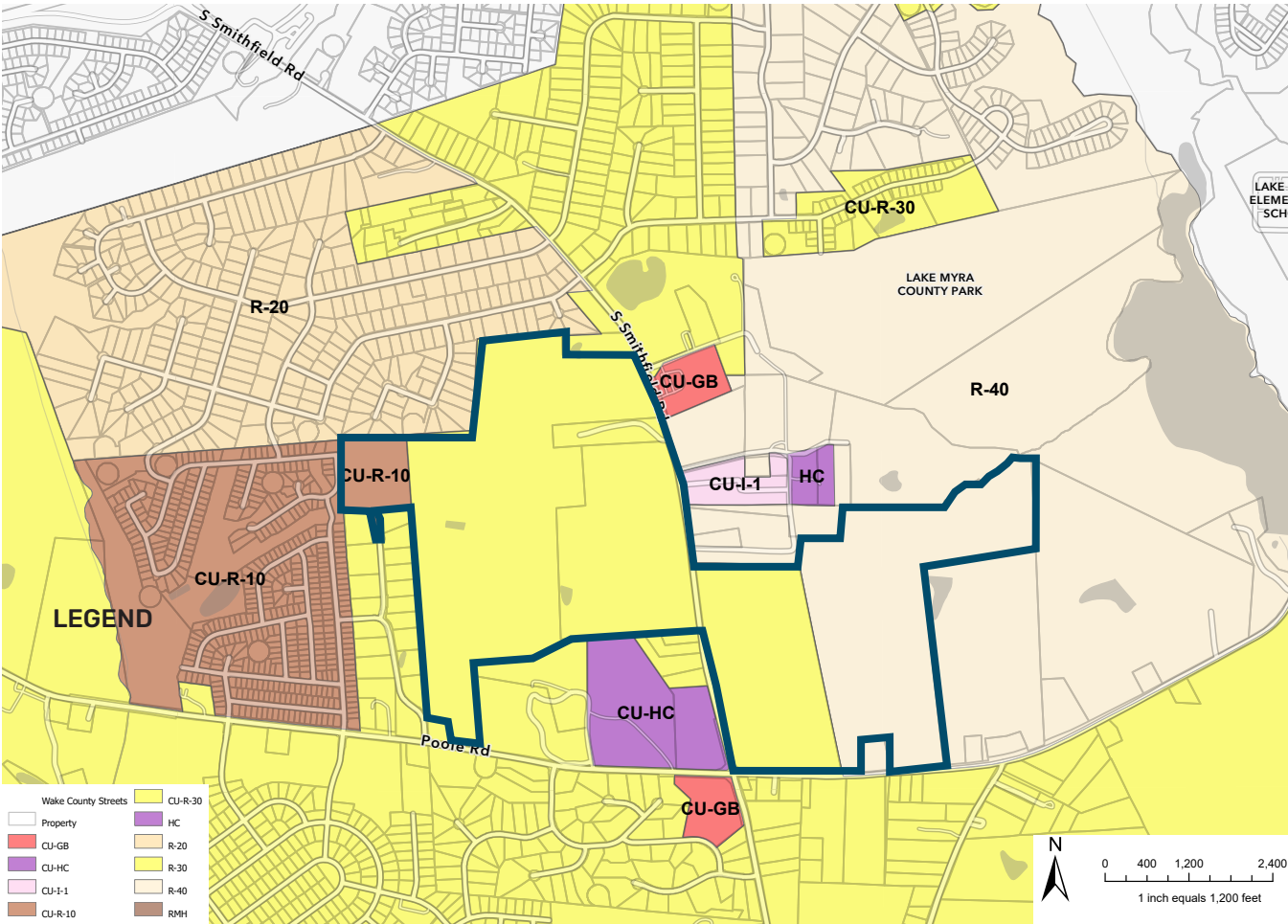




# VICINITY MAP

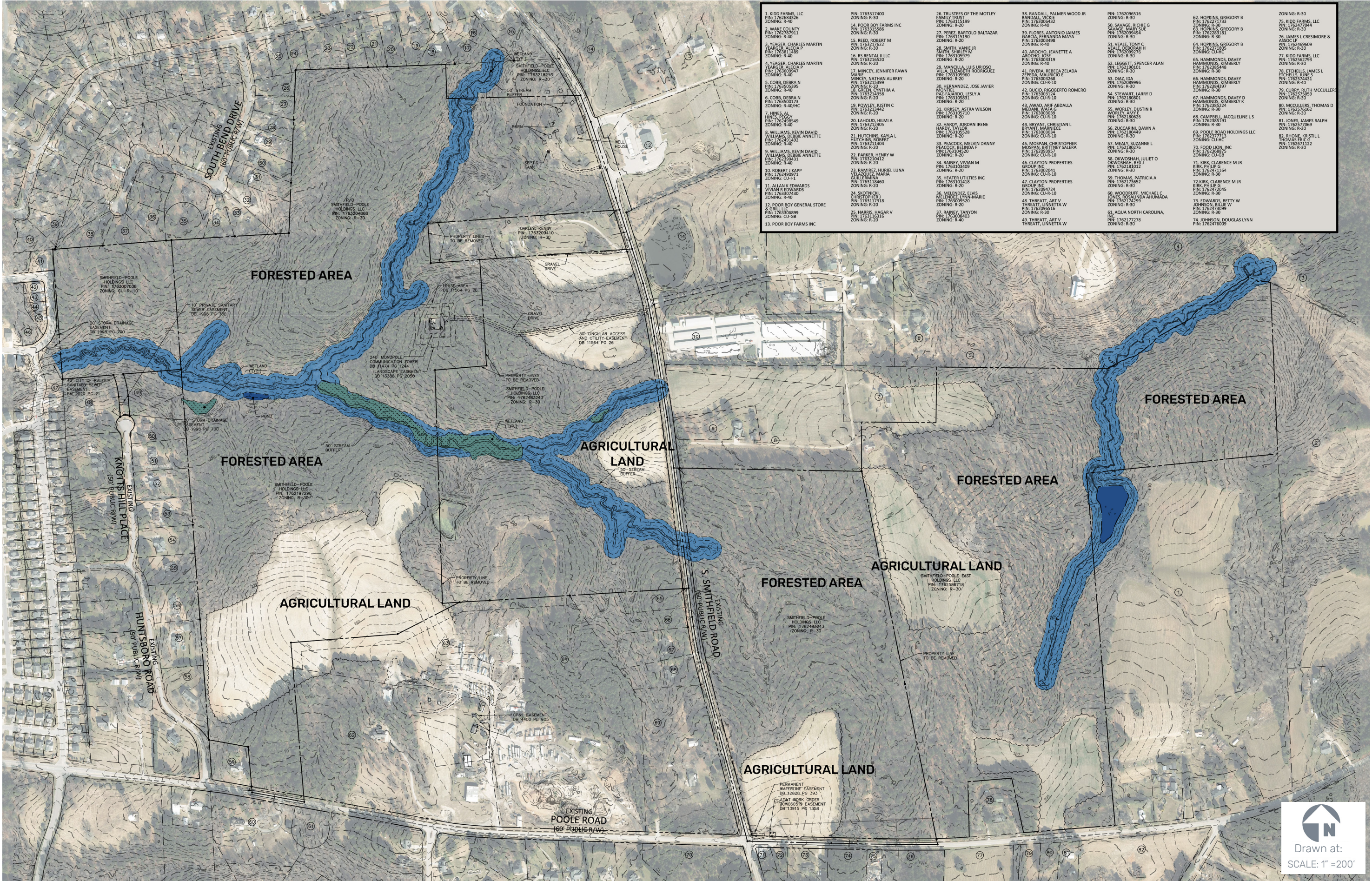


# CURRENT ZONING MAP





# ENVIRONMENTAL SURVEY





# 3.PUD MASTER PLAN

## PLANNED UNIT DEVELOPMENT MASTER PLAN

### DEVELOPMENT DETAILS

Parkside at Westlake is a master-planned mixed use development in southeast Knightdale, consisting of approximately 446 detached single family homes (primarily rear-loaded), 470 Townhomes (all rear-loaded), and 354 Apartment units. The site also includes over 14 acres of commercial and office space, which is designed to accommodate over 150,000 SF of non-residential uses. This non-residential acreage is primarily positioned closer to the intersection of S. Smithfield Road and Poole Road. This development would be designed to the NMX and Planned Unit Development standards of the Town of Knightdale Unified Development Ordinance. Parkside at Westlake will provide a variety of housing choices for Knightdale citizens, as well as well-designed and multi-functional recreational amenities, including multiple pools and clubhouses, playgrounds, a dog park, and an amphitheater.

The Commercial Mixed Use Center identified on the master plan is designed to be vertically mixed, with +/- 38 apartments, ~65,000 SF of commercial, and ~44,000 SF of office space. In addition to the Commercial Mixed Use Center, 2 Neighborhood Commercial Pods and 1 Corridor Commercial area are identified. The neighborhood commercial pods are meant to be conceptual in nature and are intended to support small neighborhood serving businesses. The Corridor Commercial parcel represents a more detailed site plan layout, supporting an intended self-storage facility in the rear of the site, with a pad site in front offered to the town for a police substation. A conceptual elevation of the proposed self-storage facility is included in the design guidelines section of this document.

### RESIDENTIAL DEVELOPMENT MIX

	Number of Units	Percentage of development
• Front loaded Single Family Dwellings	125	9.84%
• Rear loaded Single Family Dwellings	321	25.27%
• Townhome Lots	470	37%
• Apartment Units	354	27.87%

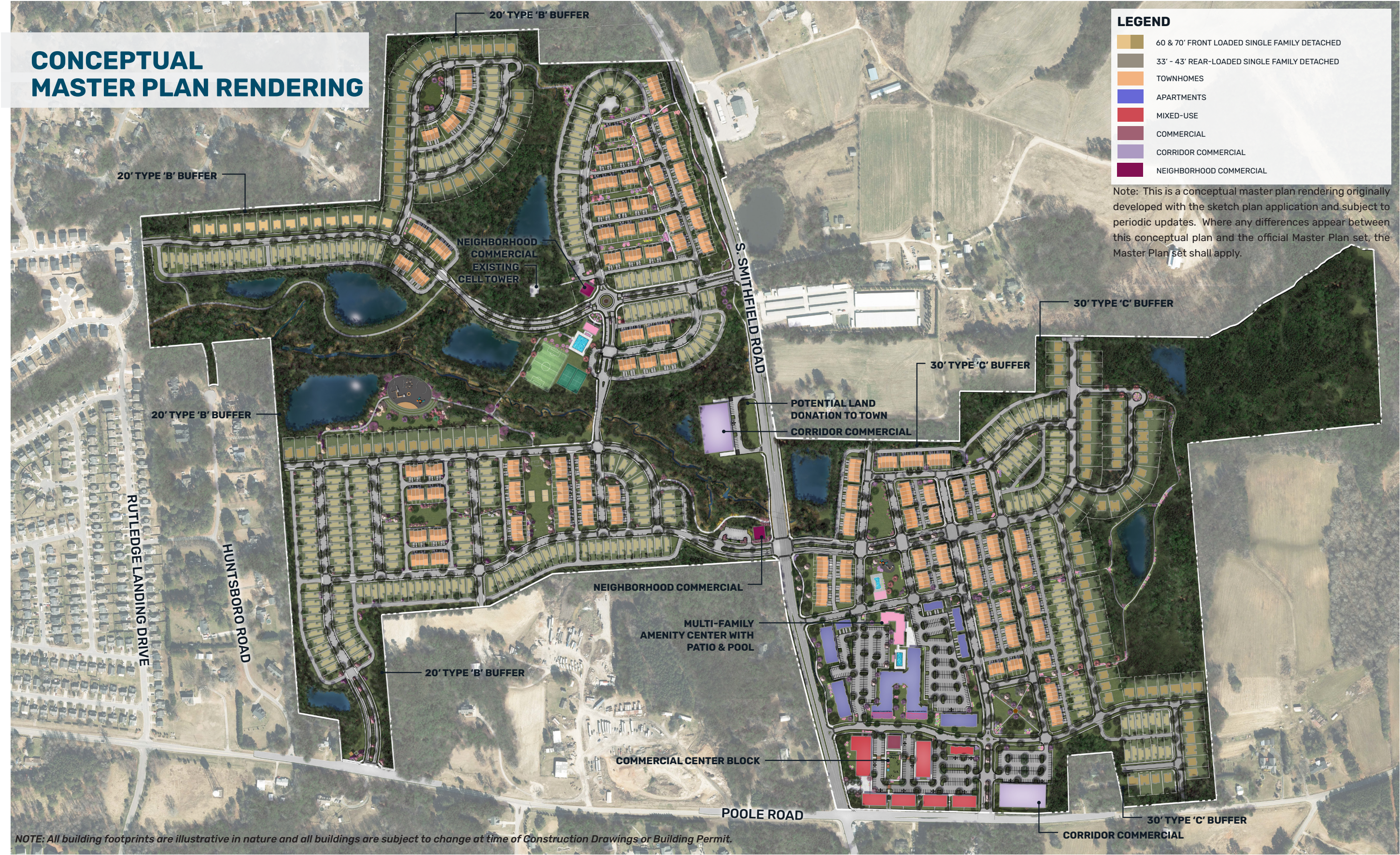
### USE DISTRIBUTION SUMMARY

Use Type	Area in Acreage	Percent Development
Single Family Dwelling	55.5	52.4%
Townhouse Dwelling	26.6	25.1%
Multifamily Dwelling	9.61	9.06%
Mixed Use	5.54	5.2%
Commercial/Office*	8.58	8.1%

\*Note: Total commercial/office space will be at least 150,000 SF, Use distribution calculations are based on net acreage excluding ROW and open space dedication.









# FRONT LOADED SINGLE-FAMILY DWELLINGS

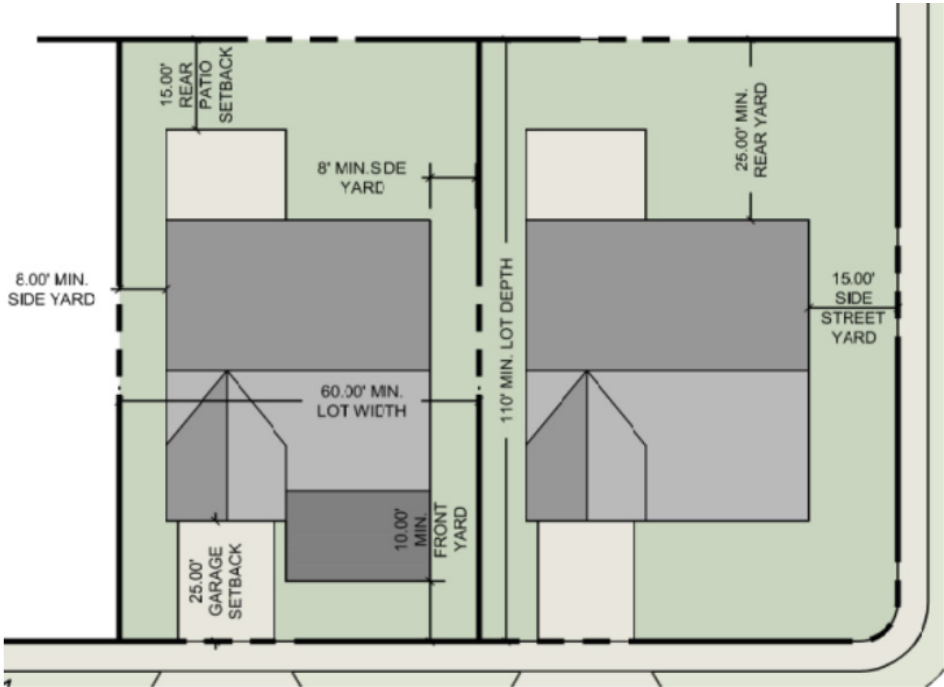
## MODIFICATIONS TO UDO STANDARDS

Section 3.4K of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. In order to create a more compact layout that allows for more open space preservation, Parkside at Westlake will include up to 35% of its single family units as front-loaded lots less than 80' in width. To ensure that the homes are of high-quality and add to the vitality of Knightdale, the applicant has offered tailored architectural standards as a condition of the zoning approval.

To create an interesting streetscape and encourage interaction between the public and private realm, front-loaded single-family dwellings in Parkside at Westlake will be served by driveways that are a minimum length of 25' rather than the UDO requirement of 35'.

### Front Loaded SFD Standards

- » Minimum lot size 6000 sf
- » Lot width (min.) 60'
- » Front setback (min) 10' (25' for face of garage)
- » Minimum driveway length 25'
- » Side setback (min) 8' (15' on corner sides)
- » Rear setback (min) 25'
- » Maximum building height 3 stories
- » Rear Patio Setback (min) 15'



Images are illustrative in nature and subject to change based on review and approval by the Land Use Administrator.

# REAR LOADED SINGLE-FAMILY DWELLINGS

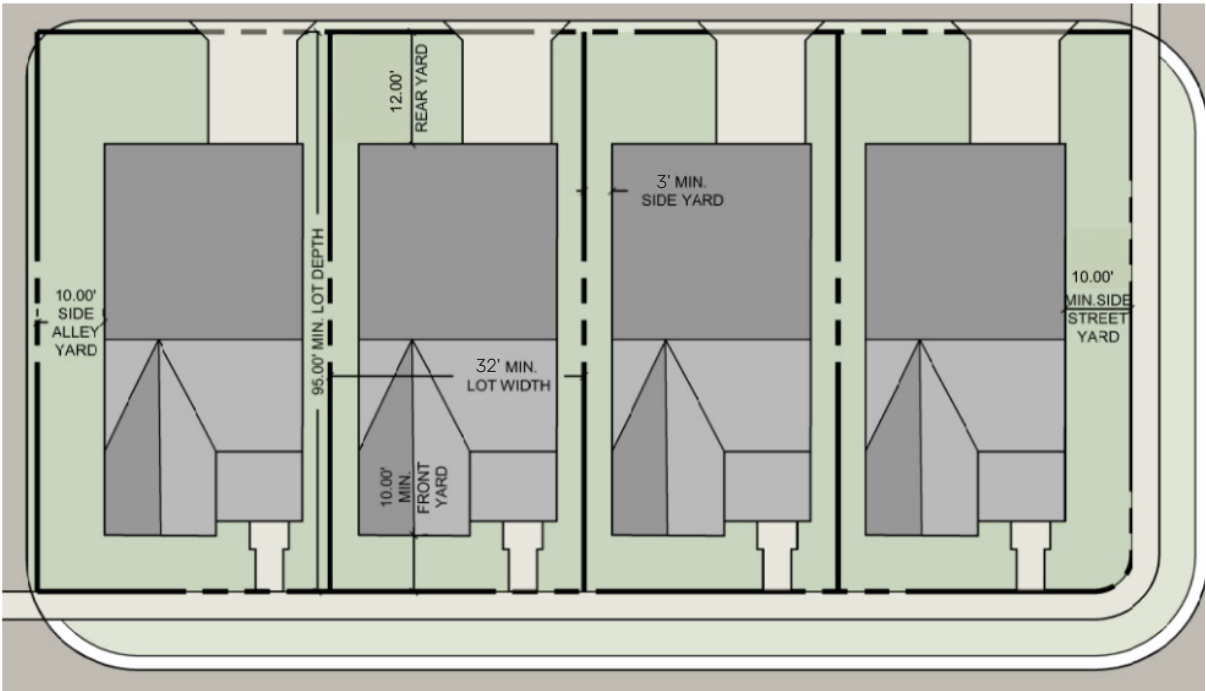
## MODIFICATIONS TO UDO STANDARDS

In an effort to reduce the amount of impervious surface on the lots and allow for utilities within certain alleys, rear-loaded single-family dwellings in the development will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'. Furthermore, rear setbacks of 12' (20' measured to edge of alley pavement) shall be applied rather than 25'.

### REAR LOADED SINGLE FAMILY DWELLING STANDARDS

- » Minimum lot size 3000 sf
- » Lot width (min.) 32' (lot average of 35' or greater)
- » Front setback (min) 10'\* (excluding porch/stoop encroachment)
- » Minimum driveway length 20' (measured to edge of alley pavement)
- » Minimum Side setback 3'
- » Minimum Side Street Setback 10'
- » Minimum Rear Setback 12' (20' to edge of alley pavement)
- » Maximum Height 3 Stories

\*Note: Porches may encroach up to 6' in the front setback



# TOWNHOME DWELLINGS

## MODIFICATIONS TO UDO STANDARDS

With the exception of +/- 40 units backing up to the Smithfield Road enhanced street yard, all Townhome units within Parkside at Westlake shall be rear-loaded. Dimensional standards vary based on whether the Townhome building fronts on public ROW vs. open space, as shown below. In order to accommodate wider alleyways with utilities to permit blocks fronting on open space, Parkside at Westlake shall permit minimum rear setbacks of 12' rather than the UDO requirement of 15'. In these instances, the building must still maintain a minimum of 20' of separation from the edge of the alley pavement. Additionally, a min. side setback of 5' shall apply instead of the UDO requirement for 10', and a min. lot width of 19' (instead of the UDO requirement for 30'). However, the min. side street yard shall be 10' and a min. building separation of 15' shall apply. To ensure that homes are of high-quality and add to the vitality of Knightdale, the applicant has offered tailored architectural standards as a condition of the zoning approval.

### STREET FACING TOWNHOME STANDARDS

- » Minimum lot width 19'-6"
- » Front setback (min) 5'
- » Side setback (min) 5' (If partiwall exists, 0 foot side yard minimum.)
- » Side street yard (min) 10'
- » Rear setback (min) 12' (20' min. measured to edge of alley pavement)
- » Driveway length (min) 20'
- » Max building height 3 stories
- » Building separation (min) 15'

### GREENWAY/ COURTYARD FACING TOWNHOME STANDARDS

- » Minimum lot width 19'-6"
- » Front setback (min) 0
- » Side setback (min) 5' (If partiwall exists, 0 foot side yard minimum.)
- » Side street yard (min) 10'
- » Rear setback (min) 12' (20' min. measured to edge of alley pavement)
- » Driveway length (min) 20'
- » Max building height 3 stories
- » Building separation (min) 15'

### TOWNHOMES FACING ALLEY (BACKING UP TO ENHANCED STREET YARD) TOWNHOME STANDARDS

- » Minimum lot width 19'-6"
- » Front setback (min) 20' (Measured to edge of alley pavement)
- » Front setback (max) 30'
- » Side setback (min) 5' (If partiwall exists, 0 foot side yard minimum.)
- » Side street yard (min) 10'
- » Rear setback (min) 15' (20' min. measured to edge of alley pavement)
- » Driveway length (min) 20' (Measured to edge of alley pavement)
- » Max building height 3 stories
- » Building separation (min) 15'

# APARTMENT BUILDINGS

## MODIFICATIONS TO UDO STANDARDS

Apartment buildings within Parkside at Westlake shall adhere to all building setbacks and dimensional standards outlined in Section 6.7 of the UDO (provided below for ease of use). The applicant hereby requests a modification to the Town's Apartment Building roof standards to permit roof forms with minimal slopes and utility wells (rather than strictly flat roofs).

Section 5.2A2 of the Knightdale UDO (Dwelling Multifamily) also requires "One hundred (100) square feet of nonresidential space shall be provided per every multifamily unit." For clarity, within Parkside at Westlake, this total amount of required non-residential space is provided within a central multifamily structure and the adjacent mixed-use center buildings, but is not required to be distributed among all apartment buildings present.

### APARTMENT BUILDING STANDARDS

- » Front setback (min) 0
- » Front setback (max) 10'\*
- » Side setback (min) 10'\*
- » Rear setback (min) 15'

\*Note: If partiwall exists, 0 foot side yard minimum

\*\*Note: Front setback will be measured from the enhanced street yard rather than the ROW along Smithfield Road. Furthermore, if the fire marshal determines that an increased front setback is required to meet life/safety requirements, the maximum setback may be increased accordingly.

### APARTMENT BUILDING CONDITIONS

1. The Mixed-Use center will include upper-story apartment units (included within the total 'Apartment' figure on the Site Data Table)
2. Architectural conditions are contained within the design guidelines portion of this PUD document.
3. For any townhome or 2-over-2 style multifamily building utilizing driveways, a minimum driveway length of 20' shall be provided, measured from edge of parking lot drive aisle.
4. The apartment layout communicates design intent and is subject to change. Apartment layout must utilize private and public frontages to prioritize the pedestrian experience.



# COMMERCIAL REGULATIONS

In order to foster convenient and accessible neighborhood business uses and align more closely with the Town’s desire to see a mix of uses included in development proposals, the proposed PUD includes 3 commercial typologies, identified in the Master Plan as 'Neighborhood Commercial', 'Commercial Center', and 'Corridor Commercial'. Each commercial typology has its own list of permitted uses and shall be subject to the conditions provided below. Otherwise, all three typologies shall be subject to applicable NMX and building type standards outlined in the UDO.

## Commercial Conditions:

- 1. The proposed Self-Storage building within the Corridor Commercial area is the only location where a self-storage (mini-warehouse) use is permitted. Any self- storage use shall adhere to the architectural standards prescribed by this PUD document (specific to self-storage) and shall be a minimum of 2 stories in height.
- 2. Phase 1C open space, park improvements and monumentation shall be completed prior to any building permits being requested or released in any phase other than Phase 1. Said improvements shall specifically include a pavilion structure and gravel drive surrounding a central green to create a preliminary activity center. This preliminary activity center shall be utilized as the focal point for temporary uses (farm sales, food trucks, tree lots, agritourism, etc.) prior to the construction of the ultimate mixed use center and associated infrastructure. Conceptual plans and depictions of the proposed improvements are included elsewhere herein.
- 3. The commercial layout conveys design intent and is subject to change. Final commercial layout shall address public frontages in accordance with the conceptual layout as shown.

## Permitted Uses

### Temporary/Accessory Uses:

- All Temporary uses permitted by the UDO (Section 3.1,C,10) shall be permitted within the proposed PUD, including farm stands, pumpkin patches, tree lots, farmers markets, food trucks, outdoor recreation such as corn mazes, kids' bouncy houses, outdoor movies, etc.
- All accessory uses permitted by the UDO within the NMX district shall be permitted within the proposed PUD, except as further limited in the sections below.

### 1. Uses Permitted in Neighborhood Commercial Area Include:

- » Daycare Center
- » Restaurant
- » Animal Services\*(SUP required for Boarding facilities)
- » Studio – Art, dance, martial arts, music
- » Professional Services
- » Meeting Facilities
- » Amusements, Indoor – 5k SF or Less
- » Bar/Tavern/Microbrewery
- » Tasting Room
- » Cultural or Community Facility
- » Recreational Facilities, Indoor
- » Pharmacy
- » Co-working
- » Neighborhood Retail/Restaurant
- » Personal Service
- » Business Support Services
- » Medical Services

## Permitted Uses (continued)

### 2. Uses Permitted in Corridor Commercial Area Include:

- » Government Services
- » Post Office
- » Restaurant
- » General Retail – < 50,000 SF
- » Professional Services
- » Personal Services
- » Meeting Facilities
- » Amusements, Indoor – 5k SF or Less
- » Bar/Tavern/Microbrewery
- » Mini-Warehouses (indoor self-storage)
- » Child / Adult Day Care Center
- » Recreational Facilities, Indoor
- » Studio – Art, Dance, Martial Arts, Music
- » Animal Serviced \* (SUP required for Boarding Facilities)
- » Public Safety Facility
- » Banks, Credit Unions, Financial Services

### 3. Uses Permitted in Commercial Center Include:

a. ALL uses allowable in NMX zoning Per Knightdale UDO \* excluding:

- » Ground Floor Residential
- » Drive-Through Uses
- » Funeral Homes
- » Auto Parts Sales
- » Nightclubs
- » Religious Institutions
- » Gas Stations
- » Convenience Stores
- » Non-Traditional Schools
- » Self-Storage
- » Neighborhood Manufacturing
- » Studio – Art, Dance, Martial Arts, Music
- » Animal Services
- » Public Safety Facility
- » Banks, Credit Unions, Financial Services

\*Some uses will require special permit approval per UDO

# 4.UDO + COMPREHENSIVE PLAN CONSISTENCY

## UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

The Parkside at WestLake PUD has been designed to meet the requirements of the Unified Development Ordinance where practical and achievable. There are some instances where, due to site constraints or special needs associated with this project, it is not possible to meet the specific requirement of the Ordinance. In those instances, the applicant is proposing site development allowances that will meet the intent of the Ordinance while providing necessary flexibility. The requested modifications to the requirements of the UDO, and the proposed alternative methods of compliance, are listed below.

### SITE DEVELOPMENT ALLOWANCE FOR FRONT LOADED SINGLE-FAMILY DWELLINGS

Section 3.4 of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. In order to create a more diverse range of residential lot types, Parkside at Westlake will include up to 35% of its single family detached units as front-loaded lots less than 80' in width. These lots shall all back up to either a perimeter buffer or open space. The applicant has offered tailored architectural standards for these units as a condition of the zoning approval.

To create an interesting streetscape and encourage interaction between the public and private realm, front-loaded single-family dwellings in Parkside at WestLake will be served by driveways that are a minimum length of 25' rather than the UDO requirement of 35'. The proposed driveway length will still ensure that parked vehicles do not obstruct pedestrian movement on the adjacent sidewalk.

### SITE DEVEVELOPMENT ALLOWANCE FOR REAR LOADED SINGLE-FAMILY DWELLINGS

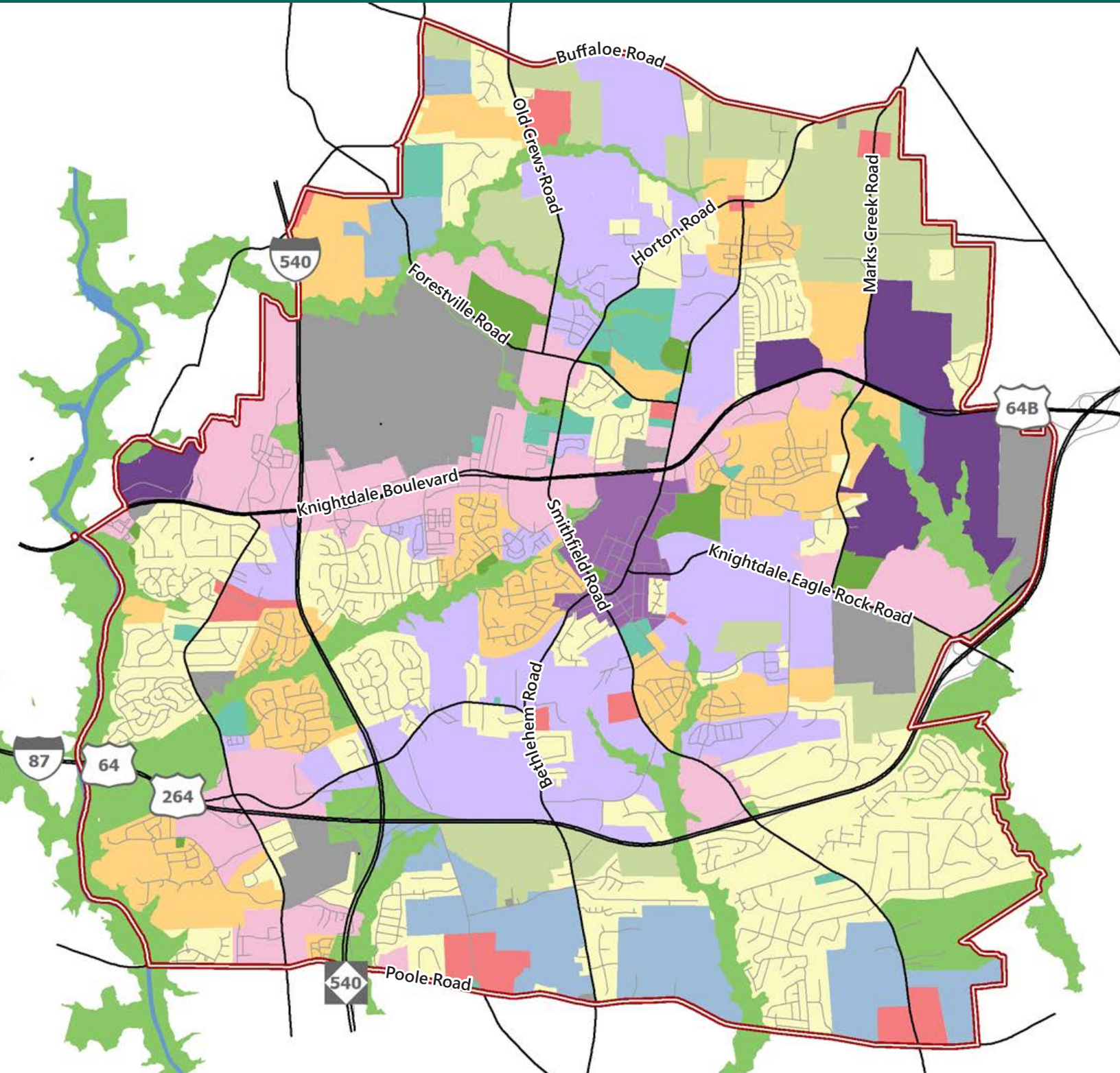
In an effort to reduce the amount of impervious surface on lots and create space for utilities to be provided within alleys serving lots fronting on open space, rear-loaded single-family dwellings will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'. Furthermore, rear setbacks of 12' shall be applied rather than 25' (Min. 20' measured to the edge of alley pavement).

### SITE DEVEVELOPMENT ALLOWANCE FOR FRONTAGE REQUIREMENTS

Section 6.4B of the UDO requires that all buildings shall share a frontage line (primary facade) with a street or square. For clarity, Parkside at Westlake shall be permitted to have single family dwellings which front on an open space 'courtyard', as depicted in the associated Master Plan.

### SITE DEVELOPMENT ALLOWANCE FOR APARTMENT BUILDING DESIGN STANDARDS

Section 6.7 of the UDO outlines architectural standards for Apartment Buildings. While the vast majority of apartments within Parkside at Westlake shall adhere to these standards, there are three building areas identified on the PUD Master Plan as 'Apartments - Townhome Style' that are multifamily by use, but the buildings are designed as Townhome style buildings. As such, buildings within these areas shall be subject to Apartment Building setbacks, but shall adhere to the design standards outlined for Townhomes in the PUD document. Furthermore, apartment buildings shall be permitted roof forms with minimal slopes and utility wells (rather than strictly flat roofs).





## SITE DEVELOPMENT ALLOWANCE FOR STANDARD STREET CROSS-SECTIONS

The Town’s adopted Comprehensive Transportation Plan includes standard cross-sections for different street types. Parkside at Westlake proposes the following modifications to accommodate site layout and design:

- Alternative cross-sections are proposed to the, Main Street - 3-lanes (to accommodate on-street parking and emergency vehicles). Details on proposed cross-sections are provided in the Master Plan set.

## SITE DEVELOPMENT ALLOWANCE FOR DISTRIBUTION OF USES

Section 11.1B of the Knightdale Unified Development Ordinance establishes a minimum and maximum required distribution of uses, calculated as the net development area which excludes street ROW and dedicated open space. Parkside at Westlake adheres to every distribution category range except ‘Mixed-Use’. Due to the size of the development, the facts that the majority of the site falls withing Knightdale's Neighborhood Conservation designation in the Comprehensive Plan, the manner in which Knightdale’s calculation emphasizes single family use by using acreage, and the need to prioritize more residential uses on the west side of Smithfield road to match adjacent county development, the applicant requests a minimum ‘Mixed Use’ acreage of 5% rather than the UDO requirement of 10%. For reference, the portion of the development east of Smithfield Road exceeds the 10% mixed use standard.

Use Type	Area in Acreage	Percent Development
Single Family Dwelling	55.5	52.4%
Townhouse Dwelling	26.6	25.1%
Multifamily Dwelling	9.61	9.06%
Mixed Use	5.54	5.2%
Commercial/Office*	8.58	8.1%

## SITE DEVELOPMENT ALLOWANCE TO PERIMETER BUFFER YARD

Section 7.4I of the UDO requires a 30 ft Type C buffer between a proposed NMX zoning district and adjacent residential districts. This standard is meant to buffer the more intense uses permitted in the NMX district from the lower density residential districts. Within Parkside at Westlake, a Type 20’ Type B buffer will be applied where proposed 60’-70’ SFD detached lots abut existing single family lots, or where alleys create additional separation between single family uses. Where proposed residential lots are located within 100’ of PIN #s 1762491492, 1762498549, 1763500173, and 1763505395, a 6’ tall privacy fence will be placed along the portions of the shared property boundary between said lots and the adjacent parcels.

## SITE DEVELOPMENT ALLOWANCE TO MAX BLOCK LENGTH & CONNECTIVITY INDEX REQUIREMENTS

Section 11.3.E.4, 11.3.E.5, and 11.3.E.7 of the UDO establish standards for maximum block length, cul-de-sacs, and minimum connectivity for the NMX district. Due to surrounding existing county subdivisions with limited street stub, the desire to limit cross-connection in order to preserve open space in adherence with the Town's Neighborhood Conservation designation, and the significant amount of riparian buffers on site limiting the ability for street connections, Parkside at Westlake shall be permitted deviations from max block length requirement of 660’. Block lengths shall be permitted as shown in the associated Master Plan (Street A - max 1400’; Street F - max 1100’; Street J - Max 700’). In order to increase open space and reduce stormwater impacts, on the east side of Smithfield road, pedestrians breaks along Street 'P', Street 'T' and Street 'U' (as identified on the Master Plan) may be used in the same manner as intersecting ROW for the purpose of calculating max block length. Finally, the development shall be permitted a minimum connectivity index of 1.35, rather than 1.5.

## SITE DEVELOPMENT ALLOWANCE TO CELL TOWER SETBACK REQUIREMENTS

Section 5.9D of the UDO requires all cell towers to be set back 200 ft from any residential district, as well as set back from the property line a distance equal to the tower’s fall radius. Parkside at Westlake requests to allow one existing tower to remain within the proposed NMX PUD with a reduced setback on the south side to permit a new roadway and sliver of open space within the cell tower’s fall radius. No residential lots shall be permitted within the fall zone

## SITE DEVELOPMENT ALLOWANCE TO ALLOW MASS GRADING

Section 9.3.B of the UDO prohibits mass grading on lots 60’ or greater in width. The applicant hereby requests the ability to mass grade said lots within Parkside at Westlake with the exception of all residential lots within 100’ of any voluntary agriculture district in place at the time of zoning. All SFD lots greater than or equal to 60’ in width are located along the project perimeter (where they back up to a landscaped buffer) or back up to open space. To limit the visual impact of mass grading, grading shall be conducted in phases, rather than all at one time.

## SITE DEVELOPMENT ALLOWANCE TO PERMITTED LOCATIONS FOR FOOD TRUCKS

Section 3.1 of the UDO restricts food trucks to parcels with an existing retail/restaurant, office/service, or entertainment/recreation use. Parkside at Westlake shall be permitted to authorize food trucks within the area identified in Phase 1C in advance of permanent non-residential uses. The intent is to foster the development of an activity center through temporary uses in advance of the ultimate shopping center being in place.

## SITE DEVELOPMENT ALLOWANCE TO RECREATIONAL OPEN SPACE FRONTAGE REQUIREMENTS

Section 11.2.C.11 of the UDO requires all recreational open space to have at least 50 feet of frontage on at least 1 public street within the subdivision. In order to facilitate the developments inclusion of residential lots fronting on open space, this requirement shall not apply to Open Space # 3, which is fronted by townhomes and alleys.

## SITE DEVELOPMENT ALLOWANCE/CLARIFICATION ON MULTIFAMILY MIXED USE REQUIREMENTS

Section 5.2A2 of the Knightdale UDO (Dwelling Multifamily) also requires “One hundred (100) square feet of non-residential space shall be provided per every multifamily unit.” For clarity, within Parkside at Westlake, this total amount of required non-residential space is provided within a central multifamily structure and the adjacent mixed-use center buildings, but is not required to be distributed among all apartment buildings present.



## SITE DEVELOPMENT ALLOWANCE TO TANGENT LENGTH REQUIREMENT FOR ROUNDABOUT

Due to location constraints imposed by the existing cell tower to the west and stream crossing to the south, the roundabout shown on the Master Plan west of S. Smithfield Road shall be exempt from the 50' minimum tangent length approach standard which would otherwise apply at a typical intersection.

## SITE DEVELOPMENT ALLOWANCE FOR FRONT-LOADED TOWNHOMES

Section 3.4 of the Knightdale UDO requires rear-loaded access for any lot less than 80' in width. The proposed development, which contains over 450 townhomes adheres to this standard for over 90% of its townhomes. However, in order to align with the Town's goal of creating Rural Preservation Corridor along Smithfield Road, the applicant added an enhanced street yard buffer along Smithfield Road and flipped the Townhomes which previously fronted Smithfield Road to instead front the utility alley running parallel to Smithfield Road. As a result, the applicant requests the ability to front-load up to 40 townhomes on said utility alley in order to preserve Smithfield Road.

## SITE DEVELOPMENT ALLOWANCE TO COMMERCIAL/MULTIFAMILY MAX SETBACK ALONG SMITHFIELD ROAD

In order to provide the rural preservation corridor described in the Town's adopted Comprehensive Plan, any applicable max setback for any commercial or multifamily structure along Smithfield Road shall be measured to the edge of the provided enhanced street yard rather than the ROW.

## SITE DEVIATION ALLOWANCE TO SFD DETACHED LOT WIDTHS (AND UNITS) AS SHOWN ON THE MASTER PLAN

Per this PUD document, SFD detached lots may have a lot width of 32' or more. At the time of Master Plan Submittal, all SFD detached lots are drawn as 35' or 38' wide lots. In order to permit flexibility and variability in lot size following Master Plan approval, staff may administratively approve changes to the SFD rear-loaded lot widths as shown on the Master Plan (within the constraints of the PUD standards) so long as provided open space meets or exceeds UDO requirements based on any unit increase which may occur as a result of small decreases in lot width within the limits of the PUD standards.

## SITE DEVIATION ALLOWANCE TO SFD FOUNDATION PLANTING REQUIREMENTS

Section 7.4K4 of the Knightdale UDO requires foundation plantings to be installed along the entire foundation wall of the building, making no allowances for decks, equipment, etc.. Within Parkside at Westlake, single family dwelling foundation plantings (evergreen shrubs) will be installed along the entire front elevation, as well as any elevation directly facing public ROW or improved open space and the first 12' of the side elevations closest to the front elevation.

## VOLUNTARY ZONING CONDITIONS EXCEEDING CODE REQUIREMENTS

- At a minimum, at least 1 constructed wetland and bioretention cell will be included within the project's SCM devices.
- Street trees will be installed a minimum 3" caliper DBH (instead of 2")
- New dwellings shall be designed and constructed so that each dwelling unit has at least one electrical receptacle within the garage of the dwelling which is suitable for electric vehicle charging with minimum voltage of 240V.
- Where any SFD lot is mass graded along the perimeter of the development, an additional tree shall be planted within the rear yard of each lot.
- Permeable pavers will be integrated into the paving design of at least 2 public gathering spaces.
- To enhance public recreational opportunities, sports courts and sports fields within Parkside at Westlake will be made available for use for Town organized recreation, as further outlined in the project's associated development agreement.
- Where any street stub ends along the border of a Voluntary Agricultural District (VAD), informational signage will be installed identifying the VAD and clarifying that no public access is permitted. Furthermore, a 6' fence will be installed along any shared border with an existing VAD in place at the time of zoning approval.
- Mass grading shall be prohibited on any single family detached lot located within 100ft of a Voluntary Agricultural District (VAD) in place at time of zoning approval, regardless of lot width.
- In order to help protect the integrity of an existing farm pond, the stormwater outlet for SCM J will occur downstream of the farm pond located on PIN # 1762684326.



# KNIGHTDALE NEXT 2035 COMPREHENSIVE PLAN CONSISTENCY

The Parkside at Westlake PUD is consistent with the recently updated Knightdale Next V.2 Comprehensive Plan, as detailed below.

The adopted Growth Areas Map identifies the subject property as a combination of 'Growth Reserve Area' and 'Activity Center in Growth Reserve Area'. In acknowledgment of the Growth Reserve designation, the applicant has proposed an associated development agreement to memorialize infrastructure and public safety commitments and contributions.

The Town's Framework map identifies the site as including a Neighborhood Activity Center along the intersection of Smithfield Road and Poole Road, with a Mixed-Use Development Target Area immediately surrounding the activity center. In conformance with these plan elements, Parkside at Westlake has proposed a Mixed Use Center with a combination of commercial, office, and residential within this target area (including vertical mixed use). Furthermore, to adhere to the intent of the Rural Preservation Corridor designation along Smithfield Road, the applicant has pulled the mixed use buildings and apartments further back from Smithfield Road to allow for an enhanced street yard (min. 40' wide).

The adopted Future Place Type map within the Comprehensive Plan designates the majority of this site as a Conservation Neighborhood, which calls for 30-60% of the site to be reserved as open space and seeks enhanced pedestrian infrastructure. As shown on the associated Master Plan, Parkside at Westlake offers a substantial degree of both on-street and off-street pedestrian facilities, including privately maintained greenways built to the Town's public greenway standards. Furthermore, to align with Conservation Neighborhood designation and limit impacts on Lake Myra, Poplar Creek, and the Marks Creek Watershed, over 40% of the site has been retained as some form of open space.

## 1. Town-wide Place Making

This principle seeks to foster a distinct brand and sense of place for the Town that is uniquely Knightdale through high-level design, walkable environments, thoughtful open spaces, and active living. Parkside at Westlake places connections to natural and designed open spaces at the forefront of its layout - incorporating an abundance of pedestrian greenways, paths and infrastructure, residential units fronting directly on open space, and centralized open space blocks designed to accommodate a range of community functions. Parkside at Westlake embraces the idea of prioritizing natural preservation, communal open space, and tight-knit mixes of uses over individual yard space and segregated land uses.

## 2. Home and Neighborhood Choices

This principle promotes exceptional quality of life, diverse housing options, and connections to neighborhood serving uses. As shown in the associated Master Plan, Parkside at Westlake prominently provides a connected system of open spaces serving single family homes, townhomes, apartments, and businesses. The proposed development provides both a mixed-use center and small distributed neighborhood commercial uses to facilitate convenient access to residents' everyday needs.

## 3. Environmental Stewardship and Sustainability

This principle seeks to create a comprehensive and coordinated open space network while reducing environmental impact of development through natural preservation and sustainable design. Parkside at Westlake reserves over 40% of the total site as open space. Within the expanded portion of the site (PIN # 1762586718), development has been concentrated on the western half of the parcel, with the eastern half preserved in its natural state to limit impervious surfaces and stormwater impacts on the Marks Creek Watershed. Finally, the site's commercial incorporation reduces the number and length of automobile trips and their associated impacts by providing convenient access to shopping, services, and employment.

## 4. Multi-Modal Transportation Systems

Through its miles of on-street and off-street sidepaths and greenways, its mixture of uses, and its compact form, Parkside at Westlake supports pedestrian and bicycle trips as a viable option for local destinations.

## 5. Economic Vitality

Parkside at Westlake aims to build on Knightdale's growing economic vitality by providing a high-quality residential development which companies would view as a valuable resource to serve the needs of their employees. Furthermore, the development's mixed-use center and commercial nodes (with over 150,000 SF of non-residential space) will provide a direct benefit to Knightdale's tax base and employment needs.



## 5. DESIGN GUIDELINES

# SFD DETACHED ARCHITECTURAL STANDARDS

### Foundations:

- Single family detached house foundations shall be either crawl space or elevated slab with a minimum height of 18" at all points along the front and side facades, excluding any portion of the rear or side façade adjacent to the garage, where the finished grade may slope up to the garage floor elevation to maintain accessibility and positive drainage away from the garage.
- All exposed foundations shall be wrapped in brick or stone, or formed concrete, excluding areas under porches, which may be enclosed with lattice.

### Facades:

- All homes will either consist of a single material of brick or stone or will have a combination of 2 or more of the following finishes on the front façade (not including foundations): stone, brick, lap siding, shakes, or board and batten siding.
- Vinyl may only be used for soffits, fascia, casings, windows and corner boards. Metal coil-stock trim shall only be permitted for drip-edge locations.
- No street facing facade shall have an uninterrupted plane greater than 20' in length. Glazed windows, entry doors, cantilevers, band boards, water tables, offsets, and other similar architectural breaks shall be used to interrupt façade planes.
- All non-street facing facades shall have uninterrupted plans of no greater than 30'. Planes shall be broken with windows, chimneys, side porches, wall offsets or similar treatments.
- All primary exterior facades shall include a minimum of 2 windows.
- Street facing facades shall have a minimum of 1 of the following:

- » Bay window
- » Window Trim 4" or greater in width
- » Shutters
- » Balcony
- » Patterned finish (Scales, Shakes, Wainscoting, Board & Batten, etc.)

### Roofing:

- Primary roofs shall be clad in one or more of the following: standing-seam metal, slate, wood, or architectural asphalt shingles.
- Primary roofs shall have a minimum pitch of 4:12.
- Secondary roofs shall have a minimum pitch of 2:12 and shall be clad in architectural asphalt shingles or standing seam metal or shall utilize a parapet, railing, cornice, or eave structure where the pitch is less than 3:12.
- Buildings shall not have uninterrupted roof planes or parapet planes of greater than 30' in any direction. Dormers, steps, corbels, or offsets shall be used to interrupt roof planes or parapet planes.
- Eaves shall extend a minimum of 8", excluding bay windows or similar façade projection which shall have eaves of no less than 2"
- All single family roofs shall have a minimum of 1 of the following:

- » Dormer
- » Gable
- » Chimney
- » Cupola
- » Widow's Walk





Entrances:

- All single family detached houses shall have one of the following for all Street-Facing Entrances:
  - » A covered porch measuring a minimum of 6’x6’
  - » A stoop measuring a minimum of 6’x6’
- Street Facing entrances shall have a minimum of 1 of the following:
  - » 4” or greater width door trim
  - » Sidelight windows
  - » Transom window
  - » Glazed Panel in Entry Door
  - » Covered porch a minimum 6.5’ in depth and a minimum width of 40% of the façade length.
  - » Rot-resistant trim material of no less than 3.5” shall be installed around all doorways.

Garages:

- Garages on street facing facades shall not extend beyond the front plane of the porch and/or stoop.
  - ° Garage doors on street facing facades shall have carriage style hardware and/or windows.
  - ° Garage doors shall not exceed 45% of the width of the street facing façade or shall be split into separate bays.
  - ° All lots less than 60’ in width shall have rear loaded garages accessed from alleys.
  - ° All Rear-Loaded SFD will provide 2 or more parkings spaces, whether internal to the structure or external.

SFD FRONT LOADED  
EXAMPLE ELEVATIONS



\*Note: Example elevations are illustrative in nature and are intended to communicate design intent. They should not be interpreted as finalized designs and are subject to change.



# SFD REAR LOADED EXAMPLE ELEVATIONS



# SFD REAR LOADED EXAMPLE ELEVATIONS





# TOWNHOME ARCHITECTURAL STANDARDS

## Foundations

- Townhouse foundations shall be raised with a stem wall or elevated slab with a minimum height of 18” at all points along the front and side facades, excluding any portion of the façade where the finished grade may slope up to the garage floor elevation to maintain accessibility and positive drainage away from the garage.
- All exposed foundations shall be wrapped in brick or stone, or formed concrete, excluding areas under porches, which may be enclosed with lattice.

## Facades:

Each townhouse building will either consist of a single material of brick or stone or will have a combination of 2 or more of the following finishes on the front façade (not including foundations): stone, brick, lap siding, precast or cast-in place concrete, EIFS, or board and batten siding.

- Where a townhouse building includes more than 4 units and isn’t constructed of a single material of stone or brick, there shall be a minimum of 2 complimentary colors for primary façade materials.
- Vinyl may only be used for soffits, fascia, casings, windows and corner boards. Metal coil-stock trim shall only be permitted for drip-edge locations.
- No primary or street-facing facade shall have an uninterrupted plane greater than 20’ in length. Glazed windows, entry doors, cantilevers, band boards, water tables, offsets, and other similar architectural breaks shall be used to interrupt façade planes.
- All non-street facing facades shall have uninterrupted plans of no greater than 30’. Planes shall be broken with windows, chimneys, side porches, wall offsets or similar treatments.
- All primary exterior facades shall include a minimum of 2 windows per unit.
- Where more than 4 townhouses are in a single building, there shall be a minimum of 2 façade off-sets per building measuring a minimum of 12”.
- Primary facades shall have a minimum of 1 of the following:

- » ° Bay window
- » ° Window Trim 4” or greater in width
- » ° Shutters
- » ° Patterned finish (Scales, Shakes, Wainscoting, Board & Batten, etc.)

## Building Sizes:

- A minimum of 30% of townhomes shall be 3-stories. All other townhomes shall be a minimum of 2-stories.
- There shall be no building exceeding 168’ in length.

## Roofing:

- Primary roofs shall be clad in one or more of the following: standing-seam metal, slate, wood, or architectural asphalt shingles.
- Primary roofs shall have a minimum pitch of 4:12.
- Secondary roofs shall have a minimum pitch of 2:12 and shall be clad in standing seam metal or architectural asphalt shingles or shall utilize a parapet, railing, cornice, or eave structure where the pitch is less than 3:12.
- Buildings shall not have uninterrupted roof planes or parapet planes of greater than 30’ in any direction. Dormers, steps, corbels, or offsets shall be used to interrupt roof planes or parapet planes.
- Eaves shall extend a minimum of 6”, excluding bay windows or similar façade projections which shall have eaves of no less than 2”
- All townhouses shall have a minimum of 1 of the following:

- » ° Dormer
- » ° Gable
- » ° Chimney
- » ° Balcony
- » ° Widow’s Walk

## Entrances:

- All townhouses shall have one of the following for all Primary Entrances:
  - ° A porch measuring a minimum of 5’x5’
  - ° A stoop measuring a minimum of 4’x4’
    - \*At least 2 townhome units in every building shall utilize the porch option above
- Primary entrances (located on the architectural front of the dwelling) shall have a minimum of 1 of the following:
  - ° 4” or greater width door trim
  - ° Sidelight windows
  - ° Transom window
  - ° Glazed Panel in Entry Door
  - ° Covered porch a minimum 6’ in depth and a minimum width of 50% of the unit width
  - ° Rot-resistant trim material of no less than 3.5” shall be installed around all doorways.
- Where Townhomes abut the enhanced Street Yard along S. Smithfield road, said Townhomes (less than 40 units) may be front loaded along the alley parallel to S. Smithfield Road in order to maintain a more rural buffered roadway corridor.

## Garages:

- With the exception of up to 40 TH units which back up to an Enhanced Street Yard on Smithfield Road, all townhomes shall have garages accessed from alleyways.
- Garages may be stand-a-lone structures or housed within the primary townhouse structure.
- Any townhome greater than 24’ in width shall have a 2-car garage

## Additional Standards for Front-Loaded Townhomes

- No more than 40 Townhomes units (backing up to the Enhanced Street Yard buffer on Smithfield Rd) may have a front-loaded garage.
- For any dwellings whose primary entrance is on the same façade as the garage, the garage door must be at least one-foot further set back in that facade than the eaves of the porch covering the primary entrance.
- No rear elevations of dwellings may be predominantly oriented toward Smithfield Road unless each of the following conditions are met:
  - ° A six-foot tall opaque fence is installed between the dwelling and the street yard buffer.
  - ° A minimum 40’ wide enhanced street yard buffer (comprised of at least 50% evergreen Trees) is placed between the dwellings and Smithfield Road (Refer to enhanced street yard buffer detail contained within the Master Plan set.



# TOWNHOME EXAMPLE ELEVATIONS



# APARTMENT BUILDING ARCHITECTURAL STANDARDS

## Roofing

- Primary roof forms shall be flat roof assemblies with a parapet or eave structure such that the roof material is not visible from adjacent finished grade
- Secondary roof forms may slope with a minimum pitch of 3:12 and shall utilize one of the following materials: standing-seam metal, slate, wood, or architectural asphalt shingles.

## Building Sizes:

- Where apartment buildings front the same internal right of way as single family or townhome lots, they shall be no more than 1 additional story in height than the single family or townhome building.

## Facades:

- Street facing facades shall utilize at least 2 of the following: Brick Veneer, Stone Veneer, vertical board and batten, or lap siding
- Buildings shall not have uninterrupted wall planes greater than 30 feet in any direction visible from any street. Glazed windows, entry doors, cantilevers, band boards, water tables, jogs/offsets, and other similar architectural breaks shall be used to interrupt wall planes as appropriate.
- The base of all buildings shall have a masonry-type cladding a minimum of 24" above the elevation of the finished grade, excluding patios and doorways.
- Apartment buildings shall adhere to all standards contained within Section 6.7 of the UDO related to Material, Colors, Facades, and Building Entrances, except as modified above.

## Mechanical and Electrical Equipment:

- As allowed by North Carolina Residential Code, and excepting plumbing vents, clothes dryer vents, attic vents, and bath fan vents, the mechanical components of structures shall be screened to limit or proscribe visibility from public rights-of-way via one of the following: (a) opaque landscaping, (b) building-matched wing walls, (c) parapets, (d) architectural screens or louvers, (e) opaque fencing, or (f) an equivalent residential-context visual-obstruction. Plumbing vents, clothes dryer vents, attic vents, bath fan vents and equivalent apparatuses shall be either (a) incorporated into the structure, (b) placed in inconspicuous locations, or (c) be colored to match the building plane which they penetrate, and/or be trimmed in the same fashion as windows and doors and colored to match the trim.



# APARTMENT BUILDING EXAMPLE ELEVATIONS

## UPPER STORY APARTMENTS



## APARTMENTS



\*Note: Example elevations are illustrative in nature and are intended to communicate design intent. They should not be interpreted as finalized designs and are subject to change.

# COMMERCIAL/MIXED USE ARCHITECTURAL STANDARDS

In order to foster convenient and accessible neighborhood business uses and align more closely with the Town's desire to see a mix of uses included in development proposals, the proposed PUD includes 3 commercial typologies, identified in the Master Plan as 'Neighborhood Commercial', 'Commercial Center', and 'Corridor Commercial'. All commercial/mixed use buildings shall be subject to the applicable architectural standards outlined in Chapter 6 of the UDO based on the relevant building type, with the exception of the proposed self-storage facility within the Corridor Commercial typology. The self-storage facility shall follow the standards included in the following section.

Conceptual elevations developed by CI Design, Inc. for the various building types shown in the Commercial Center and Multifamily Pod are provided on the following pages.







# PARKSIDE AT WESTLAKE | ELEVATIONS

KNIGHTDALE, NORTH CAROLINA | JUNE 16, 2023



\*Note: Example elevations are illustrative in nature and are intended to communicate design intent. They should not be interpreted as finalized designs and are subject to change.





# PARKSIDE AT WESTLAKE | ELEVATIONS

KNIGHTDALE, NORTH CAROLINA | JUNE 16, 2023



\*Note: Example elevations are illustrative in nature and are intended to communicate design intent. They should not be interpreted as finalized designs and are subject to change.



# SELF-STORAGE FACILITY DESIGN STANDARDS

1. The self-storage (mini-storage) use shall only be permitted within the Corridor Commercial pod within the proposed NMX PUD.
2. Yard Setbacks

a. Front (Min.): 10 ft

b. Front (Max.): n/a

c. Side (Min.): 10 ft

d. Rear (Min.): 30 ft
- 3.Height

a. Min. Height: 2 stories

b. Max Height: 3 stories (excluding walk-out basement from height)
4. Parking shall be permitted in the front yard if screened from ROW by a proposed buffer, detached outlot / liner building.
5. Roofs shall be flat and screened from view by parapet walls.
6. Articulation

a. No blank, uninterrupted wall shall extend for a length greater than or equal to 30 ft.

i. Blank walls shall be avoided by the addition of window features (transparent or non-transparent), piers, building recesses, pilasters, arches, columns, or significant changes in the texture or pattern of building materials.
7. Awnings

a. A building canopy, awning, or similar weather protection, if provided, shall project a minimum of 3-5 feet.
8. Window Features / Transparency

a. All primary entrances shall feature a transparent door.

b. The first floor of the primary façade shall include window features (transparent or non-transparent [i.e. spandrel glass]) on at least 40% of the length of the first floor building elevation.

c. Min. window area: 16 ft

d. Min. window width: 3 ft

e. Min. window height: 4 ft
9. Primary Facade Entrance

a. The front entrance shall face Smithfield Road and shall be distinguishable form the rest of the building through the use of elements such as but not limited to a landscape forecourt, a wide pedestrian path, access and pathway paving, special plants and landscape, and / or a prominent roof form.
10. Building Wall Material Colors

a. Facade colors shall be of a low reflectance earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors as an accent material. The use of high-intensity, metallic, fluorescent, day glow, or neon colors shall be prohibited. This color restriction shall not apply to signage.
11. Public gathering space design and activation shall adhere to the same standards as prescribed for mixed-use buildings in the UDO (Section 6.8)

THIS PAGE INTENTIONALLY LEFT BLANK



# SELF-STORAGE FACILITY CONCEPTUAL ELEVATION



\*Note: Example elevations are illustrative in nature and are intended to communicate design intent. They should not be interpreted as finalized designs and are subject to change.

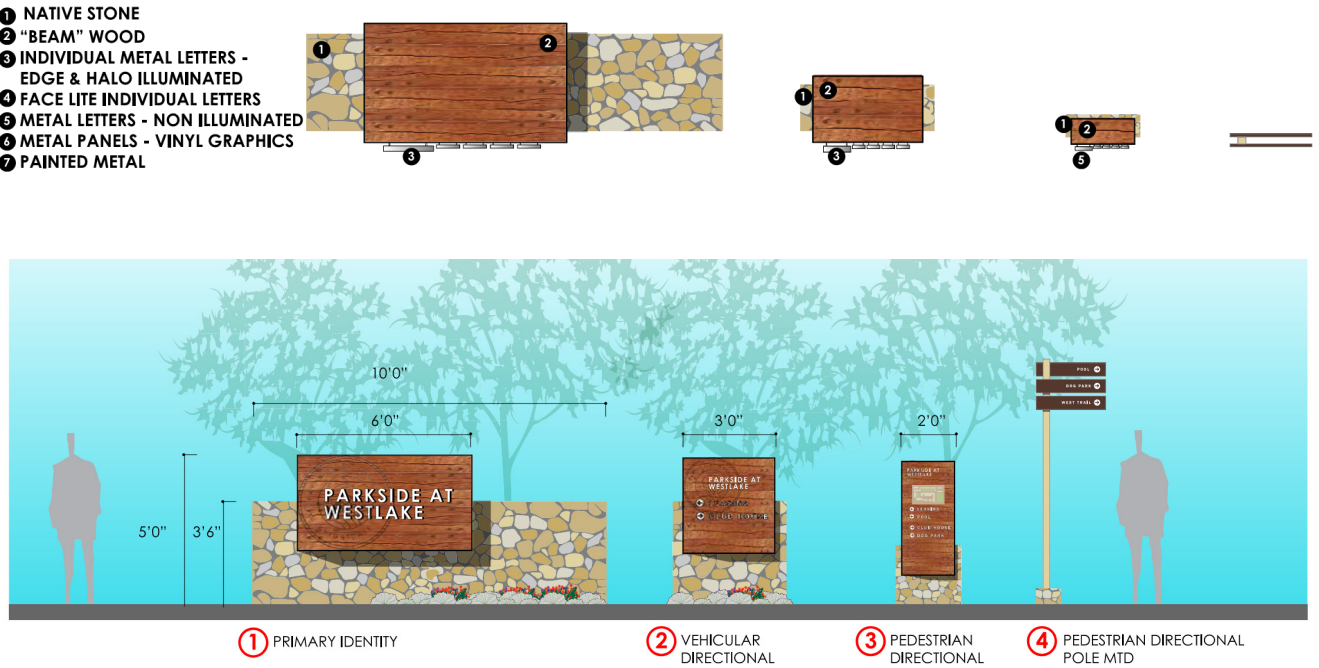


# SIGNAGE, MONUMENTATION, AND OPEN SPACE DESIGN CONCEPTS

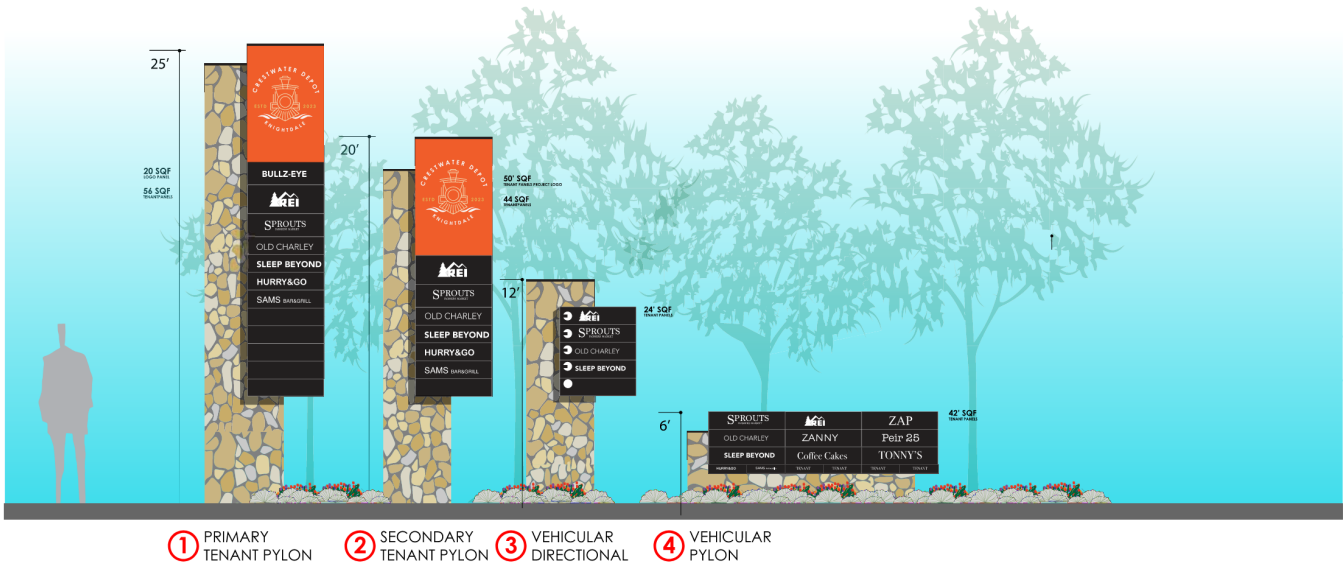
As part of the developments overall branding package, Parskide at Westlake will provide a comprehensive hierarchy of sign types with shared core elements. These core elements will play off the Town's agricultural roots, prominently incorporating wood and stone. As such, the developer commits to incorporating wood and stone into all residential monument and pylon style signs. All commercial monument or pylon style signs shall incorporate stone.



\*Note: Sign elements displayed are illustrative in nature to communicate intent and do not represent finalized design.







\*Note: Open Space and Sign Concepts are illustrative in nature to communicate intent and do not represent finalized design.

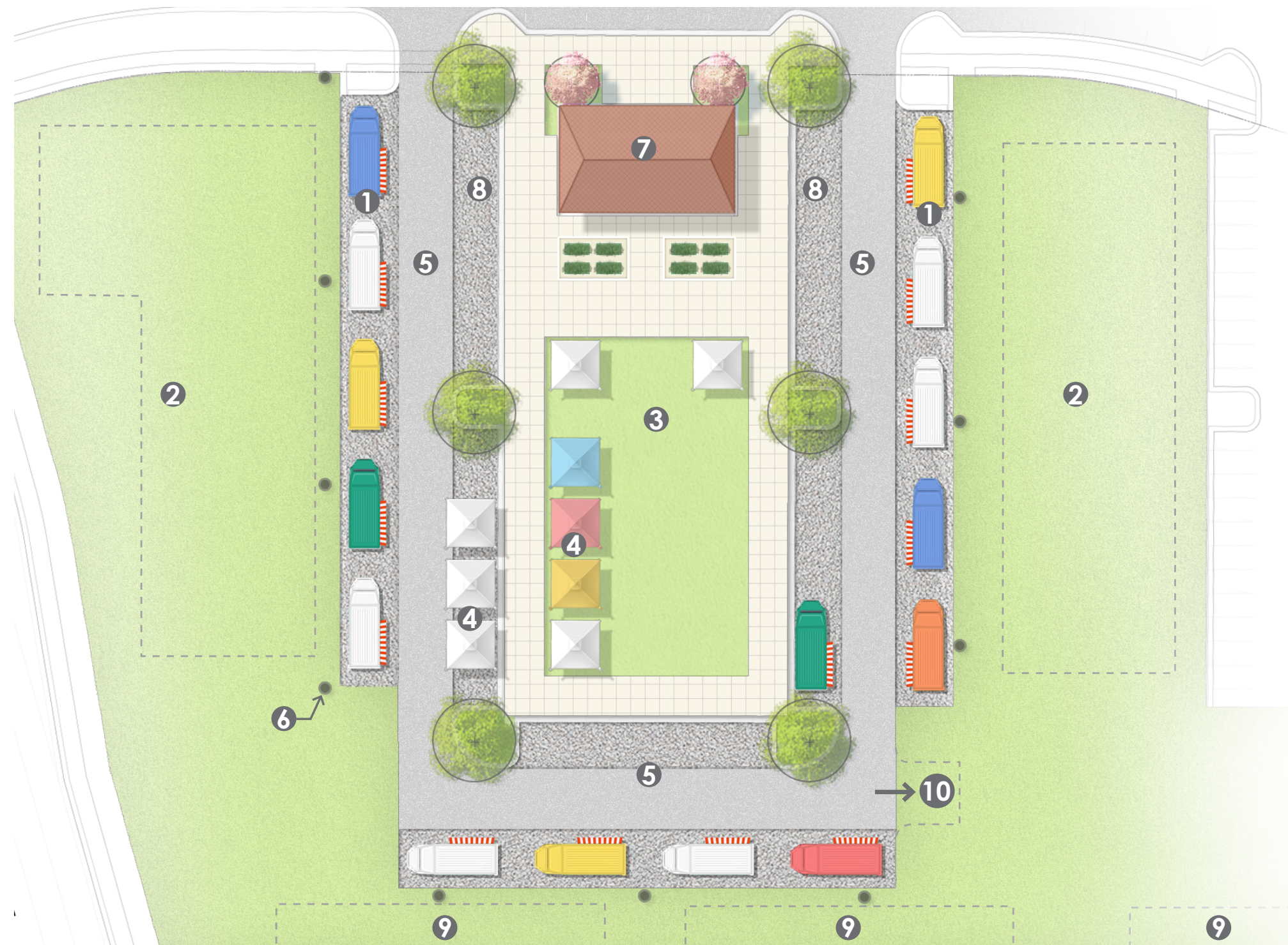
# OPEN SPACE DESIGN CONCEPTS

As the Parkside at Westlake plans further develop, additional open space design and programming will be incorporated into construction drawings or submitted as a separate site plan review. The following section highlights initial conceptual designs for key open space amenities throughout the development. The intent of these designs is to illustrate the applicant's initial design intent and commitment to providing a diverse range of high quality gathering spaces for the community.

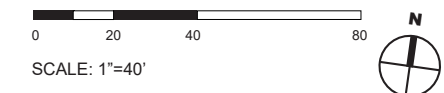
## Conceptual Amphitheater Design (Phase 4)







- KEY
- 1. GRAVEL AREA FOR FOOD TRUCKS AND TENTS
  - 2. FUTURE PAD - TEMPORARY SEED FOR LAWN
  - 3. ACTIVITY LAWN
  - 4. FLEXIBLE AREA FOR VENDOR TENTS/FOOD TRUCKS
  - 5. PAVED DRIVE
  - 6. LIGHT POLES + ACCESSORY POWER
  - 7. PAVILION
  - 8. GRAVEL PARKING
  - 9. FUTURE PAD
  - 10. FUTURE DRIVE



## VILLAGE GREEN - INTERIM OPEN SPACE CONCEPT | CONCEPT DESIGN

KNIGHTDALE, NORTH CAROLINA | 16 JUNE 2023

Copyright (c) by Ci Design, Inc. / All Rights Reserved

\*Note: Concepts displayed are illustrative in nature to communicate intent and do not represent finalized design.





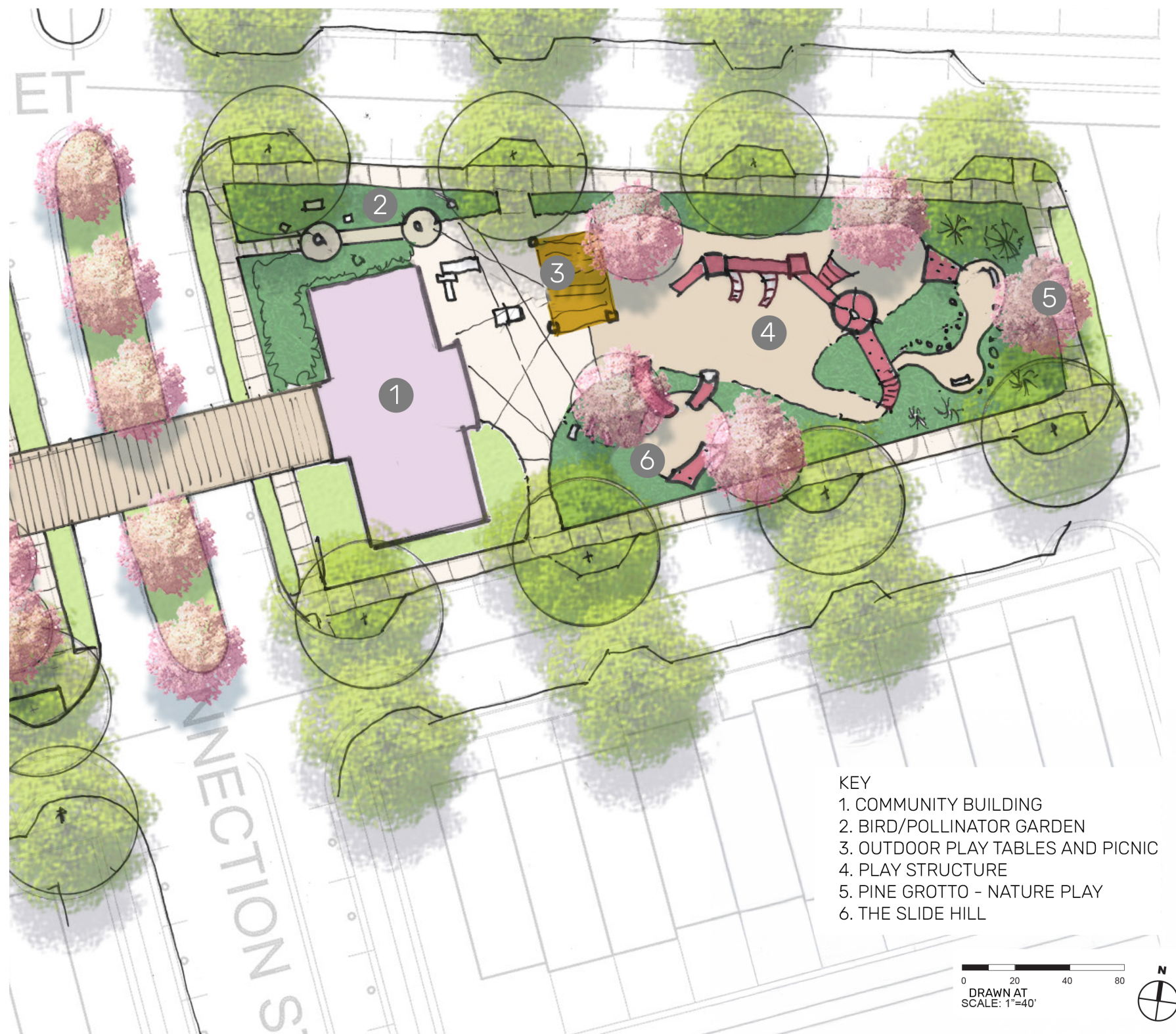
## VILLAGE GREEN - INTERIM OPEN SPACE CONCEPT | CONCEPT DESIGN

KNIGHTDALE, NORTH CAROLINA | 16 JUNE 2023

Copyright (c) by Ci Design, Inc. / All Rights Reserved

\*Note: Graphics are illustrative in nature to communicate intent and do not represent finalized design.





Copyright (c) by Ci Design, Inc. / All Rights Reserved

## PUBLIC OPEN SPACE | SCHEMATIC DESIGN

KNIGHTDALE, NORTH CAROLINA | 30 MARCH 2023

\*Note: Graphics are illustrative in nature to communicate intent and do not represent finalized design.



# 6. TRANSPORTATION ANALYSIS

## TRANSPORTATION IMPACT ANALYSIS SUMMARY

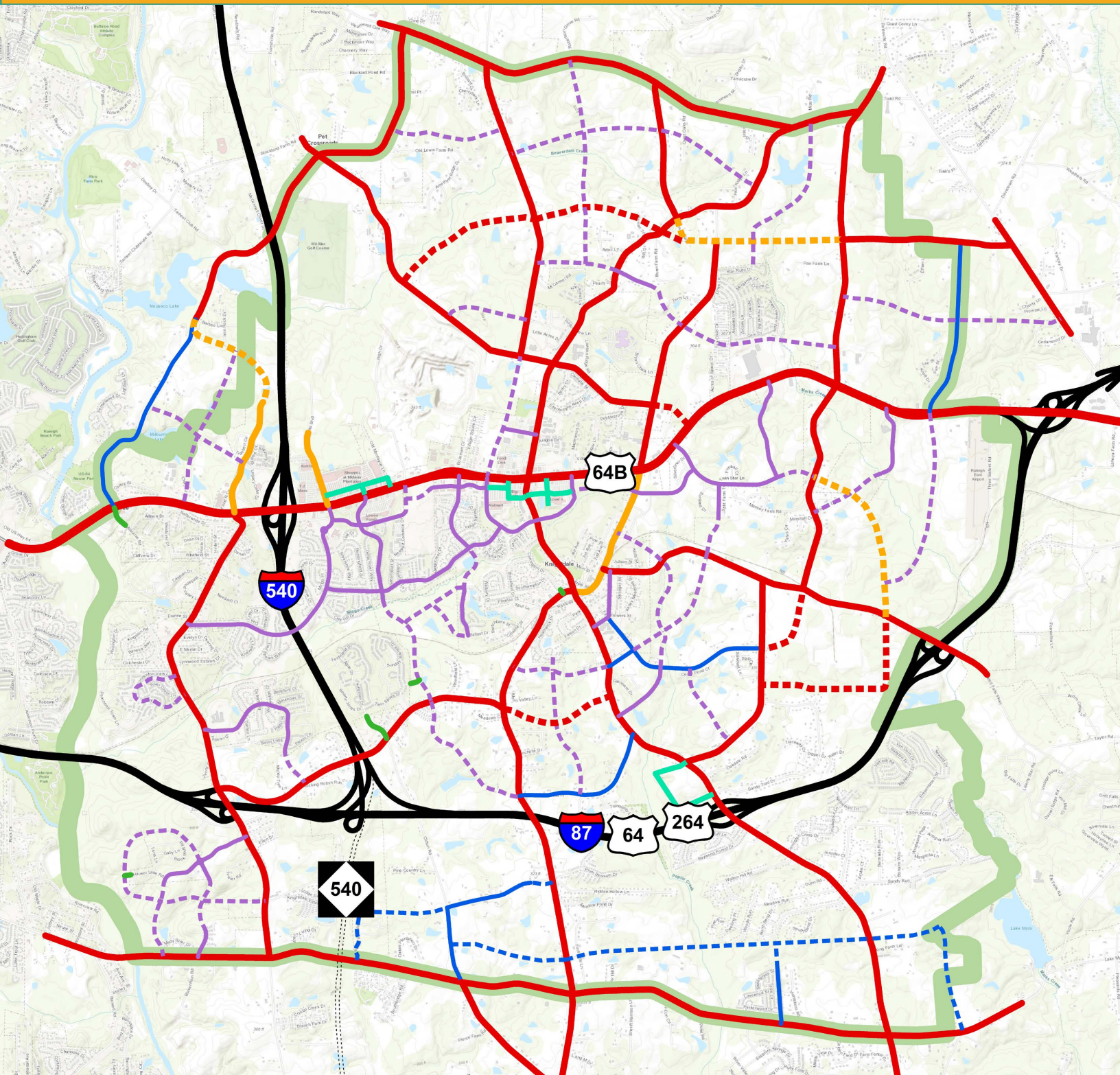
A Traffic Impact Analysis (TIA) was conducted by Ramey Kemp and Associates for the proposed development in accordance with the Knightdale (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. A full copy of the TIA has been submitted for review and approval with the PUD document. The following pages contain a list of traffic improvements recommended by Ramey Kemp at the time of initial PUD submittal.

Final traffic improvements will be based on updated TIA recommendations following additional NCDOT and Town of Knightdale review. All traffic improvements are subject to developers ability to procure right of way and easements as needed. In the event an easement or right of way is not reasonably obtained, fee in lieu may be accepted by Town of Knightdale for traffic and pedestrian improvements.

### STUDY AREA

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- Poole Road and Smithfield Road
- Smithfield Road and Sandy Run
- Smithfield Road and US 64 Eastbound Ramps
- Smithfield Road and US 64 Westbound Ramps
- Smithfield Road and Major Slade Road
- Poole Road and Bethlehem Road
- Poole Road and Major Slade Road





# RECOMMENDED IMPROVEMENTS BY DEVELOPER (Subject to Change)

## Poole Road and Smithfield Road

- Provide an exclusive southbound right-turn lane with a minimum of 325 feet of storage and appropriate deceleration and taper length. [Phase 2]
- Extend the southbound left-turn lane storage to a minimum of 325 feet with appropriate deceleration and taper length. [Full Build]
- Extend the northbound left-turn lane storage to a minimum of 425 feet with appropriate deceleration and taper length. [Full Build]
- Extend the eastbound left-turn lane storage to a minimum of 425 feet with appropriate deceleration and taper length. [Full Build]
- Extend the westbound left-turn lane storage to a minimum of 375 feet with appropriate deceleration and taper length. [Full Build]
- Extend the westbound right-turn lane storage to a minimum of 225 feet with appropriate deceleration and taper length. [Full Build]

## Smithfield Road and Major Slade Road

- Provide an exclusive southbound right-turn lane with a minimum of 100 feet of storage and appropriate deceleration and taper length. [Phase 2]

## Poole Road and Major Slade Road

- Provide an exclusive northbound right-turn lane with a minimum of 100 feet of storage and appropriate deceleration and taper length. [Full Build]

## Baywood Forest Drive & Smithfield Road

- Construct an exclusive southbound right-turn lane with at least 75 feet of storage and appropriate taper. [Phase 1]
- Construct an exclusive northbound left-turn lane with at least 50 feet of storage and appropriate taper. [Phase 1]

## Walton Hill Road & Smithfield Road:

- Construct an exclusive southbound right-turn lane with at least 50 feet of storage and appropriate taper. [Phase 1]

## Meadow Run at Smithfield Road:

- Construct an exclusive southbound right-turn lane with at least 50 feet of storage and appropriate taper. [Phase 1]

## Sandy Run and Smithfield Road:

- Construct an exclusive southbound left-turn lane with at least 150 feet of storage and appropriate taper. [Phase 1]
- Construct an exclusive northbound left-turn lane with at least 75 feet of storage and appropriate taper. [Phase 1]
- Construct an exclusive eastbound left-turn lane with at least 100 feet of storage and appropriate taper. [Phase 1]
- Construct an exclusive westbound left-turn lane with at least 100 feet of storage and appropriate taper. [Phase 1]

## Smithfield Road and Site Access A

- Construct eastbound approach with one (1) ingress lane and two (2) egress lanes striped as one left-turn lane and one right-turn lane. [Phase 1a]
- Provide an exclusive northbound left-turn lane with a minimum of 300 feet of storage and appropriate taper. [Phase 1b]
- Provide an exclusive southbound right-turn lane with a minimum of 100 feet of storage and appropriate taper. [Phase 1b]
- Monitor intersection for signalization and install traffic signal once it meets signal warrants, anticipated at full build.

## Smithfield Road and Site Access B/Site Access F

- Construct eastbound approach with one (1) ingress lane and two (2) egress lanes striped as one shared left-through turn lane and one right-turn. [Phase 2]
- Provide an exclusive northbound left-turn lane with a minimum of 125 feet of storage and appropriate taper. [Phase 2]
- Provide an exclusive southbound right-turn lane with a minimum of 75 feet of storage and appropriate taper. [Phase 2]
- Construct westbound approach with one (1) ingress lane and two (2) egress lanes striped as one (1) shared left-thru lane and one (1) right-turn lane. [Full Build]
- Provide an exclusive southbound left-turn lane with a minimum of 200 feet of storage and appropriate taper. [Full Build]
- Monitor intersection for signalization and install traffic signal when warranted. [Full Build]

## Poole Road and Site Access C

- Construct southbound approach with one (1) ingress lane and two (2) egress lanes striped as a separate left turn lane and right turn lane. [Phase 2]
- Provide an exclusive eastbound left-turn lane with a minimum of 50 feet of storage and appropriate taper. [Phase 2]
- Provide stop-control for the southbound approach [Phase 2]

## Smithfield Road and Site Access D

- Construct eastbound approach with one (1) ingress lane and two (2) egress lanes striped as a separate left turn lane and right turn lane. [Phase 1b]
- Although a northbound left turn lane on Smithfield Road is not warranted based on the turn lane criteria, it is likely that a left turn lane will be required based on the high volume of through traffic.
- Provide stop-control for the eastbound approach. [Phase 1b]

## Smithfield Road and Site Access E

- Construct eastbound approach with one (1) ingress lane and one (1) egress lane striped a right-in/right-out. [Phase 1b]
- Provide stop-control for the eastbound approach. [Phase 1b]

## Smithfield Road and Site Access G

- Construct westbound approach with one (1) ingress lane and one (1) egress lane striped a right-in/right-out. [Phase 1b]
- Provide an exclusive northbound right-turn lane with a minimum of 50 feet of storage and appropriate taper. [Phase 1b]
- Provide stop-control for the westbound approach. [Phase 1b]



Poole Road and Site Access H

- Construct southbound approach with one (1) ingress lane and two (2) egress lanes striped as one left-turn lane and one right-turn lane. [Phase 1b]
- Provide an exclusive eastbound left-turn lane with a minimum of 100 feet of storage and appropriate taper. [Phase 1b]
- Provide an exclusive westbound right-turn lane with a minimum of 75 feet of storage and appropriate taper. [Phase 1b]
- Provide stop-control for the southbound approach [Phase 1b]

Smithfield Road and Site Access I

- Construct westbound approach with one (1) ingress lane and one (1) egress lane striped a right-in/right-out. [Full Build]
- Provide an exclusive northbound right-turn lane with a minimum of 50 feet of storage and appropriate taper. [Full Build]
- Provide stop-control for the westbound approach. [Full Build]

IMPROVEMENTS BY ADJACENT  
DEVELOPMENT (Subject to Change)

Smithfield Road & I-87 Westbound Ramps:

- Extend the exclusive southbound right-turn lane to have full storage.
- Restripe the northbound left-through lane to provide an additional left-turn lane.
- Construct a northbound through lane with a minimum of 250 feet of storage and appropriate deceleration and taper length.

Smithfield Road & Poole Road:

- Construct a channelized westbound right-turn lane that operates under yield control with a minimum of 100 feet of storage and appropriate deceleration and taper length.
- Coordinate with NCDOT to develop a signal modification plan for the intersection.

Improvements by NCDOT STIP I-6007:

- STIP I-6007 is expected to convert the I-87 (US 64 / 264) interchange at Smithfield Road to a diverging diamond interchange.

Improvements by NCDOT STIP HL-0031:

- STIP HL-0031 is expected to improve the intersection of Poole Road and Smithfield Road by adding exclusive turn lanes on every approach.



# 7. RECREATIONAL OPEN SPACE + AMENITIES

## RECREATIONAL OPEN SPACE AND AMENITIES

Parkside at WestLake will provide a diverse offering of active and passive recreation areas within the development as detailed on the following page, linked by a comprehensive network of sidewalks and greenways.

### Open Space Standards

• Total recreation open space required:	29.31*	Acres
• Active recreation space required:	14.66	Acres
• Active recreation space provided:	15.15	Acres
• Passive open space required:	14.66	Acres
• Passive open space provided:	24.65	Acres
• Additional Common Space Provided:	84.04	Acres

\*Open Space calculations account for 25% reduction for Neighborhood amenity and assumes 1.5 average bedrooms for apartments.

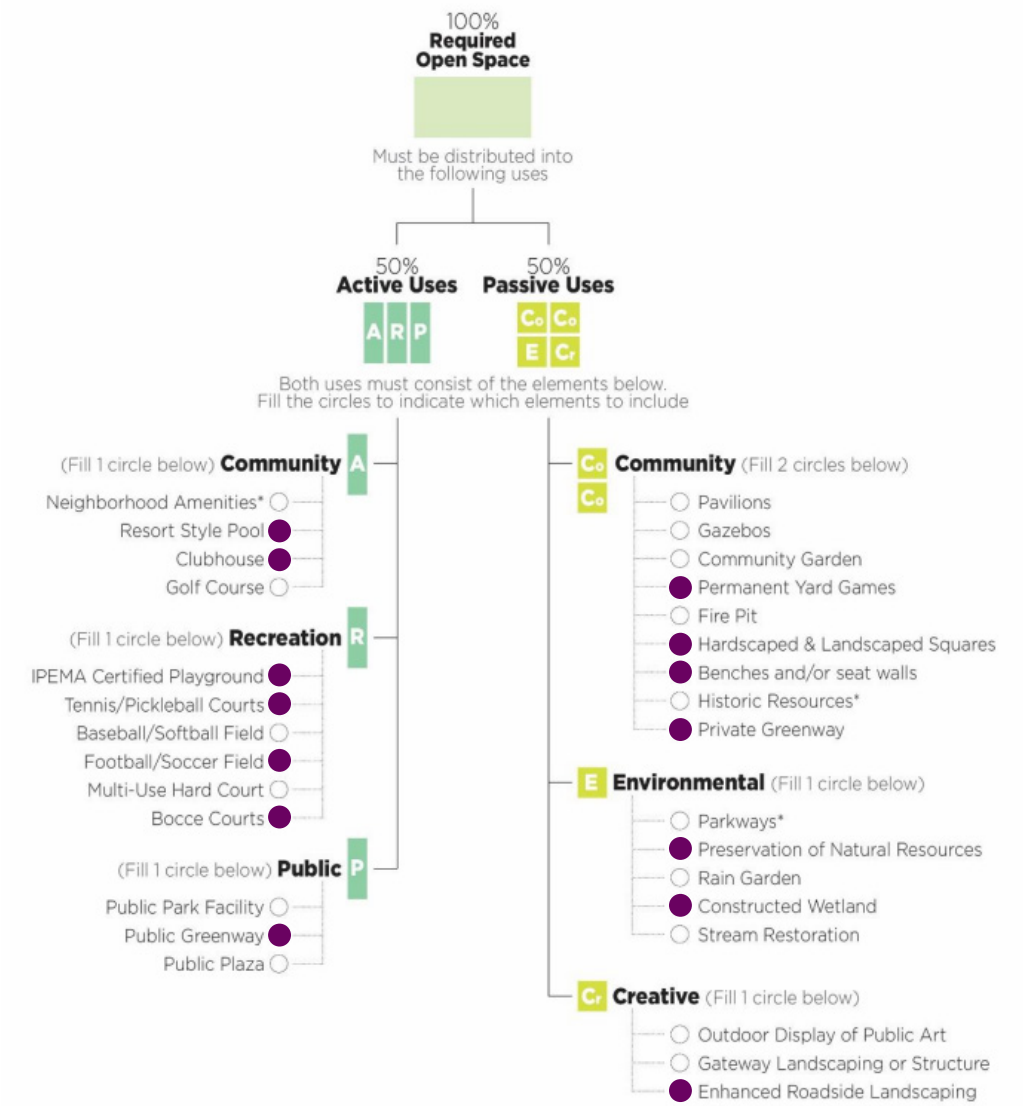
Parkside at Westlake is anchored by a centralized park and amenity space located along a traffic circle on the main access drive for the residential portion of this project. This central amenity site will include a pool and clubhouse, as well as soccer fields and hard surface courts. Linked to this main amenity site is a public greenway which traverses the site from east to west, and provides pedestrian access to a playground and amphitheater. The portion of the site west of Smithfield Road also incorporates additional distributed open spaces, including a dog park, gate houses, green squares and courtyards. East of Smithfield Road, the Townhome and Apartment section of this development will include an additional pool and clubhouse, playground, and open park space.





# RECREATIONAL OPEN SPACE AND AMENITIES

Parkside at Westlake will provide a diverse offering of active and passive recreation areas within the development as detailed below, linked by a comprehensive network of sidewalks and greenways. The 'Design Guidelines' section of this document contains a conceptual design for two active open space areas (identified as Open Space #5 and Open Space #6 on the associated master plan) within the portion of the site east of Smithfield Road. These two adjacent parks will provide a centralized community gathering location for this portion of the development, anchored by play structures, gardens, permanent outdoor games, an amphitheater, event lawn, farmers market, community building, and outdoor play tables and picnic facilities.





# 8. INFRASTRUCTURE



## STREETS + SIDEWALKS

Streets and alleys within Parkside at Westlake are designed to meet the construction standards of the Town of Knightdale, though modifications to street cross-sections are proposed as part of the PUD.

- Lots which front on open-space rather than a public ROW will be served by a custom 36' 'Utility Alley', in order to permit room for public utilities within these alleys rather than via a local road.
- Alternative cross-sections are proposed to the Town's Urban Avenue - 2 lanes (to allow for a median divided urban avenue), Main Street - 3-lanes (to allow for 20' of pavement to accommodate emergency vehicles), and Urban Main Street - 2-lanes (to allow for a 2-lane section with on-street parking, street trees within the verge, and sidewalks). Details on proposed cross-sections are provided in the Master Plan set.
- Frontage along Smithfield Road and Poole Road will be improved to the Town's standard Boulevard (4-lane-median divided with sidepaths) cross-section.
- All remaining streets and alleys within the development will be constructed to Town of Knightdale standards.
- In order to support a 'Rural Preserve Corridor' meandering sidepaths may be used instead of sidewalks or traditional side paths. These meandering sidepaths may enter adjacent enhanced street yards so long as access and maintenance easements are provided.
- During construction drawing review, the applicant shall work with the Town of Knightdale and GoTriangle to identify appropriate locations for transit easements to serve this development and the greater region.

## STORMWATER

Parkside at Westlake is located within the Neuse River basin. The proposed development shall be subject to stormwater management requirements found in Chapter 9: Environmental Protection Standards of the Town of Knightdale's Unified Development Ordinance (UDO). Per regulations established in Chapter 9 of the Town of Knightdale's UDO, stormwater runoff provisions shall address peak flow mitigation and water quality management.

Eight above ground stormwater control measures (SCMs) are proposed to meet regulations established Chapter 9 of the Town of Knightdale's UDO by providing peak flow mitigation and water quality management for the site. Additionally, these SCMs will be designed to have a minimum of 85% avg. annual removal for Total Suspended Solids (TSS). The developer reserves the right to add underground SCMs or bioretention within the Neighborhood Center or Multifamily POD if the need arises without modifying the zoning approval.

## WATER + SEWER

Water and sewer within Parkside at WestLake are designed to meet the standards of the City of Raleigh.

- Utility extensions will be required to serve this development and all extensions shall be reviewed and approved by the City of Raleigh to confirm compliance will all applicable standards.
- All sewer mains within the development will be 8" diameter minimum
- A water system analysis will be submitted at the time of construction drawing submittal to determine water main sizes within the development.
- Development shall include the construction of a new 18" sewer outfall to remove concerns over the Lake Myra Pump Station.



# 9. NEIGHBORHOOD MEETING REPORT



## PARKSIDE AT WESTLAKE NEIGHBORHOOD MEETING

September 17, 2024 6:00pm

### Online Zoom Meeting

#### TOTAL ATTENDEES:

+/- 22 people Including Presenters.

#### PRESENTERS:

McAdams: David Bergmark:

#### PRESENTATION:

With the aid of a PowerPoint presentation, David Bergmark provided a summary of the development proposal covering the following areas:

- Purpose of neighborhood meetings
- Introduction of the development team
- Project development timeline
- Project location and existing zoning
- Proposed uses and densities
- Open space and amenities
- Explanation of the master plan layout
- Perimeter buffers and pedestrian infrastructure
- Commercial areas proposed
- Traffic management

#### KNIGHTDALE STAFF BACKGROUND MATERIAL:

- Kevin Lewis with the Knightdale Planning Department Knightdale explained why a neighborhood meeting was being held and the role that Knightdale staff would play in the meeting.
- Kevin said the Parkside at Westlake project had been previously submitted to the town and made it to Town Council, but ultimately the applicant decided to withdraw their application considering the Comprehensive Plan Update that was about to start. Kevin explained that following the completion of the Comprehensive Plan update, the applicant added some additional property previously submitted by DR Horton under a separate adjacent project and have started the development application process over again.
- Kevin said Knightdale staff would continue to be involved in the development review process and dropped a link for the Town of Knightdale’s Development Project Tracking Page into the meeting chat log.



CITIZEN QUESTIONS AND RESPONSES:

1. QUESTION/COMMENT - **What were the reasons this proposal was rejected, by Knightdale earlier, and how is the current proposal different than the previous one, to address these issues? Most of the public negative comment had to do with traffic issues. What has changed regarding NCDOT, timing of road improvements, to mitigate these objections?**

- » **RESPONSE:** Kevin Lewis responded with a brief history of the project, what has changed, the process that the previous project went through and then an overview of where the current application and project sits today. Kevin spoke to what the next steps will be for this current iteration of the project. After the developer presentation, David added that some of those elements questioned have been addressed by Kevin and the presentation. Kevin clarified that the proposal was not rejected - it was withdrawn.
- » David said some of the more prominent plan changes from what was previously submitted was that buildings were pulled away from Smithfield road and the developer also increased our open space - especially on the eastern side with the acquisition of the former DR Horton land. David then deferred to Caroline with DRNP to answer any transportation questions.
- » Caroline spoke to the process being worked on with NCDOT and the town to update the study of this development and potential impacted roads. She spoke to the infrastructure improvements that are already in process by NCDOT.

2. QUESTION/COMMENT - **I was under the impression that Knightdale staff report determined this project was "inconsistent" with existing standards, correct? But the details weren't specified...**

- » **RESPONSE:** KevIn confirmed that the previous plan was inconsistent with the Comprehensive Plan in place at the time of the original submittal, and that was one of the reasons it was withdrawn by the applicant as the town reviewed their comp plan.

3. QUESTION/COMMENT -**You mentioned an increased buffer along Smithfield to preserve " rural character", why not along Poole too?**

- » **RESPONSE:** Kevin responded that the Poole Road corridor is not a rural road corridor in the comp plan, with Smithfield Road is. The other reason is that Poole Rd is shared with Raleigh and Knightdale and that the town is limited in what it can do with portions of Poole Road. Furthermore, Poole Road is not seen as a rural corridor leading into Knightdale as much as along the edge of Knightdale. Kevin said the intent was to identify roads as true rural corridors that lead people into town land.

4. QUESTION/COMMENT - **At the Knightdale-Next meeting a representative from this development stood up and stated that the developer would be agreeable with waiting on developing this parcel until area conditions more suitable as this is not even in the target growth area. This was just a few weeks ago. What changed in this short time?**

- » **RESPONSE:** Katie from Gander responded that because we are outside of the target area, we would have to invest sufficiently to address service needs. The investments in the corridor, emergency services and sewer are what we need to do as outlined in the Knightdale Next Comp plan to make the area suitable. How do we explore the level of investment needed to make this site work? That is something the development team is working on with the Town.

5. QUESTION/COMMENT - **I see 60 feet of trees to the west and north of my property at 9709 Poole Road. I would like 60 feet of trees to the East. Could you give me a 60-foot buffer on all three sides of my property.??**

- » **RESPONSE:** David responded that the development team will need look up your property and get back to you. There may be an existing natural area around your property that will allow that.
- » **Post-Meeting Update:** The property at 9709 Poole Road, as shown in the 'perimeter buffers and greenways' slide, was shown as bordered by a minimum 30' Type C buffer. The owner was reacting to the illustrative concept plan which showed a wooded area between his home and the adjacent commercial building to the west (designed to accommodate a small grocery store), but that rendering was not guaranteeing any border more than the 30' buffer specified.

6. QUESTION/COMMENT - **What kind of 6 ft buffer on the far side of the Williams property? Is it a chain link fence? How long are the 4 lanes? Is it just for the property that is on both sides. That's not very far for 4 lanes.**

- » **RESPONSE:** David said that would be a 6' tall privacy fence, but that the material has not been determined.
- » **RESPONSE:** David said the four-lane widening improvements would only apply along the development's roadway frontage, from the centerline of the road to the development site. He said the full 4-lane section would only occur where the development bordered the road on both sides.

7. QUESTION/COMMENT - **Do the homes on the western border open to the adjacent neighborhoods?**

- » **RESPONSE:** David responded that there would be a roadway connection to the adjacent neighborhood. The driveways for those homes along the cul-de-sac in question would be facing east and not facing the existing county subdivision.

8. QUESTION/COMMENT - **Is there one road in or two roads out? I am on Huntsboro road. Or is the develop-ment coming from Poole and Smithfield. Will is connect to Knotts Hill? What is the buffer along Huntsboro? I have trees and don't want them removed. They are large trees, and I don't want them replaced with a much smaller tree. Are there any plans for Fire or public safety for this development? Land will be donated to the town? Will the intersection of Poole Road up to Smithfield how long will it be four lanes. Will the apartments also be four stories? What is the 113 Ac are they natural? What is active and what is passive? Where are you doing fencing?**

- » **RESPONSE:** David Said there will be multiple entrances and exits onto Smithfield Road, and a single access point on Poole Road.
- » **RESPONSE:** David said the small connection to the edge of Knott's Hill Place will be natural and does not contain a road. He said we will not be removing any offsite trees. David said a concerted effort would be made to use existing trees towards perimeter buffers wherever possible, if grading and easements allow for it. If any trees did need to be removed, those areas will be replaced with the Type B requirements. The buffer would be 20' from the property line.
- » **RESPONSE:** David said public safety requirements and needs are determined by the town. He sid a parcel along Smithfield Road may be gifted to the town. It could be EMS or Police but probably not a fire station. Development agreements between the applicant and town may include a monetary donation for traffic or safety donation toward emergency services. This is not always typical and sometimes it depends on the town and the area placement. We have previously offered the donation in the previous submittal and the intention is to still offer the land. Knightdale may be careful when determining if they would want that parcel mentioned. It may not meet their needs.
- » **RESPONSE:** David said As far as traffic is concerned, we will be building the four-lane road section along the entire frontage of the development along Poole and Smithfield rd. and conducting a TIA which may require updating nearby intersections. We are also offering a fee in lieu or monetary donation beyond the development that are shown on the TIA.
- » **RESPONSE:** David said as it relates to Active vs passive open space, the town has different definitions for both. Active are mostly courts and trails whereas passive is more traditional park space, open lawns, manicured landscapes that are still "improved".



- » RESPONSE: Kevin responded that the Fire department already adequately serves this area and is close by. The town recently purchased land to relocate a fire station so an additional fire service will be close by to serve this area as well. The police are reviewing the plan and will address any need should it be approved. They are part of the development review process and will be weighing in.

9. QUESTION/COMMENT - **What type of fence is Smithfield and Poole?**

- » RESPONSE: It will be a 6’ tall privacy fence, but we will have to get back to you on the material.

10. QUESTION/COMMENT - **Will there be traffic lights installed along Smithfield Road along the new openings for this development?**

- » RESPONSE: Caroline explained we did previously show the potential need for two traffic lights where the two sides of this development connect at Smithfield Road and then another one further north along Smithfield Road. We will be looking at where more may be needed. There would probably be one more needed most likely. DOT is far along with their design. The DOT will include turn lanes at Poole and Smithfield, with left turn lanes at every approach. In our TIA it may show that there is a need to extend turn lanes once DOT installs them.

*Several questions from one neighbor listed below:*

11. QUESTION/COMMENT - **What school would these homes be zoned for?**

- » RESPONSE: David said he did not have this information at hand and would have to look it up.

11A. QUESTION/COMMENT - **Where will the sidewalk lead to on Poole Rd heading east?**

- » RESPONSE: David said the sidewalk will stop at our project boundary. Planning is incremental and as more development occurs, those developers would be responsible for extending sidewalk further.

11B. QUESTION/COMMENT - **Citizens, Wendell and Wake Co have put measures in place to prevent extra traffic near Lake Myra and decrease need for road expansion at a sensitive location. How does requiring 4 lane expansion on Poole coexist with this goal?**

- » RESPONSE: David said there are different jurisdictions with interest in this area, and we are looking to meet Knightdale’s plans as we are submitting our application to Knightdale. David said to the best of his knowledge Poole Road would be widened beyond 2-lanes outside of Knightdale’s jurisdiction as well. He clarified that municipal transportation plans are coordinated through the capital area MPO as well. He said he would be happy to look further along Poole to confirm that it will be four lanes.

11C. QUESTION/COMMENT - **How many ac of trees will be clear cut east of Smithfield?**

- » RESPONSE: David said he didn’t have an acreage figure for the amount of clear cutting that will be needed. He said much of that aera is wooded but there is also farmland that was previously cleared.
- » RESPONSE: Katie clarified that clearing would not occur all at once.

11D. QUESTION/COMMENT - **How does this align with the existing neighboring property uses on the east portion?**

- » RESPONSE: David said we are putting residential uses against existing residential uses and are placing larger SF front loaded along the edges. We have put significant preserved area on the eastern boundary. We are looking to soften all transitions to abutting property with either buffers or privacy fencing. We have been intentional in locating more intensive uses at intersections and spreading townhome and SF lots throughout the site.

11E. QUESTION/COMMENT - **Additionally this is in Wake Co jurisdiction currently. Wake has a proposed rezoning form with several questions that as a neighbor whose family property could be affected, I would like to understand. Can you please answer the following from the form:**

- 1- What valuable natural features are on this property or adjacent?**
- 2- What valuable historic resources are on or adjacent?**
- 3- How is this proposed rezoning a public necessity?**
- 4- What will the impact be on adjacent properties and surrounding neighborhood? Specifically VAD prop-erties.**
- 5- How does the proposed use benefit the adjacent and surrounding properties? Specifically, VAD properties.**

**What conflicts so you anticipate with this kind of density on the east side of Smithfield rd., as adjacent to active farmland in a county preservation program?**

- » RESPONSE: David said we are not developing in the county we are going through Knightdale, therefore we have not filled out that Wake county form. We have riparian buffers and wetlands and streams and natural forest wooded lands that will result in large areas of open space, dividing the portion of the site west of Smithfield road effectively into three pods. He said there is additional open space preservation beyond that. On the east side of Smithfield Road we have a large portion of natural areas with only a small trail system that will have limited disturbance.
- » RESPONSE: Katie said we did look at the SHPO data and looked back to who historically owned it. It was mostly farmland and some of it was taken over by a business. There are not any existing historic structures according to the state. There are existing buildings that still stand but we determined them not to be historically significant at this time.
- » RESPONSE: David said this development is in a way a benefit to the public as it is responding to the housing demand of the area, providing improved design standards throughout, and is addressing pre-existing traffic management needs. The development will push improvements beyond where the development is coming in. Furthermore, we are looking to help Knightdale establish what form of development occurs in this entryway.
- » RESPONSE: David said in regard to adjacent property owner impact, through the TIA will address any impact and potentially above and beyond that. He said increased tax base and value will be a benefit. Furthermore, the proposed design standards and amenities offered could positively impact property values.
- » RESPONSE: David said as far as this development being within or near the voluntary ag district, the developer is taking extra steps to preserve open space and create a compact urban form, help with traffic, reduce stormwater impact and increase open space. This development will ensure that the post development runoff will not exceed the pre-development runoff as we seek to comply with rigorous state water regulations.
- » RESPONSE: David said he did not anticipate conflicts with adjoining owners on the east, as we are not running any new roads through the VAD and we are concentrating our development intensity closer to existing thoroughfares. He added that proposed buffers and screening would further limit impacts.

12. QUESTION/COMMENT - **Ladder truck has to come from Hodge Rd. and from Wendell. These 4 story build-ings will be burnt down by the time they get there at rush hour.**

- » RESPONSE: David said he could not confirm if a ladder truck would have to come from Wendell. He said that previously Kevin mentioned the closest fire station being off Clifton Road, but he couldn’t confirm if a ladder truck would come from that location.



13. QUESTION/COMMENT - **Granite flat rock? Wildlife habitat? Rare plants? - Clarification for Wake Co ques-tion for important features. These questions re natural and historic apply for this proposal or adjacent properties such as my families on the form. I think all these questions are very helpful to understand even though not a Knightdale form considering the drastic rezoning if annexed rather than allowed density if staying in Wake Co as it does not align with Wake Cos Lower Neuse Plan.**

- » RESPONSE: David said we do analysis on the land and work with a geotechnical engineer to look into what rocks are found on the site. We do evaluate those impacts and make sure that there will be no undue impacts to the site.
- » RESPONSE: Katie said Gander contracted with an environmental consultant to identify if any endangered species were present on the development. She said she had not looked at that report recently, but that no endangered species were identified. She said there was one species identified on the site that would impact the timing of clearing on a portion of the site, but nothing was identified that would represent an obstacle to development.

14. QUESTION/COMMENT - **James Etchells: could you send me a large-scale plot of the master plan to 9709 Poole Road, Wendell 27591.**

- » RESPONSE: Katie said we could send him a large-scale plot of the master plan.

15. QUESTION/COMMENT - **Re conflicts - Have you discussed potential conflicts with the Farmland Pres-ervation Program or adjacent landowners?**

- » RESPONSE: Kate Gander said we have reached out to certain adjacent property owners and organizations, but we have not reached out to the Farmland preservation program specifically. She said she was not familiar with that particular organization. She said we would look into that.

16. QUESTION/COMMENT - **Commercial building to the west side of my property what is the use?**

- » RESPONSE: David said the PUD document would allow for a variety of uses, but that the design of that space as shown on the master plan was intended to accommodate a small grocery store. He said the majority of commercial uses allowed in Knightdale’s NMX zoning district would be allowed there. The building could accommodate several uses that will be laid out in our PUD application.

17. QUESTION/COMMENT - : **James Etchells – how will I be able to confirm if the buffer by my land has been changed?**

- » RESPONSE: David said he could check the application to determine if the buffer has been changed. David also encouraged him to attend the public hearing, where he could voice any additional questions or concerns.

18. QUESTION/COMMENT - **I’m not clear on what land owners you contacted and for what reason (referring to Gander Development).**

- » RESPONSE: Katie said following the original neighborhood meeting, Gander development had follow-up conversations with multiple property owners that participated in that event to address concerns.

19. QUESTION/COMMENT - **There is wildlife there and what type of wildlife were you observing and isn’t there a pond that was drained. [There was a farmer farming on the eastern side]. Not sure if the list of endangered will be shared.**

- » RESPONSE: Katie said we have an agreement with the farmer for him to keep farming and a farm contract is agreed upon. The pond you referred to was drained. Tires and other issues were present, and it needed to be drained. The endangered and threatened species report did not show any endangered species. There were bats which will limit when we can clear.

20. QUESTION/COMMENT - **Can the developer consider reaching out to the North Carolina Natural Heritage Program and Triangle Land Conservancy for assistance on wildlife, history etc. given the sensitive adja-cent resources and VAD program**

- » RESPONSE: David said they would look into it.

CONCLUDING REMARKS:

- David thanks all attendees and asks again for emails to send out the meeting presentation to those that wanted it.
- Kevin reiterated that neighbors could check in on the development through the link he provided in the chat and that this is the beginning of the process. He said Knightdale staff would be updating the map and other information in that link. If there are any questions feel free to reach out.

MEETING PARTICIPATION LIST (22 PARTICIPANTS INCLUDING THE DEVELOPMENT TEAM)

Note: The list of names below represents the ‘sign-in’ name provided in the zoom meeting chat. This list does not include the developer representatives or those that called-in on the phone.

- James Jones
- Gideon Smith
- R.R.
- Linda Moore
- Debbie
- Kevin Lewis
- Suzanne
- Kimberly Hammonds
- Brittany Marshburn
- Chris Bryant
- Garrett Blincoe
- Lisha
- Vivian Dickens



# NEIGHBORHOOD MEETING MAILING LIST (200 FT Buffer)

Owner Mailing Address 1 Mailing Address 2 Mailing Address 3		
	3805 S SMITHFIELD LLC ROBERT J KAPP 3805 S SMITHFIELD RD KNIGHTDALE NC 27545-7621	ALLAN K EDWARDS AND VIVIAN R EDWARDS REVOCABLE TRU 3717 S SMITHFIELD RD KNIGHTDALE NC 27545-9343
AQUA NORTH CAROLINA, INC. 202 MACKENAN DR CARY NC 27511-6447	AROCHO, JEANETTE A AROCHO, JOSE 409 SANDY RUN KNIGHTDALE NC 27545-9791	AWAD, ARIF ABDALLA MEDANI, WAFA G 804 STOLLS LN KNIGHTDALE NC 27545-6674
BROWN, KEYONNA LAVON 904 STOLLS LN KNIGHTDALE NC 27545-6675	BRYANT, CHRISTIAN L BRYANT, MARNIECE 808 STOLLS LN KNIGHTDALE NC 27545-6674	BUCIO, RIGOBERTO ROMERO 800 STOLLS LN KNIGHTDALE NC 27545-6674
CAMPBELL, JACQUELINE L S 4000 S SMITHFIELD RD KNIGHTDALE NC 27545-9348	CARLISLE, WILLIAM DANIELS, RACHEL 917 KNOTTS HILL PL KNIGHTDALE NC 27545-8112	CLAYTON PROPERTIES GROUP INC 441 WESTERN LN IRMO SC 29063-9230
COBB, DEBRA N 6032 KING FARM LN KNIGHTDALE NC 27545-8755	CRAWFORD, TRACY NICOLE 1044 RUTLEDGE LANDING DR KNIGHTDALE NC 27545-7495	CURRY, RUTH MCCULLERS 1817 FAIRMOUNT AVE RICHMOND VA 23223-4301
DIAZ, IDA 921 KNOTTS HILL PL KNIGHTDALE NC 27545-8112	EDWARDS, BETTY W JOHNSON, BILLIE W % BILLIE W JOHNSON 201 MEADOW RUN KNIGHTDALE NC 27545-9480	ETCHELLS, JAMES L ETCHELLS, JUNE S 9709 POOLE RD WENDELL NC 27591-8754
FEEHAN, DANIEL WILLIAM 100 COY PL KNIGHTDALE NC 27545-9792	FIREFLY URBAN FARM PRESERVE LLC 3628 TRYON RD STE A RALEIGH NC 27606-4202	FLORES, ANTONIO JAIMES GARCIA, FERNANDA MAYA 407 SANDY RUN KNIGHTDALE NC 27545-9791
FOOD LION, LLC REAL ESTATE DEPARTMENT 2110 EXECUTIVE DR SALISBURY NC 28147-9007	FORREST, JULIUS MILTON FORREST, JANETTE SMITH 405 SANDY RUN KNIGHTDALE NC 27545-9791	GOODSON, MICHAEL P 9813 POOLE RD WENDELL NC 27591-8756
GREEN, CYNTHIA A 104 COY PL KNIGHTDALE NC 27545-9792	HAMMONDS, DAVEY D HAMMONDS, KIMBERLY K 3944 S SMITHFIELD RD KNIGHTDALE NC 27545-9346	HARDY, JORDAN IRENE HARDY, TAYLOR 115 S BEND DR KNIGHTDALE NC 27545-9795
HARRIS, HAGAR V 215 SANDY RUN KNIGHTDALE NC 27545-9789	HEATER UTILITIES INC 202 MACKENAN DR CARY NC 27511-6447	HERNANDEZ, JOSE JAVIER MONTIEL PAZ-FAJARDO, LESLY A 111 S BEND DR KNIGHTDALE NC 27545-9795

HINES, AL HINES, PEGGY 3817 S SMITHFIELD RD KNIGHTDALE NC 27545-9345	HODGE, RICHARD ALECK III SANTOSTEFANO, GABRIELLA O 901 STOLLS LN KNIGHTDALE NC 27545-6675	HOPKINS, GREGORY B 9325 POOLE RD KNIGHTDALE NC 27545-9173
HUTCHINS, KAYLA L HUTCHINS, ROBERT 205 SANDY RUN KNIGHTDALE NC 27545-9789	JAMES L CRESIMORE & ASSOC LP PO BOX 17743 RALEIGH NC 27619-7743	JOHNSON, DOUGLAS LYNN 9608 POOLE RD WENDELL NC 27591-8751
JONES, JAMES RALPH 9720 POOLE RD WENDELL NC 27591-8753	KIDD FARMS, LLC 9813 POOLE RD WENDELL NC 27591-8756	KIRK, CLARENCE M JR KIRK, PHILIP G 10908 POOLE RD WENDELL NC 27591-8081
KIRKSEY, ASTRA WILSON 113 S BEND DR KNIGHTDALE NC 27545-9795	LAHOUD, HILMI A PO BOX 99321 RALEIGH NC 27624-9321	LANGER, LENA TRUSTEE LANGER, OLEG TRUSTEE 30 OCEANVIEW PL STATEN ISLAND NY 10308-3100
LEACH, MORTIMER L LEACH, DEREVANA R 7025 SAN JUAN HILL CT RALEIGH NC 27610-6329	MANCILLA, LUIS URIOSO VILLA, ELIZABETH RODRIGUEZ 109 S BEND DR KNIGHTDALE NC 27545-9795	MCCOLLUM, CONNIE F 201 S BEND DR KNIGHTDALE NC 27545-9796
MCCULLERS, THOMAS D 409 BUCHANAN ST NW WASHINGTON DC 20011-4727	MEALY, SUZANNE L 1033 HUNTSBORO RD KNIGHTDALE NC 27545-8111	MELENDEZ, ELVIS MELENDEZ, LYNN-MARIE 305 S BEND DR KNIGHTDALE NC 27545-9721
MINCEY, JENNIFER FAWN MARIE MINCEY, NATHAN AUBREY 105 COY PL KNIGHTDALE NC 27545-9792	MOSPAN, CHRISTOPHER MOSPAN, BRITTNEY SALERA 309 GROSVENOR DR RALEIGH NC 27615-2049	NEWBANKS, ROBERT WYNN, LISA 912 KNOTTS HILL PL KNIGHTDALE NC 27545-8112
OAKLEY, KENNY 700 BETHLEHEM RD KNIGHTDALE NC 27545-9314	OKWOSHAH, JULIET O OKWOSHAH, REX J PO BOX 41153 RALEIGH NC 27629-1153	PARKER, HENRY W 207 SANDY RUN KNIGHTDALE NC 27545-9789
PATTISON, SUSAN T 1044 HUNTSBORO RD KNIGHTDALE NC 27545-9108	PEACOCK, MELVIN DANNY PEACOCK, BELINDA F 117 S BEND DR KNIGHTDALE NC 27545-9795	PEREZ, BARTOLO BALTAZAR 105 S BEND DR KNIGHTDALE NC 27545-9795
POOR BOY FARMS INC 5821 POOR BOY FARM RD KNIGHTDALE NC 27545-9302	POWLEY, JUSTIN C 102 COY PL KNIGHTDALE NC 27545-9792	PROGRESS RESIDENTIAL BORROWER 14 LLC PO BOX 4090 SCOTTSDALE AZ 85261-4090



RAINEY, TANYON  
307 S BEND DR  
KNIGHTDALE NC 27545-9721

RAINEY, VIVIAN M  
119 S BEND DR  
KNIGHTDALE NC 27545-9795

RAMIREZ, HURIEL LUNA VELAZQUEZ, MARIA GUILLERMINA  
209 SANDY RUN  
KNIGHTDALE NC 27545-9789

RANDALL, PALMER WOOD JR RANDALL, VICKIE  
308 S BEND DR  
KNIGHTDALE NC 27545-9721

REED, ROBERT M  
4501 NEW BERN AVE STE 130243  
RALEIGH NC 27610-1549

REVOLLAR, MAURO  
306 S BEND DR  
KNIGHTDALE NC 27545-9721

RHONE, KRISTI L THOMAS, ERIC G  
9804 POOLE RD  
WENDELL NC 27591-8755

RIVERA, REBECA ZELADA ZEPEDA, MAURICIO E  
5529 RUTLEDGEVILLE LN  
KNIGHTDALE NC 27545-6678

RS RENTAL II LLC  
199 LAFAYETTE ST APT 7A  
NEW YORK NY 10012-4733

RUCKSER, ADRIENNE RUCKSER, JOHN CONRAD  
303 S BEND DR  
KNIGHTDALE NC 27545-9721

RUTLEDGE LANDING HOMEOWNERS ASSOCIATION INC.  
PO BOX 20969  
RALEIGH NC 27619-0969

SAVAGE, RICHIE G SAVAGE, MARY SUE  
909 KNOTTS HILL PL  
KNIGHTDALE NC 27545-8112

SEAWELL, ANNETTE N  
1200 GOLDEN FIELD DR  
KNIGHTDALE NC 27545-8118

SKOTNICKI, CHRISTOPHER J  
702 WINTER HILL DR  
APEX NC 27502-1376

SMITH, VANIE JR SMITH, SHIRLEY M  
107 S BEND DR  
KNIGHTDALE NC 27545-9795

SMITHFIELD - POOLE HOLDINGS LLC  
2310 S MIAMI BLVD STE 238  
DURHAM NC 27703-4900

STEWART, LARRY D  
925 KNOTTS HILL PL  
KNIGHTDALE NC 27545-8112

THOMAS, PATRICIA A  
9301 POOLE RD  
KNIGHTDALE NC 27545-8122

THREATT, ART V THREATT, LINNETTA W  
908 KNOTTS HILL PL  
KNIGHTDALE NC 27545-8112

TRUSTEES OF THE MOTLEY FAMILY TRUST  
103 S BEND DR  
KNIGHTDALE NC 27545-9795

VEALE, TONY C VEALE, DEBORAH H  
913 KNOTTS HILL PL  
KNIGHTDALE NC 27545-8112

WAKE COUNTY  
PO BOX 550  
RALEIGH NC 27602-0550

WILLIAMS, KEVIN DAVID WILLIAMS, DEBBIE ANNETTE  
3833 S SMITHFIELD RD  
KNIGHTDALE NC 27545-9345

WOODRUFF, MICHAEL C JONES, ROSALINDA AHUMADA  
160 CLYDE PEARCE RD  
ZEBULON NC 27597-7780

WORLEY, DUSTIN R WORLEY, AMY E  
1021 HUNTSBORO RD  
KNIGHTDALE NC 27545-8111

YEAGER, CHARLES MARTIN YEAGER, ALECIA P  
PO BOX 1502  
WENDELL NC 27591-1502

ZUCCARINI, DAWN A  
1025 HUNTSBORO RD  
KNIGHTDALE NC 27545-8111