



Town of Knightdale

Staff Report Cover Sheet

Title: ZMA-4-21 – Haywood Glen Phase 4

Staff: Donna Goodman, Senior Planner

Date: February 16, 2022

PURPOSE

- The purpose of this staff report is to provide an overview of a Zoning Map Amendment for the proposed Haywood Glen Phase 4 Planned Unit Development, located on 36.3 acres at the southeast corner of Old Knight Road and Horton Road, identified by Wake County PIN 1755-94-0339. The request is to rezone the property from Rural Residential (RR1) to General Residential 3 Planned Unit Development (GR3-PUD) to allow for the construction of a 107-lot single-family subdivision and RMX Planned Unit Development (RMX-PUD) to allow for a future neighborhood retail node.
- **Revisions made to the plans since the August Public Hearing meeting are summarized in Section IV in the attached staff report. Updated alternative design standards are found in Section IX.**

STRATEGIC PLAN PRIORITY AREA(S)

- Connected & Inclusive

GENERAL STATUTE REFERENCE(S), if applicable

- N.C.G.S. 160D-605

TYPE OF PUBLIC HEARING, if applicable

- Legislative

FUNDING SOURCE(S), if applicable

- N/A

ATTACHMENT(S)

- Staff Report
- PUD Document with Elevations
- Master Plan
- Updated Trip Generation Memo
- Ordinance # 22-02-16-002

STAFF RECOMMENDATION

- Review the request, adopt the staff-recommended advisory statement, and approve ZMA-4-21

Knightsdale Strategic Priorities



Safe



Connected & Inclusive



Sustainable



Active & Healthy



Organizational Excellence



Town of Knightdale

Staff Report

Title: ZMA-4-21: Haywood Glen Phase 4

Staff : Donna Goodman, Senior Planner

Date: February 16, 2022

Director Signature: JB

Asst. Town Manager Signature:

Town Manager Signature:

I. REQUEST:

The Spaulding Group, on behalf of DR Horton-Terramor LLC, has submitted an application requesting a Zoning Map Amendment to rezone approximately 36.3 acres located on the southeast corner of Old Knight Road and Horton Road, identified by Wake County PIN 1755-94-0339, from Rural Residential (RR1) to General Residential 3 Planned Unit Development (GR3-PUD) and RMX Planned Unit Development (RMX-PUD) to allow for the construction of a 107 lot single-family subdivision as an expansion of the Haywood Glen subdivision and a future commercial/retail neighborhood node.

II. PROJECT PROFILE:

PROPERTY LOCATION:	2016 Horton Road
WAKE COUNTY PIN:	1755-94-0339
CURRENT ZONING DISTRICT	Rural Residential (RR1)
PROPOSED ZONING DISTRICT:	General Residential 3 Planned Unit Development (GR3-PUD) Residential Mixed Use Planned Unit Development (RMX-PUD)
NAME OF PROJECT:	Haywood Glen Phase 4
APPLICANT:	Brian Duncan, The Spaulding Group
PROPERTY OWNER:	Dement Farms LLC
DEVELOPER:	DR Horton-Terramor LLC
PROPERTY SIZE:	36.3 acres
CURRENT LAND USE:	Vacant/Undeveloped
PROPOSED LAND USE:	107 lots: 46 front-loaded and 61 rear-loaded single-family units
PROPOSED DENSITY:	3.37 units/acre
PROPOSED OPEN SPACE:	7.26 acres (including RMX-PUD parcel) 3.67 acres (not including RMX-PUD parcel)

III. JOINT PUBLIC HEARING SUMMARY

A joint public hearing with the Land Use Review Board and Town Council was held at the August 19, 2021 Town Council meeting. The Town received one written comment with no position stated and three in opposition. Concerns received via written comment revolved around increased traffic and the proposed density. Two residents spoke in opposition of the proposal, citing concerns with density, lot size, and housing product.

Brian Duncan with The Spaulding Group, PA and Jon Holtvedt, with DR Horton-Terramor Homes, both spoke in favor of the development and provided additional information on the extension of the existing Haywood Glen subdivision and open space amenities.

Council, LURB members, the applicant, and Staff discussed the addition of a roundabout at Horton Road and Old Knight Road, required street improvements, and the Village Square concept and how/if it meets the Neighborhood Node



Town of Knightdale

Staff Report

designation. Several members of Council voiced concerns on the lack of true retail/commercial being provided on the corner.

IV. LAND USE REVIEW BOARD SUMMARY:

The LURB considered this item at their September 13, 2021 meeting. Several LURB members expressed concern that the “Village Square” concept does not meet the definition of a neighborhood node and had questions regarding the conditions needed in the future to prompt redevelopment if utilities were stubbed to the lot. Board members also shared concerns that the proposed density was too high and did not provide a transition from higher density in the existing Haywood Glen development to lower density in the existing Horton Mill development.

Additional concerns were raised related to lot width, lot size, driveway length, and the mass-grading request. Following the discussion, a motion was made and seconded to continue the case until the October 11, 2021 meeting. The continuance was prolonged for several months to allow the applicant to revise the plan.

At the January 10, 2022 LURB meeting, staff shared the following applicant responses to the concerns heard at both the Joint Public Hearing and September LURB meeting.

1. Lot Width/Size and Density

- a. **LURB Concern:** The board was in favor of lot sizes similar to the Horton Mill subdivision, north of Horton Road. Several board members felt like this phase should provide a transition from higher density in the existing Haywood Glen development to lower density in the existing Horton Mill development.
- b. **Applicant Response:** The lots sizes proposed for Phase 4 are consistent with those approved in Phases 1, 2, and 3. Additionally, given the extent of amenities and improvements for this community, the project is much less viable with larger lots/less density. Two lots were removed to allow for consolidation of the SCM, bringing the lot total to 107 and proposed density to 3.37 units/acre.
- c. **Staff Analysis:** The 0.37 deviation in density request is reasonable and consistent with the other phases and will better support a future retail/commercial use on the corner.

2. Driveway Length

- a. **LURB Concern:** Discussion on this topic centered around if a 20 ft. driveway was large enough to accommodate multiple vehicles, especially if the garage is used for storage, not parking. There were concerns that large cars may overhang the sidewalk, blocking the path of pedestrians.
- b. **Applicant Response:** Minimum proposed driveway length has been increased to 25 ft. Additionally, the plan includes 76 designated on-street parking spaces to accommodate additional resident and guest vehicles.
- c. **Staff Analysis:** The additional 5 ft. in length will help accommodate vehicles. There is currently not a known issue of vehicles overlapping the sidewalk in the subdivision.

3. Mass Grading

- a. **LURB Concern:** The Town has received several similar requests recently and are concerned that the spirit and intent of this UDO requirement is not being met.
- b. **Applicant Response:** Twelve lots have been removed from the original blanket request to mass grade all front load lots. The applicant has removed Lots 16-23, which abut a previously preserved area in Phase 2 and Lots 89-92, which are adjacent to a required 50 ft. Neuse River Buffer. A total of 34 front-load lots are currently included in the mass-grading request.



Town of Knightdale

Staff Report

- c. **Staff Analysis:** The UDO allows the developer to mass-grade all lots less than 60 ft., which accounts for 56% of the development (61 lots). Additionally, most of the site is cleared, agricultural fields, with very little existing vegetation/trees.

4. Roundabout Feasibility

- a. **Public Hearing Concern:** The boards inquired if a roundabout could be provided at the intersection of Old Knight and Horton Roads to create a series of roundabouts on Old Knight Road.
- b. **Applicant Response:** While the TIA did not find that one would be required at the location, the applicant explored the feasibility. The applicant explained that a roundabout at this location would reduce the commercial parcel area and potentially make access to the future commercial parcel challenging. Additionally, the developer attempted to acquire the necessary right-of-way, but the property owner on the opposite corner of Old Knight and Horton Rd. declined the idea/offer.
- c. **Staff Analysis:** If the property owner is not willing to provide the additional ROW necessary, the Town would have to step in via eminent domain. Additionally, the area required for the roundabout would drastically impact the “neighborhood node” portion.

5. Neighborhood Node

- a. **Public Hearing Concern:** Council expressed a concern for the lack of actual retail/commercial being provided on the corner of the parcel, which is designated as a Neighborhood Node on the KnightdaleNext 2035 Comprehensive Plan’s Growth & Conservation Map.
- b. **Applicant Response:** In lieu of the “Village Square” concept that would provide a clocktower and space for food trucks, the applicant is proposing to create a 1.5-acre lot zoned RMX, where they will stub utilities, provide two parking lots, and building pads to allow for future commercial/retail uses to occupy the space.
- c. **Staff Analysis:** The purpose of a neighborhood node is to locate retail destinations closer to residential neighborhoods and each node should be ‘neighborhood-serving’ and meet several daily needs for nearby residents. The developer is providing basic infrastructure, including stubbed utilities, graded building pads, and parking lots, which will promote easier future commercial growth and development.



CONCEPTUAL NON-RES VILLAGE SQUARE EXHIBIT



Town of Knightdale

Staff Report

V. BACKGROUND INFORMATION:

The Planned Unit Development District (PUD) is a re-zoning process which is designed to encourage master planning of development and manage the impacts of the development on the provision of Town Services and infrastructure. The PUD encourages creativity and innovation in the design of developments, but in return for this flexibility the expectation is for communities to provide exceptional design, character, and quality; provide high quality community amenities; incorporate creative design in the layout of buildings; ensure compatibility with surrounding land uses and neighborhood character; encourage the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers; further the goals of the KnightdaleNext 2035 Comprehensive Plan including the Growth Framework and Growth & Conservation maps; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

There are several provisions which are required to be addressed by the applicant, including, but not limited to design guidelines and dimensional standards, public facilities, recreational open space, and Comprehensive Plan consistency. The applicant's specific exceptions are detailed in **Section IX** of this staff report.

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

The proposed rezoning features a single parcel, located at 2016 Horton Road, north of the existing Haywood Glen subdivision. The parcel is located within the Town's Extra Territorial Jurisdiction and if approve, would require annexation into Corporate Limits.

DIRECTION	LAND USE	ZONING
North	Residential – Horton Mill	RR1
South	Residential – Haywood Glen	GR3
East	Vacant/Farm	RT
West	Residential	RR1





Town of Knightdale

Staff Report



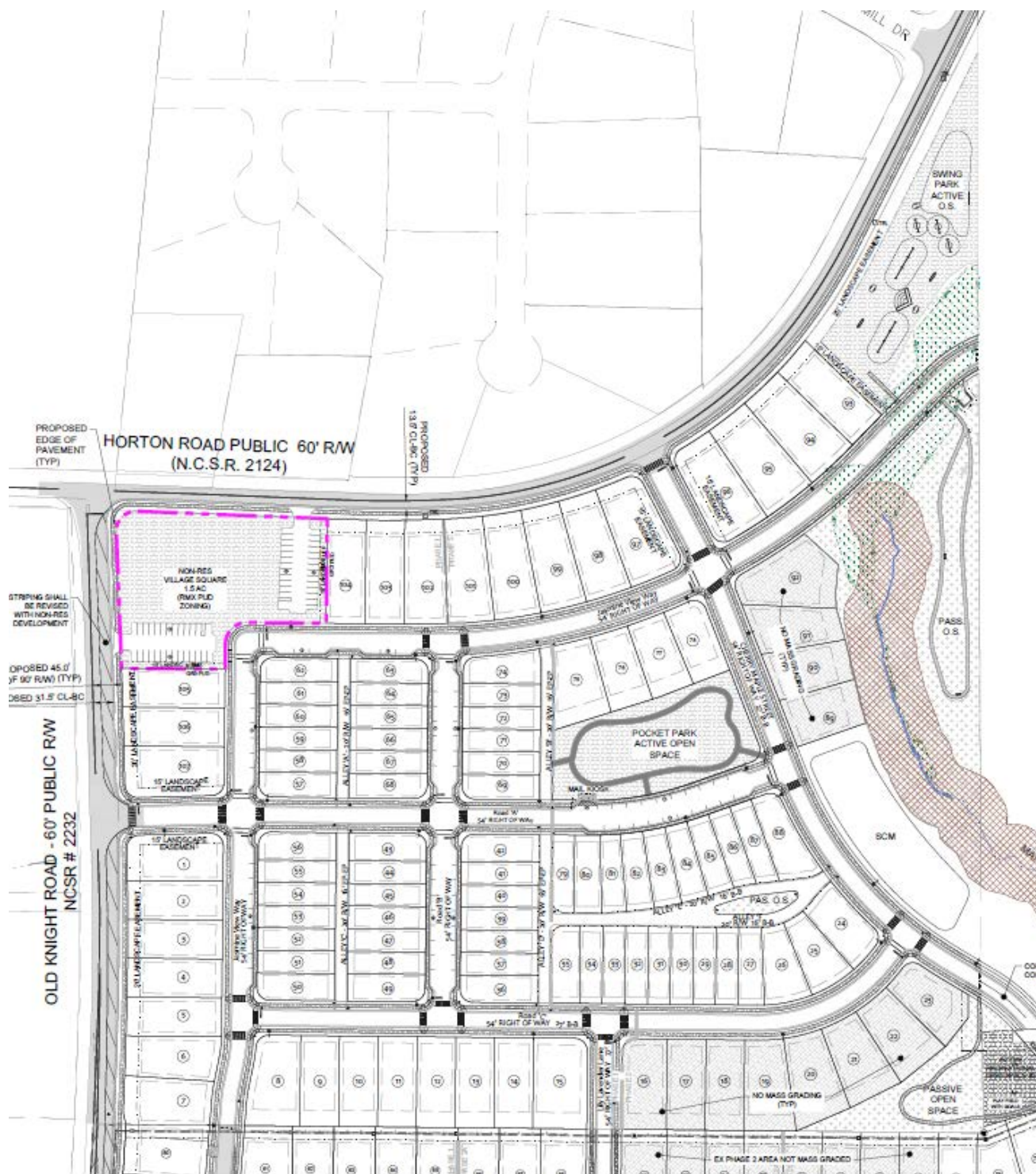
VII. PROPOSED MASTER PLAN:

The applicant has submitted a full Master Plan in accordance Section 16.6 of the UDO. The applicant proposes a residential subdivision of 107 lots, featuring 46 front-loaded and 61 rear-loaded single-family homes. This proposal will be a fourth phase of the existing Haywood Glen subdivision; these homes will be members of the existing Homeowners Association, and this phase will feature consistent branding and character. The developer and Staff met multiple times early in the process as the plan evolved. Further analysis of the site plan is detailed below.



Town of Knightdale

Staff Report





Town of Knightdale

Staff Report

STAFF SITE PLAN ANALYSIS:

Staff has reviewed the plan for UDO consistency and found the site plan to generally be in compliance with the required provisions. It is important to note that this proposal was first submitted prior to adoption of the new UDO. According to permit choice rules detailed in the UDO and state statutes, the applicant can select which version will apply to this proposal. The applicant has elected to follow the previous version of the ordinance; therefore, the Master Plan has been reviewed accordingly. The following items are being highlighted for review and further consideration.

Transportation Infrastructure

Pedestrian connectivity will be provided throughout the development, which helps to encourage pedestrian movements between the phases, specifically to access the pool and clubhouse located in Phase 1. Plenty of on-street parking is provided to accommodate guests.

Access points will be provided off both Old Knight and Horton Roads. Existing streets, Jasmine View Way and Lilly Lavender Lane, will be extended north through the site. Additionally, a street stub is provided to the east for future development. As required by Section 9.6 and 17.3, all public roads will feature curb, gutter, sidewalk, street trees, and crosswalks to allow for safe pedestrian activities within the site.

The applicant has been unable to acquire the right-of-way necessary to make the connection of Cherry Maple Street between phases 2 and 4. However, it is included on the plans to show constructability, if there is an effort to build the connection in the future.

Old Knight Road will be improved to an urban avenue cross section featuring two lanes median divided, with sidewalk, bike lanes, turn lanes and street trees along the property frontage. The street section was recently revised via an amendment to the Functional Classification Plan to accommodate for roundabouts in Haywood Glen Phase 3 and Forestville Village. Horton Road will be improved to a Local Street section, which includes a 54 ft. section with curb, gutter, sidewalk, and street trees.

The parking lots serving the neighborhood node will be accessed via Horton and Old Knight Rd. The applicant has opted not to connect the parking lots into the neighborhood streets stating it will encourage commercial traffic to cut through the neighborhood and will encourage current residents to drive instead of bike or walk. The applicant proposes to construct all non-residential parking simultaneously with the residential development to accelerate commercial growth of the corner.

An analysis of the Traffic Impact Analysis can be seen **Section X** below.

Relationship to Phases 1, 2 & 3

Phase 4 proposes to add 107 lots to the overall subdivision, 46 front-loaded and 61 rear-loaded. When you consider the entire subdivision, the breakdown is 48% front-loaded and 52% rear-loaded lots.

Landscaping

A 20-foot Landscape Easement is proposed along both Old Knight Road and Horton Road where the rear of houses will front the public right-of-way. This will be consistent with what is provided along Old Knight Road for Phase 1, including the berm. Additionally, the required screening will be provided adjacent to the parking lots in the corner retail parcel.



Town of Knightdale

Staff Report

Elevations

Terramor will remain the builder in Phase 4. The proposed elevations are identical to what is being built in Phases 1 & 2 and was recently approved for Phase 3. Lot dimensions will be consistent as well to carry the same character from existing phases.



HAYWOOD



SPENCER



BECKETT



BECKETT



CARSON



ANNIE



SOPHIE



LUCAS



OLIVIA



MILLIE

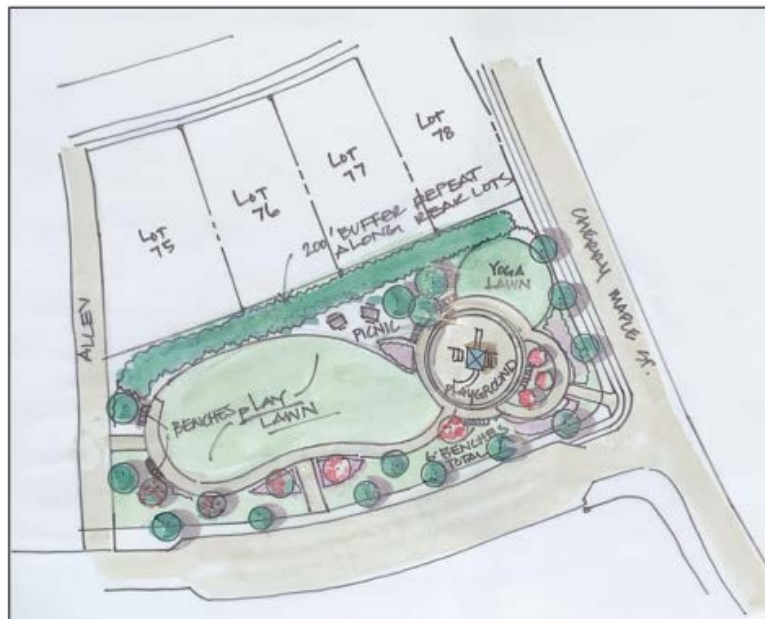
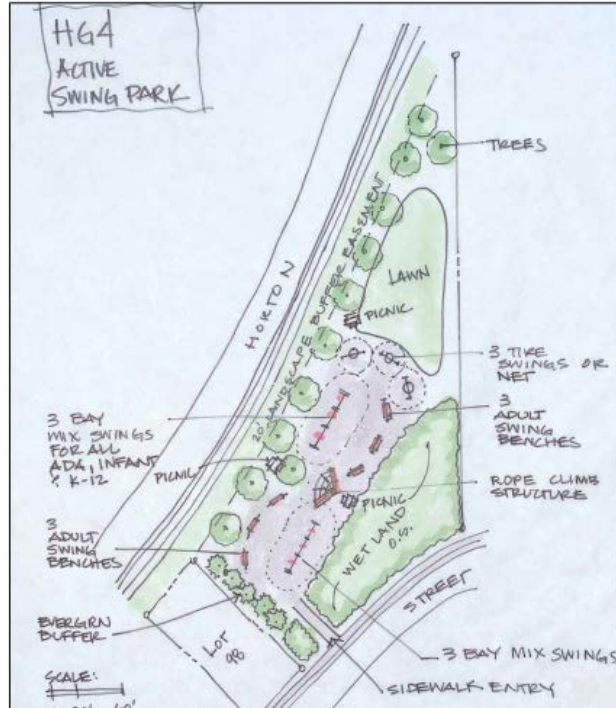


Town of Knightdale

Staff Report

Open Spaces

Residents of Phase 4 will have access to the pool and clubhouse and will be members of the existing Haywood Glen HOA. Within Phase 4, the applicant provides active recreation via a pocket park with playground and open play lawn and swing park with various swing equipment suitable for all ages. Passive recreation is provided via two additional open spaces with benches and walking trails.



POCKET PARK OPEN ACTIVE SPACE EXHIBIT



Town of Knightdale

Staff Report

VIII. LEGISLATIVE CASE PROCEDURES:

Staff met with the development team in November 2020 to discuss the potential of a project at this location and worked with them through several preliminary sketch plan details. A Planned Unit Development rezoning is a legislative public hearing, which requires certain application procedures including having a pre-application meeting with staff and holding a neighborhood meeting with any property owners within 200 feet of the outer boundaries of the subject development. Below is a timeline of the required elements.

- Pre-application meeting: November 19, 2020
- Neighborhood Meeting Notices Mailed: May 28, 2021
- Neighborhood Meeting: June 10, 2021

The virtual neighborhood meeting was held via Zoom on June 10, 2021. One neighbor attended the meeting to receive information about the proposal and share their thoughts. The neighbor inquired about the proposed density and potential traffic impacts. A copy of the mailed notice, list of recipients, and summary of the meeting are attached as part of the application packet.

Additionally, the Town of Knightdale followed public hearing notice requirements as prescribed in the North Carolina state statutes.

- First Class Letters Mailed: August 5, 2021
- Sign Posted on Property: August 5, 2021
- Legal Ad Published in Wake Weekly: August 6 & 13, 2021

Following the formal submittal and review of the proposed Master Plan and PUD document, the applicant met with the Development Review Committee (DRC) on July 15, 2021 to discuss the technical comments and details associated with the proposed subdivision plan. Staff discussed with the applicant concerns involving density, landscaping, open spaces, and roadway cross sections.

The DRC voted unanimously to **continue** the proposal pending the applicant addressing the review comments and Town Council approving the Rezoning request.

IX. PROPOSED PLANNED UNIT DEVELOPMENT:

In support of their Master Plan, the applicant submitted the attached PUD document that includes a vision for their proposed development, statements of plan consistency, architectural design standards, proposed alternative standards, and open space information.

Staff has reviewed the submittal in accordance with UDO Sections 2.15.C and 16.5 and found that all submittal requirements have been met. Staff also reviewed the plans for conformance with the General Residential-3 zoning district and other applicable UDO sections. The applicant's requested alternative standards are listed in the section below.

- A. Public Utilities/Water Allocation Policy:** As the extension of an existing development currently served by public water & sewer, this proposal will be granted connection to public utilities, if approved. However, the applicant will provide the following improvements consistent with items found in the Water Allocation Policy:



Town of Knightdale

Staff Report

Bonus Point Item	Point Total
Four On-Street Parking Spaces	4
IPEMA Certified Playground	4
Enhanced Roadside Landscaping	2

Below is a breakdown of improvements provided in Phases 1 & 2, which qualified the development at time of approval. Please note that a Major Subdivision starts with 15 base points and needs to achieve 50 to qualify for water & sewer.

Bonus Point Item	Point Total
Three Acres of Conservation of Natural Habitat	3
Four On-Street Parking Spaces	4
Exclusive Use of Xeriscaping Techniques	3
More than 2,000 linear feet of private walking paths	2
Resort Style Pool	2
Deck/Patio Greater than 3,000 Square Feet	3
Water Playground with Apparatus	2
Clubhouse with Bathrooms Only	3
IPEMA Certified Playground	4
Dog Park	4
Improved Play Field	5
Total Bonus Points	35

- B. Architectural Standards:** The proposed architectural standards are listed below. These are consistent with what was approved with Phases 1, 2, and 3. Full elevations are provided in the attached PUD document.
1. Single-family 2 story homes built on lots at least 60-feet wide will have a minimum heated area of 2,000 square feet.
 2. Single-family 1 or 1.5 story homes built on lots at least 60-feet wide will have a minimum heated area of 1,600 square feet.
 3. Single-family homes built on lots less than 60-feet wide will have a minimum heated area of 1,600 square feet.
 4. Ninety percent (90%) of the single-family homes built on lots at least 60-feet wide will have a minimum house width of 40-feet. Ten percent (10%) of the single-family homes built on lots at least 60-feet wide will have a minimum house width of 35-feet.
 5. All single-family homes with crawl spaces will be wrapped in brick or stone on all sides.
 6. All single-family homes with stem wall or slab foundations will be a minimum of 2 stair risers (14 inches) above finished grade and will be wrapped in either brick or stone on all sides.
 7. All single-family homes will have a combination of two or more of the following materials on the front façade (not counting foundation): stone, brick, lap siding, fiber cement siding, shakes or board and batten unless the home is only stone or brick. The exterior siding material on the side and rear facades will be fiber cement. When two materials are used, the materials shall be different but complementary colors. Vinyl may be used only for soffits, fascia, and corner boards.
 8. All single-family homes will have a front porch with a minimum depth of five feet. Front porch posts will be at least 6"x6".
 9. Main roof pitches (excluding porches) fronting the street for 2-story homes will be at least 8:12.



Town of Knightdale

Staff Report

10. Main roof pitches (excluding porches) fronting the street for 1-story and 1.5-story homes will be at least 6:12 unless an alternate is approved by staff.
11. Garages will not protrude more than 6 feet from the front porch or stoop, and all garage doors shall contain window inserts.
12. For every 30 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. Any siding break on the side of the home such as a fireplace, side porch, wall offsets could be used as an alternate to windows.
13. There shall be a minimum 12” overhang on every gable end for every single-family home.

C. **Use Standards:** The proposed use standards will restrict certain uses otherwise permitted in the RMX zoning district. This will encourage more neighborhood oriented and small businesses to better serve residents. The following principal uses shall be the only allowable uses, and shall be permitted by-right:

- a. Personal Services
- b. Professional Services
- c. Neighborhood Retail/Restaurant – 2,000 sf or less
- d. Child/Adult Day Care Center (6 or more people)
- e. Medical Services
- f. Studio – Art, dance, martial arts, music

PROPOSED ALTERNATIVE UDO STANDARDS:

In accordance with UDO Section 15.C.5, a Planned Unit Development allows the applicant to request exceptions to certain standards identified in the General District (General Residential & Neighborhood Mixed Use). These requests should be fair and reasonable, and the proposed alternate means of compliance should meet the spirit and intent of the UDO. The applicant’s requests are as follows:

A. Dimensional Requirements (Section 2.7.B):

- **Required:** In accordance with UDO Section 2.7.B.3, the following dimensional requirements apply to single-family front-loaded units:

Minimum Lot Width	80-feet
Side Setbacks	20% of the lot width, a minimum of 5-feet
Driveway Length	35-feet from the edge of the right-of-way

- **Requested:** The following standards are proposed and will be consistent with those applied in Phases 1, 2, & 3:

Minimum Lot Width	60-feet
Side Setbacks	5-foot minimum
Driveway Length	25-feet from the edge of the right-of-way

B. Mass Grading (Section 6.2):

- **Required:** In accordance with UDO Section 6.2, front-loaded single-family lots within a residential subdivision are prohibited from being mass graded to protect the natural environment during construction.
- **Requested:** The applicant requests the opportunity to mass grade 34 (of 46) front-load lots. The majority of the site is cleared, agricultural fields, with very little existing vegetation/trees.



Town of Knightdale

Staff Report

C. Active Open Space (Section 7.5.A):

- **Required:** In accordance with UDO Section 7.5, dedicated recreational open space is required for all developments with 8 or more units and at least half of the required amount must be for active recreation purposes.
- **Requested:** The project is required to provide a total of 4.48 acres of open space, with 2.24 acres designated as active open space. The total open space provided is 5.76 acres, which exceeds the requirement. However, 2.09 acres is active open space, so the applicant requests a 0.15 reduction in required *active* open space.

D. Density (Section 2.7.B.1):

- **Required:** In accordance with UDO Section 2.7.B.1, the GR3 zoning district holds a maximum development density of 3 units/acre.
- **Requested:** Phase 4 proposes a density of 3.37 units/acre. The applicant requests a 0.37 increase in allowable density in the GR3 zoning district. All four phases of Haywood Glen would have a density of 3.16 units/acre.

E. Landscape Buffers (Section 8.6.A):

- **Required:** In accordance with UDO Section 8.6, a 20 Ft. Type B buffer is required between the GR3 and RMX zoning districts.
- **Requested:** The applicant requests they not be required to provide this buffer in order to better integrate the neighborhood node into the residential development. A 20 ft. buffer surrounding the corner parcel would isolate it from the rest of the community.

X. TRANSPORTATION ANALYSIS

As required by the UDO, a Traffic Impact Analysis (TIA) is required for any development proposal which will impact the transportation network in Knightdale. Staff, NCDOT, and the development team met to discuss the scope of the TIA. Existing traffic counts from the Haywood Glen Phases 1-3 TIA (sealed 12/22/2020) were used for this TIA.

The TIA was reviewed by Town Staff and the Town's consulting engineer AMT and it meets all Town standards for level of service at all intersections. The TIA recommends construction of 50-foot southbound right-turn lanes and 50-foot northbound left-turn lanes at both side drives. The northbound left-turn lane will be incorporated into the existing median.

The analysis found that the Level of Service at the Old Knight Road and Knightdale Blvd. intersection will drop to "E" during the PM peak hour. The TIA recommends optimizing the signal timing as a solution. NCDOT reviewed the TIA and recommends adding an additional left turn lane on eastbound Knightdale Blvd. with 300' of storage. This would also include a 1,200' receiving lane on Old Knight Road. Staff, NCDOT, and the applicant continue discussions on this recommendation.

The applicant provided an updated trip generation analysis based on the proposed change in zoning and use on the corner parcel. The updated plan is expected to generate a nominal number of additional trips; therefore, no additional improvements or changes are recommended at this time.



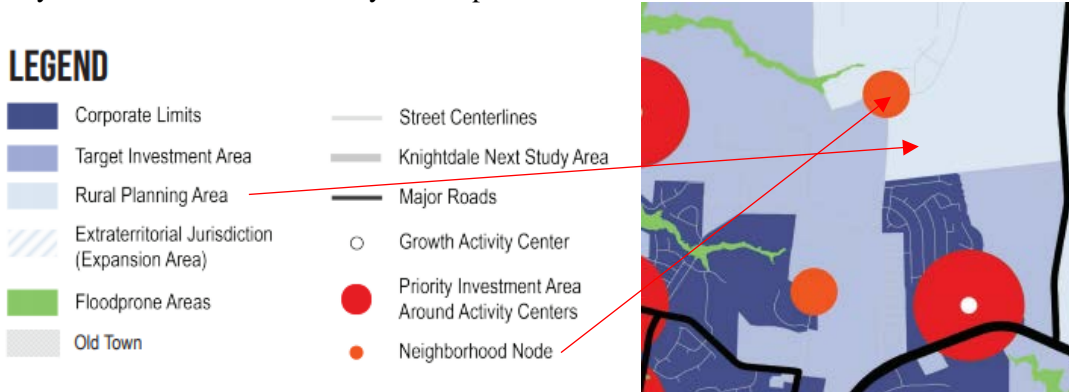
Town of Knightdale

Staff Report

XI. COMPREHENSIVE PLAN:

A. Growth Framework Map

The Comprehensive Plan features the Growth Framework Map, a high-level tool for assisting in the decision-making process for development proposals. The intent is to prioritize development proposals based how well it fits within the surrounding area. The map designates this area as a Rural Planning Area, which is defined as areas currently unserved or underserved by municipal and sewer utilities.

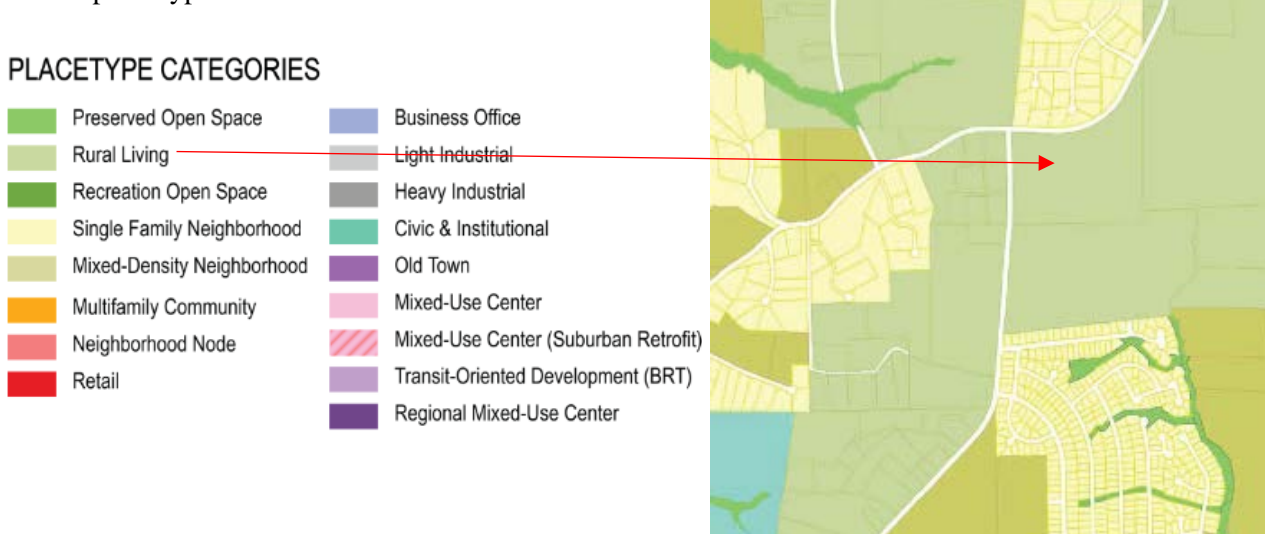


The Growth Framework Map also indicates a Neighborhood Node on the intersection of Old Knight Rd. and Horton Rd. Neighborhood nodes identified on the Growth Framework Map locate retail destinations closer to residential neighborhoods throughout the Town. Each node should be ‘neighborhood-serving’ and meet several daily needs for nearby residents.

In lieu of the previous “Village Square” concept, the applicant proposes to create a 1.5 acre lot zoned RMX, where they will stub utilities, provide two parking lots, and two building pads to allow for future commercial/retail uses to occupy the space. It is staff’s opinion that this achieves the desired goal of the neighborhood node.

B. Growth & Conservation Map

The Growth & Conservation Map designates parcels in Knightdale into different place type categories based on their current state and the anticipated patter of development. The subject property is designated as “Rural Living” as a place type.





Town of Knightdale

Staff Report

The “Rural Living” place type is defined as:

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

Based on the definition above, the proposed use of this property is not consistent with the KnightdaleNext 2035 Comprehensive Plan. However, if the Council determines the request is reasonable, the Growth & Conservation Map can be amended and the “Single Family Neighborhood” placetype would be a more appropriate designation.

The place type transect, seen below, builds off of the Growth & Conservation Map and helps to illustrate how developments should blend together as Knightdale grows. The Rural Living place type generally falls into the Open Space category, while proposals such as Haywood Glen Phase 4 would generally be seen in the Neighborhood category.



OPEN SPACE

NEIGHBORHOODS

DISTRICTS

CENTERS

C. Gateway Entrances Map

No gateways are required for this area or proposal.

D. Trails and Greenways Map

This proposal is not required to provide a public greenway.

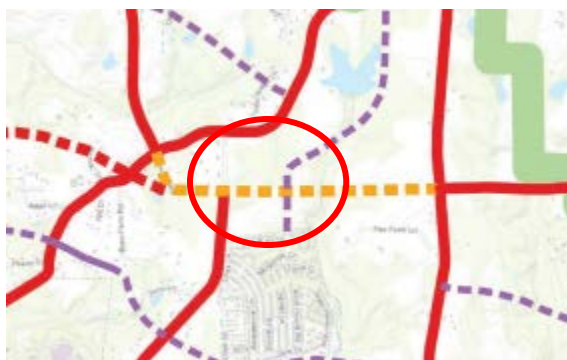
E. Street Network Map

Development activities should assist with the construction of a comprehensive transportation network. For Phase 4, the Street Network Map shows a north/south connector. As mentioned above, the applicant has been unable to acquire the right-of-way necessary to make the connection of Cherry Maple Street between phases 2 and 4. However, it is included on the plans to show constructability, if there is an effort to build the connection in the future.



Town of Knightdale

Staff Report



CONSISTENCY WITH THE COMPREHENSIVE PLAN:

North Carolina General Statute 160A-383 requires that **prior to** adoption or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action to be reasonable and in the public interest.

It should be noted that the Comprehensive Plan takes a “playbook approach” to guide future development as conditions change. Elements such as the Growth & Conservation Map can evolve and be amended when development proposals are deemed by Town Council as reasonable. Development proposals along the Old Knight Road corridor continue to drive investment north, and Staff review ensures compliance with the UDO and other elements of the Comprehensive Plan.

Because the Town should be able to take advantage of opportunities when they present themselves, KnightdaleNext uses a ‘playbook approach’ to guiding future growth and development in the community.

Some parts of the document—things like the community vision, guiding principles, and *Growth Framework Map*—should remain constant and keep Knightdale on a focused path for success.

Other parts of the document—things like the general recommendations, focus area study recommendations, the *Growth and Conservation Map*, and other supporting infrastructure maps—may need to evolve over time as conditions change that were not contemplated at the time this document was adopted.

Any changes considered under the playbook mindset for the document should be evaluated against the community vision, guiding principles, and *Growth Framework Map* to determine if they are in the best long-term interests of the Town and its residents, businesses, and property owners.

Patience may be needed for some aspects of the plan to evolve, as it sets a long-term vision to guide growth over an extended period of time. Town officials should avoid ‘short-sighted’ decisions to modify the Plan as a playbook unless reasons to change it are supported by staff.



Town of Knightdale

Staff Report

It is staff's opinion that the proposed development is reasonable with the KnightdaleNext 2035 Comprehensive Plan, and the following guiding principal categories would be applicable to this request.

Compact Development Patterns – The proposal provides a compact and consistently dense development with what is existing to the south.

Community Design – The character of Haywood Glen will be incorporated in this phase, including the style of houses and creative open spaces.

Great Neighborhoods and Expanded Home Choices – This will be a true extension of Haywood Glen and provide additional housing options to the northern portion of Knightdale's jurisdiction.

Community Facilities and Services – The fourth phase of Haywood Glen proposes to extend public water and sewer to an unserved area.

PROPOSED WRITTEN ADVISORY STATEMENT REGARDING PLAN CONSISTENCY:

“The proposed Zoning Map Amendment is not consistent with the KnightdaleNext 2035 Comprehensive Plan's Growth & Conservation Map Rural Living Place Type. However, the request is reasonable and in the public interest as it addresses several of the guiding principles such as creating compact developments with great community design and expanded home choices adjacent to existing neighborhoods. Additionally, due to the request's consistency with other aspects of the Comprehensive Plan and the development's proximity to existing subdivision phases, the playbook approach may be applied to determine the “Single Family Neighborhood” placetype is a more appropriate designation.”

XII. JOINT PUBLIC HEARING:

A Joint Public Hearing with the Town Council and Land Use Review Board was held on August 19, 2021. The applicant made several revisions to the plans to address the comments and concerns heard at the meeting. A summary of the concerns and applicant's responses can be found in **Section III** above.

XIII. LAND USE REVIEW BOARD RECOMMENDATION (January 10, 2022):

The revised plans were represented to the Land Use Review Board at their January 10, 2022 meeting. Members shared that the changes to the non-residential parcel were moving in the correct direction and better achieve the “neighborhood node” requirement.

However, they still had concerns over the requested exceptions to the UDO for single-family lots; particularly, the reduced driveway length from the required 35-feet to 25-feet, reduced minimum lot width from 80-feet to 60-feet for front-load lots, reduced zoning buffers, and exceeding allowed maximum density in the GR3 zoning district.

Due to these concerns, the LURB recommended denial of the proposed development and has forwarded the following advisory statement:

“The proposal is inconsistent with the KnightdaleNext 2035 Comprehensive Plan and not compliant with Unified Development Ordinance regulations such as lot widths, driveway lengths, zoning buffers, and density.”



Town of Knightdale

Staff Report

XIV. STAFF RECOMMENDATION:

It is staff's recommendation that Town Council approves the request to rezone the 36.3 acre site identified by Wake County PIN 1755-94-0339 from Rural Residential (RR1) to General Residential 3 Planned Unit Development (GR3-PUD) and Residential Mixed Use Planned Unit Development (RMX-PUD), adopts staff's advisory statement regarding Comprehensive Plan reasonableness, and adopts Ordinance #22-02-16-002.

"The proposed Zoning Map Amendment is not consistent with the KnightdaleNext 2035 Comprehensive Plan's Growth & Conservation Map Rural Living Place Type. However, the request is reasonable and in the public interest as it addresses several of the guiding principles such as creating compact developments with great community design and expanded home choices adjacent to existing neighborhoods. Additionally, due to the request's consistency with other aspects of the Comprehensive Plan and the development's proximity to existing subdivision phases, the playbook approach may be applied to determine the "Single Family Neighborhood" placetype is a more appropriate designation."



THE SPAULDING GROUP, PA

planning • civil engineering



Haywood Glen Phase 4 Planned Unit Development

Developer:

DR Horton-Terramor, LLC
7208 Falls of Neuse Rd, Suite 201
Raleigh, NC 27526

Consultant:

The Spaulding Group, PA
5318 Burning Oak Ct
Raleigh, NC 27606

*Phone: 919-854-7990 * 5318 Burning Oak Ct, Raleigh, NC 27606*



THE SPAULDING GROUP, PA

planning • civil engineering

INTRODUCTION

Haywood Glen Phase 4 is the latest extension of the high-quality successful precedent set in earlier phases of the community. It will be a neighborhood that continues to bring people together while providing connections to the community, with appropriate transitions to adjacent properties. Residents will be minutes from shopping, dining, and schools with easy access to I-540 and I-440. 107 residential units are planned with an appropriate blend of rear load villas and traditional front load single-family units. Phase 4 is adding an exciting mixed-use element to the neighborhood by planning for commercial growth at the intersection of Old Knight and Horton Rd. Existing and future residents will have neighborhood commercial uses (coffee/ sandwich shops) within short walking distance. The commercial component is consistent with commercial node set forth on the Town's Comprehensive Plan.

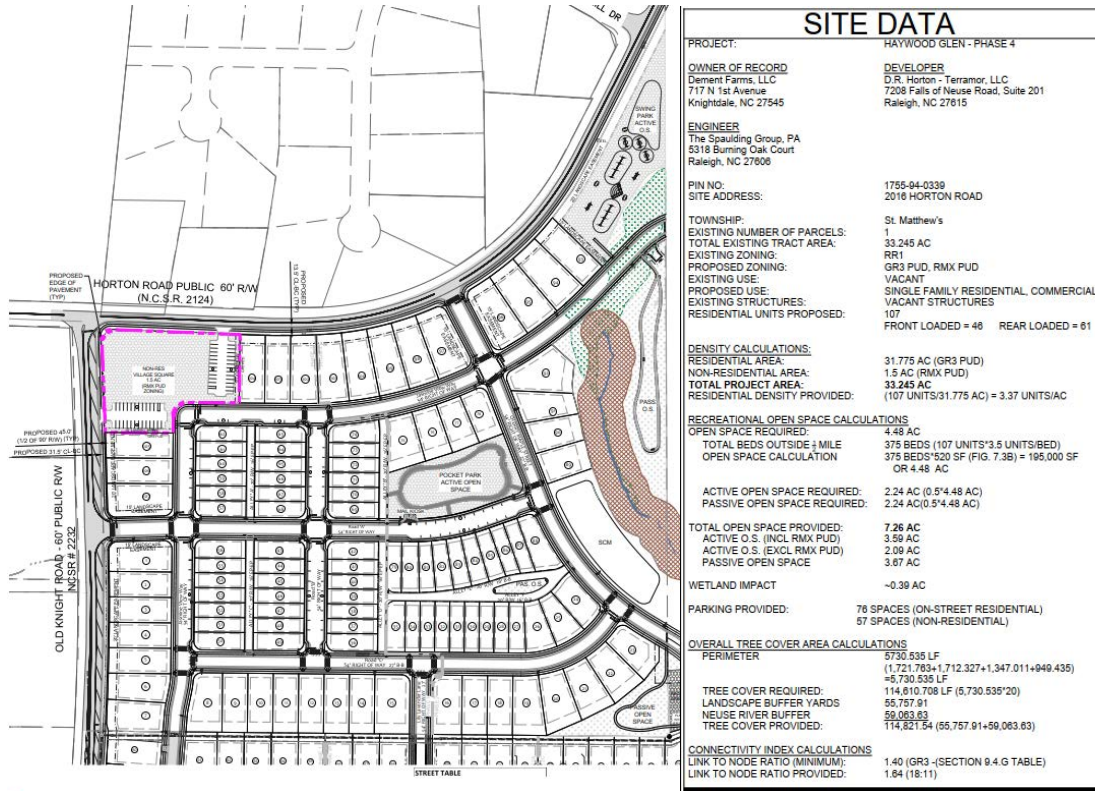
Affordability is a goal, but not be at the expense of aesthetics, interior features, or energy efficiency. Architecture will acknowledge Knightdale's growth while paying homage to the Town's rural roots. Higher density will be in the center of the community with garages located in the rear of homes, making the people and the land the focus of the neighborhood. The perimeter is comprised of single family detached homes to provide appropriate transitions to existing detached units in earlier phases, as well as similar units across Horton Rd. The community is amenity-rich and will provide a blend of active and passive open space amenities to promote a sense of community.



THE SPAULDING GROUP, PA

planning • civil engineering

MASTER PLAN



SITE DATA	
PROJECT:	HAYWOOD GLEN - PHASE 4
OWNER OF RECORD	DEVELOPER
Dement Farms, LLC 717 N 1st Avenue Knightdale, NC 27545	D.R. Horton - Terramor, LLC 7208 Falls of Neuse Road, Suite 201 Raleigh, NC 27615
ENGINEER	
The Spaulding Group, PA 5318 Burning Oak Court Raleigh, NC 27606	
PIN NO:	1755-04-0339
SITE ADDRESS:	2016 HORTON ROAD
TOWNSHIP:	St. Matthew's
EXISTING NUMBER OF PARCELS:	1
TOTAL EXISTING TRACT AREA:	33.245 AC
EXISTING ZONING:	RRI
PROPOSED ZONING:	GR3 PUD, RMX PUD
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL, COMMERCIAL
EXISTING STRUCTURES:	VACANT STRUCTURES
RESIDENTIAL UNITS PROPOSED:	107
	FRONT LOADED = 48 REAR LOADED = 61
DENSITY CALCULATIONS:	
RESIDENTIAL AREA:	31.775 AC (GR3 PUD)
NON-RESIDENTIAL AREA:	1.5 AC (RMX PUD)
TOTAL PROJECT AREA:	33.245 AC
RESIDENTIAL DENSITY PROVIDED:	(107 UNITS/31.775 AC) = 3.37 UNITS/AC
RECREATIONAL OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED:	4.48 AC
TOTAL BEDS OUTSIDE 1/2 MILE	375 BEDS (107 UNITS*3.5 UNITS/BED)
OPEN SPACE CALCULATION	375 BEDS*520 SF (FIG. 7.3B) = 195,000 SF OR 4.48 AC
ACTIVE OPEN SPACE REQUIRED:	2.24 AC (0.5*4.48 AC)
PASSIVE OPEN SPACE REQUIRED:	2.24 AC (0.5*4.48 AC)
TOTAL OPEN SPACE PROVIDED:	7.26 AC
ACTIVE O.S. (INCL RMX PUD)	3.59 AC
ACTIVE O.S. (EXCL RMX PUD)	2.09 AC
PASSIVE OPEN SPACE	3.67 AC
WETLAND IMPACT	-0.39 AC
PARKING PROVIDED:	76 SPACES (ON-STREET RESIDENTIAL) 67 SPACES (NON-RESIDENTIAL)
OVERALL TREE COVER AREA CALCULATIONS	
PERIMETER	5730.535 LF (1,721,783+1,712,327+1,347,011+949,435) =5,730,535 LF
TREE COVER REQUIRED:	114,810,708 LF (5,730,535*20)
LANDSCAPE BUFFER YARDS	65,757.91
NEUSE RIVER BUFFER	59,063.83
TREE COVER PROVIDED:	114,821.54 (65,757.91+59,063.83)
CONNECTIVITY INDEX CALCULATIONS	
LINK TO NODE RATIO (MINIMUM):	1.40 (GR3 -SECTION 9.4.G TABLE)
LINK TO NODE RATIO PROVIDED:	1.84 (18:11)

WATER ALLOCATION COMPLIANCE

WATER ALLOCATION COMPLIANCE	PTS
BASE POINTS - MAJOR SUBDIVISION	15
PH 1&2 RESORT STYLE POOL	2
PH 1&2 DECK/PATIO GREATER THAN 3,000 SF	3
PH 1&2 WATER APPARATUS	2
PH 1&2 CLUBHOUSE W/ BATHHOUSE ONLY	3
ARCHITECTURAL	15
IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4
ON-STREET PARKING	4
ENHANCED ROADSIDE LANDSCAPE	2
TOTAL	50

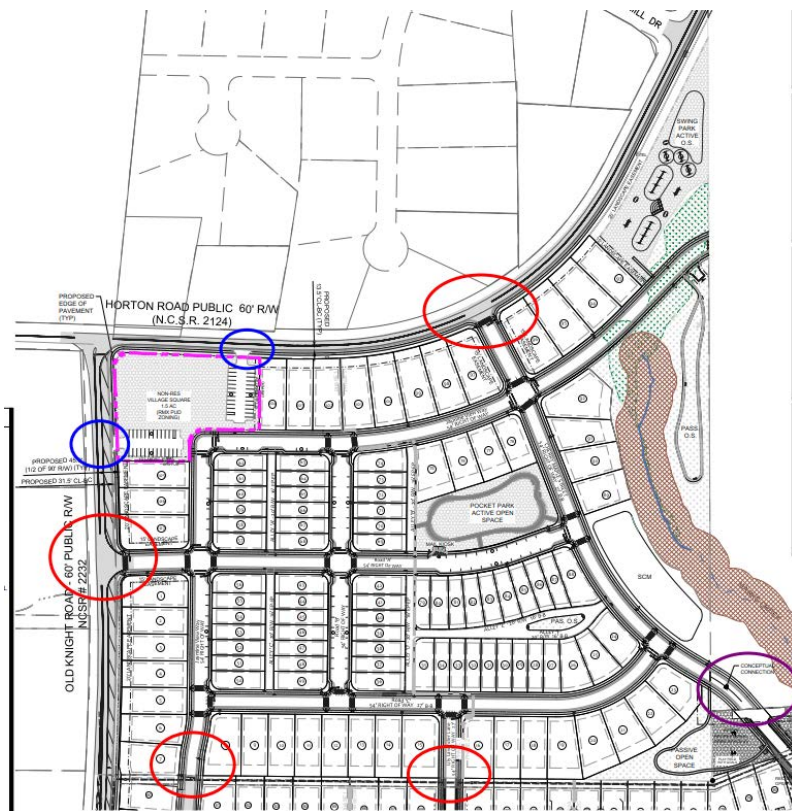


THE SPAULDING GROUP, PA

planning • civil engineering

TRANSPORTATION ANALYSIS

The transportation network in Phase 4 was designed in a grid-like manner with safety in mind. The layout proposes connections to 2 existing street stubs from Phase 1. Drivers, cyclist, and pedestrians will be offered immediate access to Haywood Glen Drive, a recently constructed major collector that bisects Phase 1 east to west. Residential drivers will have 3 means of ingress/egress to existing NCDOT roadways with multiple access points to Old Knight Rd and a proposed connection to Horton Rd. Non-residential drivers will access parking lots located on Horton and Old Knight Rd. All non-residential parking will be constructed simultaneously with the residential development to accelerate commercial growth of the corner, but not allow commercial users to cut through the neighborhood and present a potential safety issue. Phase 4 offers a roadway stub for future development to the east as well as a future southern connection with existing Cherry Maple Street to the south. Multiple unsuccessful attempts were made to acquire right-of-way to complete the Cherry Maple Street connection. The conceptual connection is displayed on the master plan.

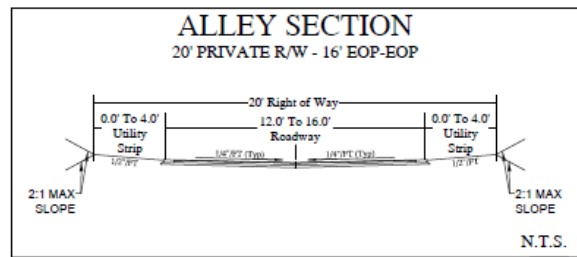
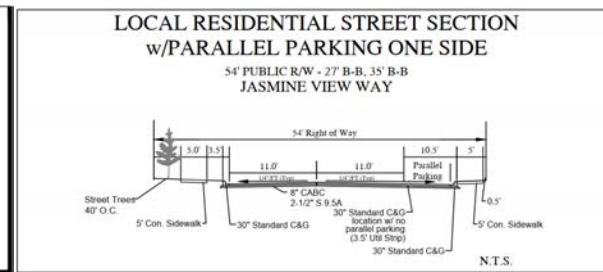
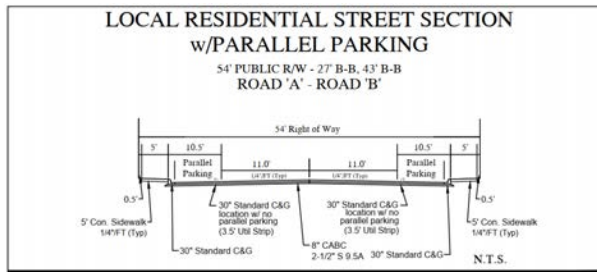
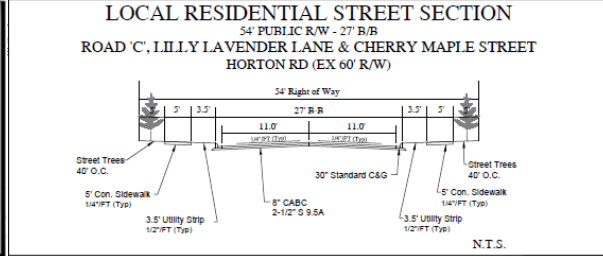
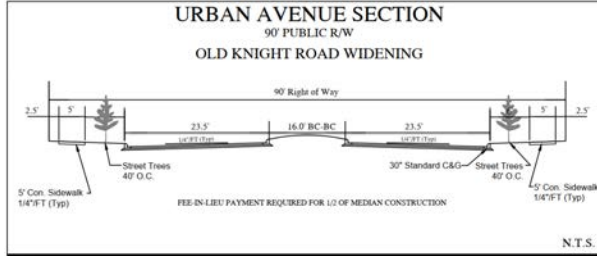




THE SPAULDING GROUP, PA

planning • civil engineering

PROPOSED STREET SECTIONS





THE SPAULDING GROUP, PA

planning • civil engineering

OPEN SPACE PROGRAMMING

Haywood Glen Phase 4 is amenity-rich, setting aside approximately 6 acres of programmed open space. Programmed areas include various pocket parks, a swing park and various design methods to activate passive areas.



(Conceptual)

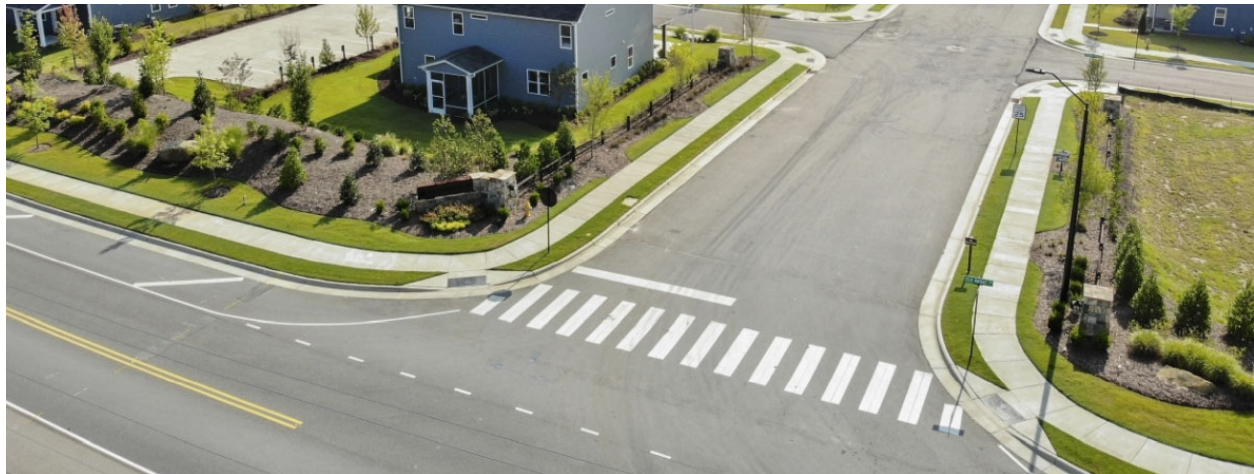
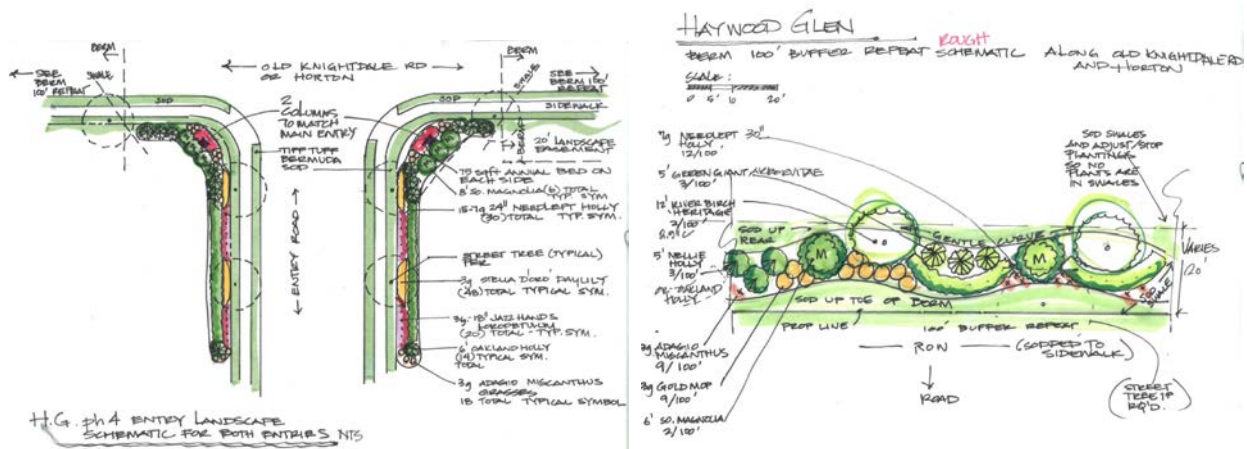


THE SPAULDING GROUP, PA

planning • civil engineering

ENHANCED ENTRANCE AND FRONTAGE LANDSCAPING

Phase 4 will continue the enhanced entrance and thoroughfare buffer precedent set in previous phases of Haywood Glen. Both landscape and hardscape techniques will be utilized to create a harmonious, high-quality visual appeal. The neighborhood will strategically break the berm/buffer along the non-residential component of the neighborhood to encourage storefront visibility.



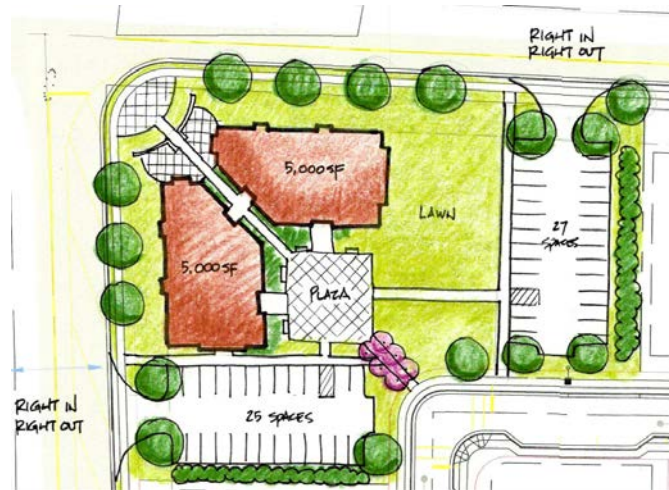
Haywood Glen Phase 1 (for reference)



THE SPAULDING GROUP, PA

planning • civil engineering

NON-RESIDENTIAL VILLAGE SQUARE (COMMERCIAL NODE)



Phase 4 will offer an exciting non-residential element at the intersection of Old Knight and Horton Rd. The location and designation is consistent with the commercial node located on the Town's Comprehensive Plan, and will perfectly situate the corner for non-residential growth. The parcel shall be zoned **RMX** to allow for limited commercial/retail uses to occupy the space. 52 parking spaces shall be constructed, utilities stubbed, and commercial building pads prepared prior to the first residential certificate of occupancy.

USES: Neighborhood cohesiveness shall be a top priority when considering allowable uses for the Village Square. All residential uses shall be prohibited with only a select few commercial/retail uses allowed. Adequate parking has been provided for a combination of permitted uses. Neighborhood residents shall be encouraged to walk/bike to the Village Square and reserve parking for guests.

Permitted: Personal Services, Professional Services, Neighborhood Retail/Restaurant – 2,000 sf or less

The project is requesting a variance from the Type 'C' landscape buffer that would normally be required between GR3 and RMX zoning. The applicant wishes to promote sense of community between the residents and adjacent commercial uses (coffee shops, flower shops, etc) instead of the isolation that would be created with heavy buffering. The Village Square will also contain a break in the Old Knight Rd and Horton Rd streetscape buffer and consist of street trees to aid in visibility from the public roadway.



THE SPAULDING GROUP, PA

planning • civil engineering

VOLUNTARY ZONING CONDITIONS

1. Single-family 2 story homes built on lots at least 60-feet wide will have a minimum heated area of 2,000 square feet.
2. Single-family 1 or 1.5 story homes built on lots at least 60-feet wide will have a minimum heated area of 1,600 square feet.
3. Single-family homes built on lots less than 60-feet wide will have a minimum heated area of 1,600 square feet.
4. Ninety percent (90%) of the single-family homes built on lots at least 60-feet wide will have a minimum house width of 40-feet. Ten percent (10%) of the single-family homes built on lots at least 60-feet wide will have a minimum house width of 35-feet.
5. All single-family homes with crawl spaces will be wrapped in brick or stone on all sides.
6. All single-family homes with stem wall or slab foundations will contain a minimum of 2 stair risers (14 inches) up to the front porch and will be wrapped in either brick or stone on all sides.
7. All single-family homes will have a combination of two or more of the following materials on the front facade (not including foundation): stone, brick, lap siding, fiber cement siding, shakes or board and batten unless the home is only stone or brick. The exterior siding material on the side and rear facades will be fiber cement. When two materials are used, the materials shall be different but complementary colors. Vinyl may be used only for soffits, fascia and corner boards.
8. All single-family homes will have a front porch with a minimum depth of five feet. Front porch posts will be at least 6"x6".
9. Main roof pitches (excluding porches) fronting the street for 2-story homes will be at least 8: 12.
10. Main roof pitches (excluding porches) fronting the street for 1-story and 1.5-story homes will be at least 6: 12 unless an alternate is approved by staff.
11. Garages will not protrude more than 6 feet from the front porch or stoop, and all garage doors shall contain window inserts.
12. For every 30 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. Any siding break on the side of the home such as a fireplace, side porch, wall offsets could be used as an alternate to windows.
13. There shall be a minimum 12" overhang on every gable end for every single-family home.



THE SPAULDING GROUP, PA

planning • civil engineering

COMPREHENSIVE PLAN CONSISTENCY

The KnightdaleNext 2035 Comprehensive Plan provides guidance for future growth of the Town. According to the Growth and Conservation Map found within the KnightdaleNext Comprehensive Plan, the proposed Haywood Glen Phase 4 is designated as rural living with a commercial node at the intersection with Horton and Old Knight Roads.

The KnightdaleNext Playbook Approach gives guidance to when a parcel may be considered for revisions to the Growth & Conservation Map. The approach describes new realities that may support an amendment. Per KnightdaleNext, “Any changes considered to the Map should be evaluated against the community vision, guiding principles, and the Growth Framework Map.”

GUIDING PRINCIPLES

The guiding principles for the Town of Knightdale are supported by this latest extension of Haywood Glen. Points of compliance have been outlined below.

- Compact Development Patterns are achieved by clustering single-family lots and extending utilities to the north from Haywood Glen Phases 1-2, which creates an efficient use of Town resources.
- Community Design is maintained by the addition of architectural design guidelines that provide a consistent, high-quality design. In addition, the pedestrian facilities, landscaping, and public gathering spaces are incorporated into the community layout.
- Community Facilities and Services are expanded with public water, sewer, roads, and pedestrian facilities connecting Haywood Glen in all directions to increase service time and capacity of future growth.
- Great Neighborhoods and Expanded Choices is a guiding principle this neighborhood embodies. Haywood Glen as a whole represents a mix of housing product that allows for the sharing of amenities in an otherwise monoculture of distanced single-family homes.
- The requested zoning change to GR3 PUD and RMX PUD is reasonable and in the public interest as it continues to meet the community vision, guiding principles, and growth framework of the KnightdaleNext 2035 Comprehensive Plan.



THE SPAULDING GROUP, PA

planning • civil engineering

UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

Haywood Glen Phase 4 has been designed to be consistent with the Knightdale Unified Development Ordinance to the extent practical. Requested modifications to the Unified Development Ordinance have been detailed in the Planned Unit Development Master Plan as well as below. The proposed variations are intended to follow the spirit and intent of the UDO.

FRONT LOADED SINGLE-FAMILY DWELLINGS

Section 2.7 of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane. Additionally, the UDO requires that side setbacks be a minimum of 20% of the lot width (to a minimum of 5 feet), and driveway length be a minimum of 35'. It is proposed that the minimum front load lot width standard be reduced to 60', side setbacks reduced to meet the chart requirements on the enclosed site plan and driveway lengths be reduced to a minimum of 25', 5' more than previous phases of Haywood Glen. In addition to the 3-4 parking spaces provided at each unit (depending on storage requirements), the neighborhood offers 76 undesignated on-street spaces for visitors and additional vehicles.

ACTIVE OPEN SPACE

Phase 4 is setting aside a total of 7.26 acres for non-residential development along with numerous areas of activated open space. The project requires a total of 4.48 ac, with 2.24 ac required to be active. The residential portion is providing 2.09 ac of active open space and 3.67 ac of passive open space. If you consider the RMX area to be active, the total active open space would be 3.59 ac. The residential portion is requesting an active open space reduction of 0.15 ac.

<u>RECREATIONAL OPEN SPACE CALCULATIONS</u>	
OPEN SPACE REQUIRED:	4.48 AC
TOTAL BEDS OUTSIDE ½ MILE	375 BEDS (107 UNITS*3.5 UNITS/BED)
OPEN SPACE CALCULATION	375 BEDS*520 SF (FIG. 7.3B) = 195,000 SF OR 4.48 AC
ACTIVE OPEN SPACE REQUIRED:	2.24 AC (0.5*4.48 AC)
PASSIVE OPEN SPACE REQUIRED:	2.24 AC(0.5*4.48 AC)
TOTAL OPEN SPACE PROVIDED:	7.26 AC
ACTIVE O.S. (INCL RMX PUD)	3.59 AC
ACTIVE O.S. (EXCL RMX PUD)	2.09 AC
PASSIVE OPEN SPACE	3.67 AC

DENSITY

The base GR3 district outlines 3.0 unit/ac max density. The project is proposing an overall residential density of 3.37 du/ac. The requested density is just less than the approved phase 3 density of 3.38 du/ac and generally consistent with. Note the 1.5 ac non-residential RMX area was excluded in this calculation.



THE SPAULDING GROUP, PA

planning • civil engineering

MASS GRADING

Section 6.2 of the Knightdale Unified Development Ordinance states that lots less than 60' are exempt from the residential clearing and grading requirements. All rear load lots are exempt. The developer will preserve lot blocks 16-23 and 89-92 from mass grading. Lots 16-23 abut a previously preserved area in Phase 2 and lots 89-92 are adjacent to the 50' Neuse Riparian buffer. The developer requests an exemption for the remainder of the front load lots due to the largely agricultural nature of the property.

SAMPLE ELEVATIONS

SINGLE FAMILY HOMES - 60' X 120' LOTS

**Final elevations will be the same as the final approved elevations from phases 1 & 2. Building standards not reflected in these elevations include: 12" overhang, masonry on front facades, and additional roof breaks.



CARSON



ANNIE



SOPHIE



LUCAS



OLIVIA



MILLIE

SINGLE FAMILY HOMES - 35' X 110' LOTS

**Final elevations will be the same as the final approved elevations from phases 1 & 2. Building standards not reflected in these elevations include: 12" overhang, masonry on front facades, and additional roof breaks.



HAYWOOD



SPENCER



BECKETT



BECKETT



THE SPAULDING GROUP, PA

planning • civil engineering

NEIGHBORHOOD MEETING SUMMARY & DOCUMENTATION

May 28, 2021

Dear Knightdale Area Property Owner:

You are invited to a neighborhood meeting to learn more about a proposed project adjacent to or near your property. A Neighborhood Meeting is required by the Town of Knightdale Unified Development Ordinance and all property owners within 200 feet of the proposed development must receive notification of the meeting. The meeting will be an opportunity for residents and property owners to learn more about the project and provide feedback.

Meeting Date: June 10, 2021 Meeting Time: 5:30PM

Meeting Welcome: 5:30PM Project Presentation: 5:35PM

Q&A: 5:45PM

Meeting Location: (weblink)

<https://zoom.us/j/97180596510?pwd=dE9YRW9rOXdmK04zMHloY1I1c3JiQT09>

Application type: Planned Unit Development

Approving Authority: Town Council Legislative Approval

Address: 2016 Horton Road

PIN: 1755.04-94-0339

Description of proposal: Proposed rezoning from RR1 to GR3 zoning for the purpose of building 112 proposed units – 51 front loaded and 61 rear loaded homes

Estimated Submittal Date*: June 28, 2021

Enclosed is a map showing the location of the property being considered for this proposal. Additional materials and information may be available at the meeting. *Please see the Development Services 2021 Meeting & Submittal Schedule

[https://www.knightdalen.c.gov/sites/default/files/uploads/Development Services/submittal_and meeting schedule 2020 2.pdf](https://www.knightdalen.c.gov/sites/default/files/uploads/Development%20Services/submittal_and_meeting_schedule_2020_2.pdf) for future public meetings dates.

If you have any questions, comments, or concerns about the proposal prior to the meeting, you may contact the developer/project manager at 919-854-7990 or brian@spaulding-group.com. These will be recorded as part of the meeting summary, which is submitted to Town staff and elected officials. You may also contact the Town of Knightdale Development Services Department at 919-217-2243 – Kevin Lewis.

Cc: Town of Knightdale Development Services Department



THE SPAULDING GROUP, PA

planning • civil engineering

May 28, 2021

JUNE 10, 2021 – Neighborhood Meeting Agenda and Project Details

Subject: Site Zoning Request and Proposed Residential Development
Haywood Glen North - Subdivision
Wake County Parcel Identification Number: 1755-94-0339

- Meeting Time: 5:30pm – 6:30pm
- Meeting Welcome: 5:35pm
- Project Presentation: 5:40pm – 5:50pm
- Questions & Answers: 5:50pm – 6:30pm

This letter is to provide details regarding an informational meeting to review the proposal for a rezoning and residential subdivision request for a parcel totaling approximately 44.01 acres, located near the intersection of Old Knight Road & Horton Road (please see map included in this letter outlining the specific parcel). This rezoning application is requesting to change the property from its current zoning classification of RR1: Rural Residential to GR3: General Residential. This rezoning request is to allow for residential development only. At this meeting we will discuss the petition for rezoning, provide an overview of the proposed residential development and outline the entire processes.

Meeting Information:

Location: This meeting will be held remotely on Zoom, see the accompanying page for directions on how to join.

Date: June 10, 2021

Time: 5:30pm – 6:30pm

Please feel free to contact us with any questions or concerns regarding this project. If you do not wish to participate in the Zoom meeting on June 10th, please feel free to contact Brian Duncan 919-854-7990, or brian@spaulding-group.com.

Instructions on how to join the Neighborhood Meeting via Zoom

Online:

- Before the meeting, go to this link: <https://www.zoom.com> to download and sign- up for the Zoom application.
- At the time of the meeting, join the meeting via the same link.
- The Webinar ID is: 971 8059 6510 Passcode: 262799
- Upon joining, you will be added to the audience and your input will be automatically on mute. To ask a question, select the “raise hand” button and the meeting leader will call on you in the order your raised hand was received.
- **If you have questions, but do not wish to join the neighborhood meeting via Zoom, please feel free to contact Brian Duncan at any time, 919-854-7990, or brian@spaulding-group.com.**

By Phone:

- At the time of the meeting dial one of the following numbers:
 - +1 301 715 8592 US
 - +1 312 626 6799 US
 - +1 646 876 9923 US
 - +1 408 638 0968 US
 - +1 669 900 6833 US
 - +1 253 215 8782 US
 - +1 346 248 7799 US

(multiple numbers are offered in case one gives a busy signal)

- The Webinar ID is: 971 8059 6510 Passcode: 262799
- Upon joining, you will be added to the audience and your input will be automatically on mute. To ask a question, press *9 and the moderator will call on you in the order your raised hand was received.

By iPhone one-tap:

- +13017158592,,97180596510#,,,,*262799# US (Washington DC)
- +13126266799,,97180596510#,,,,*262799# US (Chicago)

Upon joining, you will be added to the audience and your input will be automatically on mute. To ask a question, press *9 and the moderator will call on you in the order your raised hand was received.



THE SPAULDING GROUP, PA

planning • civil engineering

Project Contact Information

Project Name: Haywood Glen North Proposed Zoning: GR3, General Residential

Location: 2016 Horton Road, Knightdale, North Carolina

Property PIN: 1755.04-94-0339 Acreage/ Square Feet: 44.01 Acres

Property Owner: D.R. Horton – Terramor, LLC

Address: 7208 Falls of Neuse Road, Suite 201

City: Raleigh State: North Carolina Zip: 27615

Phone: 919-792-3745 Email: cameron.jones@terramorhomes.com

Developer: Same as Property Owner - D.R. Horton – Terramor, LLC

Address: 7208 Falls of Neuse Road, Suite 201

City: Raleigh State: North Carolina Zip: 27615

Phone: 919-792-3745 Email: cameron.jones@terramorhomes.com

Engineer: The Spaulding Group, PA

Address: 5318 Burning Oak Court

City: Raleigh State: North Carolina Zip: 27606

Phone: 919-854-7990 Email: brian@spaulding-group.com

Builder: Same as Property Owner - D.R. Horton – Terramor, LLC

Address: 7208 Falls of Neuse Road, Suite 201

City: Raleigh State: North Carolina Zip: 27615

Phone: 919-792-3745 Email: cameron.jones@terramorhomes.com

RENNARD, THOMAS E RENNARD,
TAMMY E
1625 OLD KNIGHT RD
KNIGHTDALE NC 27545-9080

DEMENT FARMS LLC
717 N 1ST AVE
KNIGHTDALE NC 27545-8509

LLOYD, KIM L LLOYD, FRANCIS A
1601 OLD KNIGHT RD
KNIGHTDALE NC 27545-9080

PERAZA, VICTOR M CORTE ALAS,
GABRIELA M
1221 JASMINE VIEW WAY
KNIGHTDALE NC 27545-6680

SPIVEY, KENYA SPIVEY, BERNARD JR
1225 JASMINE VIEW WAY
KNIGHTDALE NC 27545-6680

MARAS, STEVEN JAMES PETERSON,
MARK EUGENE
1229 JASMINE VIEW WAY
KNIGHTDALE NC 27545-6680

COTOIA, LOUIS JOSEPH JR BAUDUY,
LORENE B
1233 JASMINE VIEW WAY
KNIGHTDALE NC 27545-6680

QUASHIE, SAMUEL ADOLPH PENNY,
RENOTHA DESSERTY
1224 JASMINE VIEW WAY
KNIGHTDALE NC 27545-6680

BREDY, PAMELA BREDY, LOUINES
501 SWEET PINE LN
KNIGHTDALE NC 27545-6683

CLARKE, KIMBERLY KIRK
508 SWEET PINE LN
KNIGHTDALE NC 27545-6683

PATRICK, JENNIFER LOREN
505 SWEET PINE LN
KNIGHTDALE NC 27545-6683

DR HORTON - TERRAMOR LLC
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

SMITH, LINDA G
512 SWEET PINE LN
KNIGHTDALE NC 27545-6683

HYND, SAMANTHA SCAGGS, SAMUEL
516 SWEET PINE LN
KNIGHTDALE NC 27545-6683

BOYER, SAMANTHA LYNN
509 SWEET PINE LN
KNIGHTDALE NC 27545-6683

DAYRIT, JOANNA MAE DAYRIT, MARVIN
JOSEPH
517 SWEET PINE LN
KNIGHTDALE NC 27545-6683

LAWRIE, REGINA LAWRIE, KEVIN
300 4TH AVE APT 702
PITTSBURGH PA 15222-2001

COWAN, MICHAEL SEAN
524 SWEET PINE LN
KNIGHTDALE NC 27545-6683

DR HORTON - TERRAMOR LLC
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

DR HORTON - TERRAMOR LLC
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

DR HORTON - TERRAMOR LLC
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

DR HORTON - TERRAMOR LLC
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

DR HORTON - TERRAMOR LLC
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

NOLAN, DONALD P
1609 OLD KNIGHT RD
KNIGHTDALE NC 27545-9080

CARROLL, JULIUS STANLEY CARROLL,
ANN M
1641 OLD KNIGHT RD
KNIGHTDALE NC 27545-9080

GRIGGS, CAROLYN E
1633 OLD KNIGHT RD
KNIGHTDALE NC 27545-9080

VELAZQUEZ, ISIDORO GONZALEZ
2005 HORTON RD
KNIGHTDALE NC 27545-8586

SNEAD, JOHN PATRICK SNEAD, LEIGH
ANN
2101 HORTON RD
KNIGHTDALE NC 27545-8588

HALL, PATRICE HALL, WILLIAM A
1832 PROC RIDGE LN
KNIGHTDALE NC 27545-8169

DR HORTON - TERRAMOR LLC
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

DR HORTON - TERRAMOR LLC
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

DR HORTON - TERRAMOR LLC
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

DR HORTON - TERRAMOR LLC
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

DR HORTON - TERRAMOR LLC
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

DR HORTON - TERRAMOR LLC
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

DR HORTON - TERRAMOR LLC
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

DR HORTON - TERRAMOR LLC
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

DR HORTON - TERRAMOR LLC
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

DR HORTON - TERRAMOR LLC
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

DR HORTON - TERRAMOR LLC
160 MINE LAKE CT STE 200
RALEIGH NC 27615-6417

DEMENT FARMS LLC
717 N 1ST AVE
KNIGHTDALE NC 27545-8509

CHRISTMAS, KIMBERLY
1833 PROC RIDGE LN
KNIGHTDALE NC 27545-8170

WOODARD, JASMINE WOODARD, BILLY
JACK J
1829 PROC RIDGE LN
KNIGHTDALE NC 27545-8170

CARTER, CHRISTOPHER CARTER,
SAMANTHA
1825 PROC RIDGE LN
KNIGHTDALE NC 27545-8170

HEARN, KATRINA LYNN
2117 HORTON RD
KNIGHTDALE NC 27545-8588

LEE, AMY LEE, DAVID
9012 HORTON MILL DR
KNIGHTDALE NC 27545-7998

COLE, RONALD M II COLE, JEAN L
9016 HORTON MILL DR
KNIGHTDALE NC 27545-7998

PULLEN, ERIC BERNARD PULLEN,
MELISSA ANN
2830 MANORCREST CT APT 233
RALEIGH NC 27609-7796

HORTON ROAD ASSOC LLC
2204 HORTON RD
KNIGHTDALE NC 27545-8589

Electronic Neighborhood Meeting Guidelines

In response to the COVID-19 pandemic, the Town of Knightdale Development Services Department has established this set of guidelines for compliance with [UDO Section 15.3.C](#) regarding Neighborhood Meetings. An Electronic Neighborhood Meeting is only permitted during times of limited group gatherings, as a means of compliance with UDO regulations, and to ensure proposals remain on a relatively normal timeline.

Why are Neighborhood Meetings required?

UDO Section 15.3.C requires a Neighborhood meeting prior to the submittal of any Zoning Map Amendment or Special Use Permit. The goal is to solicit feedback from neighboring residents to assist in bettering the proposal prior to the required public hearing. Applications for proposals must be submitted within six (6) months of the meeting (Sec 15.3.C.1); failure to submit within this time will require a subsequent meeting.

Roles and Responsibilities

All stakeholders will be given the opportunity to speak and provide constructive comments, ask clarifying questions, and make realistic suggestions to contribute to the development of Knightdale. The conversation should remain respectful; disruptive behavior will not be allowed. The roles of all participants are defined below.

- Facilitator – Assistant Town Manager
 - Ensures meeting efficiency and maintains order
 - Ensures accurate description of proposal
 - Allows for constructive comments/questions
 - Receives and documents questions for staff and/or developer
 - Staff Liaison – Development Services Staff Member
 - Listens to and records comments/questions
 - Answers process and ordinance related question
 - Developer – Applicant and Development Team
 - Presents the project accurately
 - Listens to and records comments/questions
 - Answers general questions
 - Community – Residents, Property Owners, Business Owners
 - Receives project details
 - Asks productive questions
 - Provides practical comments
-

Instructions for Applicants

Applicants shall coordinate the scheduling of meetings with Town staff prior to sending notifications. The applicant will select an electronic meeting platform (Zoom, Microsoft Teams, WebEx, GoToWebinar, etc.) which is accessible to and intuitive for the general public. The meeting shall be scheduled Tuesdays or Thursdays, between 5:00 p.m. to 7:00 p.m., and accessible during that entire window of time. The meeting cannot be held on Town observed holidays.

The following guidelines are required for the applicant to be considered in compliance. Failure to adhere to these guidelines will require the applicant to hold a new neighborhood meeting.

Mailed Notice Requirements:

- According to UDO Section 15.3.C.1, the applicant shall send written notices of the meeting via first-class mail at least 10 days prior to the meeting to property owners within 200 feet of the proposed project. See attached template.
- The applicant will be required to include in the attached mailed notice (on applicant letterhead), a vicinity map which contains the existing zoning and a map of the proposed development and zoning.
- The attached "Project Contact Information" sheet (on applicant letterhead).
- An agenda for the meeting shall be included with the mailed notice, including an explanation of the process for which the meeting is being held, an explanation of next steps (possible revisions to the plan based on comments received, Town Council Joint Public Hearing, Land Use Review Board meeting, Town Council decision), and an overview of development proposal.
- Include these guidelines (pages 1 and 2) with the mailed notices to property owners.

Submittal Document Requirements:

- The attached "Summary of Electronic Neighborhood Meeting Discussion" sheet filled out, consisting of questions or concerns by attendees, responses from the applicant, any questions or concerns received prior to the meeting, and a description of how the applicant proposes to respond to neighborhood concerns or changes made as a result of the meeting.
- The attached "Electronic Neighborhood Meeting Attendance" sheet.
- The attached "Affidavit of Conducting an Electronic Neighborhood Meeting and Issues/Responses Submittal".
- All the above items listed under "Mailed Notice Requirements" sent to applicable property owners.

Additional requirements:

- Should any attendee request follow up information, the applicant will be required to maintain communication and inform town staff.



ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE SHEET

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

	Name/Organization	Address	Phone Number	Email Address	Follow Up Requested?
1.	Brian G. Duncan- Organizer	5318 Burning Oak Ct, Raleigh, NC 27606	919-422-2691	brian@spaulding-group.com	n/a
2.	Will Ormand	2204 Horton Rd, Knightdale, NC 27545	984-218-3883	willormand@admortgage.com	Y
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					

Summary of Discussions

Provide a summary of any questions or comments received from meeting attendees along with responses by the applicant. If the question or comment will result in a change to the proposal, please state how that change will be made and the resulting follow up with the applicant. Use duplicate sheets if needed.

Question/Concern #1:

Question as to why the applicant desires GR3 zoning as opposed to a more rural zoning/density.

Applicant's Response:

The builder/applicant desires to utilize a similar density and product as earlier phases of Haywood Glen. There were also discussions regarding the rising prices of building and development.

Question/Concern #2:

Concern from Mr. Ormand regarding the influx of traffic to the area.

Applicant's Response:

Traffic generated by this development will be analyzed in the traffic impact analysis, which will be reviewed by the Town and NCDOT. Recommendations for improvements will be generated from that process and be the responsibility of the builder to construct. The site has multiple ingress and egress points to help evenly distribute the traffic onto adjacent roadways.

Question/Concern #3:



Affidavit of Conducting an Electronic Neighborhood Meeting and Issues/Responses Submittal

This document is a public record under the North Carolina Public Records Act and may be published on the Town’s website or disclosed to third parties.

I, Brian G Duncan, do hereby declare as follows:

1. I have conducted an Electronic Neighborhood Meeting for the proposed Zoning Map Amendment or Special Use Permit in accordance with UDO 15.3.C Neighborhood Meeting.
2. The meeting invitations were mailed to all property owners within 200 feet of the subject property via first class mail a minimum of 10 days in advance of the Electronic Neighborhood Meeting.
3. The meeting was conducted via Zoom (indicate format of meeting) on June 10, 2021 (date) from 5:30 pm (start time) to 6:30 pm (end time).
4. I have included the mailing list, meeting invitation, attendance sheet issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

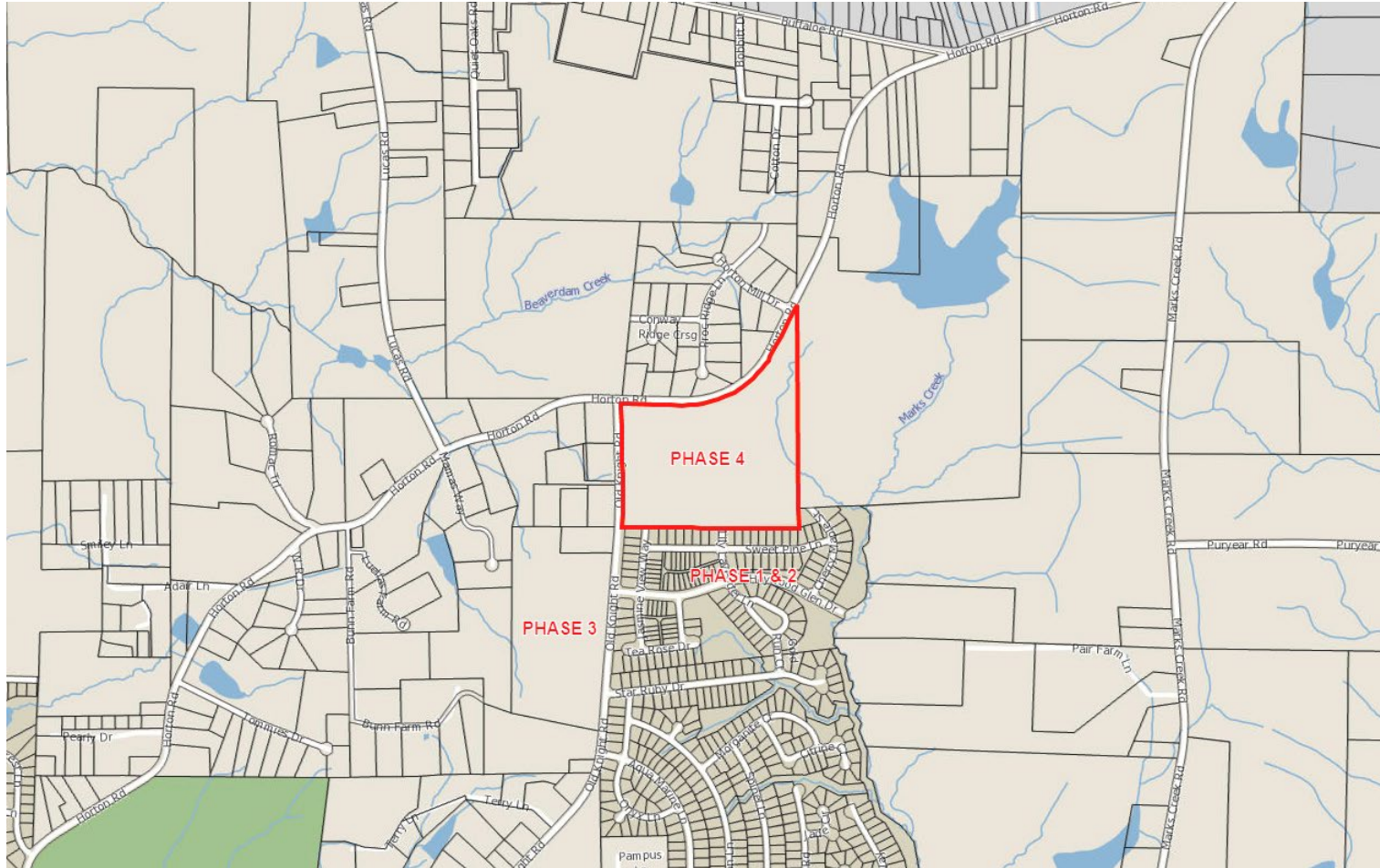
I, _____, a Notary Public in and for said County and State, do hereby certify that _____, Town Clerk of Knightdale, personally came before me this day and being by me duly sworn says that she knows the corporate seal of the Town of Knightdale and that the seal affixed to the foregoing instrument is the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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of _____, 2021.

Notary Public
My Commission Expires:



Haywood Glen Phase 4



Town of Knightdale, North Carolina

Neighborhood Meeting

June 10, 2021



A D.R. Horton Company



Consultant: Brian G. Duncan

919-422-2691

OVERVIEW

I. INTRODUCTIONS

II. PURPOSE

III. ROLES

IV. PROJECT

V. TIMELINE

VI. Q&A

INTRODUCTIONS

I. DEVELOPMENT TEAM

- JON HOLTVEDT, BUILDER/DEVELOPER
(NOT IN ATTENDANCE)
- BRIAN DUNCAN, DESIGN CONSULTANT



II. TOWN STAFF

- KEVIN LEWIS, SENIOR PLANNER
- DUSTIN TRIPP, ASSISTANT TOWN MANAGER

III. RESIDENTS/ PROPERTY OWNERS

PURPOSE

WHO RECEIVED NOTIFICATION?

- PROPERTY OWNERS WITHIN 200 FEET OF THE PROPOSAL

WHY WE'RE HOLDING THE MEETING?

- UNIFIED DEVELOPMENT ORDINANCE REQUIREMENT TO MEET WITH PROPERTY OWNERS & RESIDENTS
- TO HAVE AN OPPORTUNITY BEFORE THE TOWN COUNCIL PUBLIC HEARING TO RECEIVE FEEDBACK
- TO IMPROVE THE PROPOSAL WITH THAT FEEDBACK

HOW WILL WE DO THAT?

- FOLLOWING TONIGHT'S MEETING, THE APPLICANT & TOWN STAFF WILL DISCUSS YOUR COMMENTS
- LOOK FOR WAYS TO IMPROVE THE PROPOSAL USING YOUR COMMENTS

ROLES

PROPERTY OWNER/ RESIDENT:

- LEARN ABOUT THE PROPOSAL
- PROVIDE FEEDBACK
- ENGAGE IN IMPROVING KNIGHTDALE

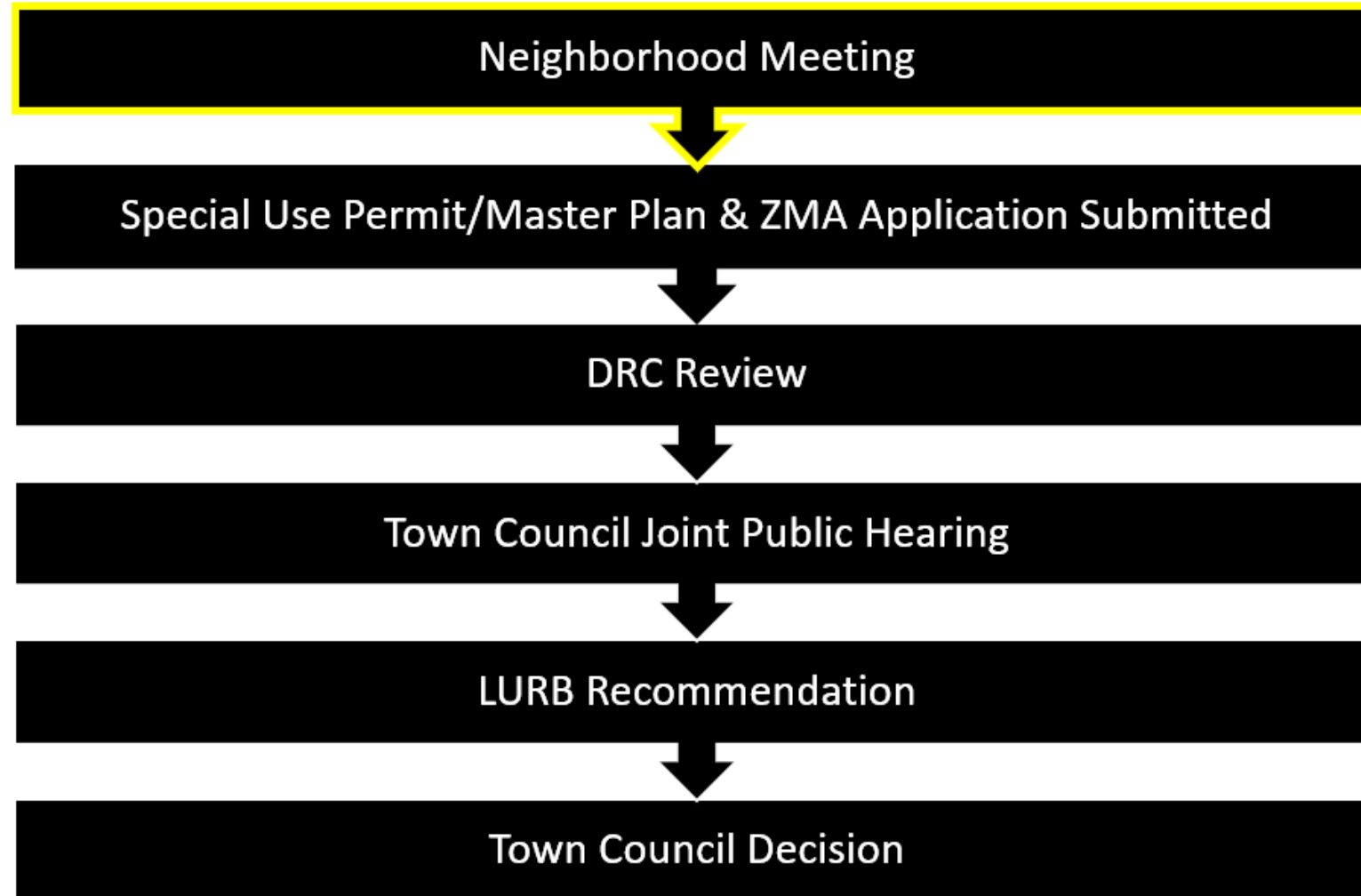
DEVELOPER:

- SHARE THE PROPOSAL
- HEAR CONCERN
- IMPROVE THE PLAN

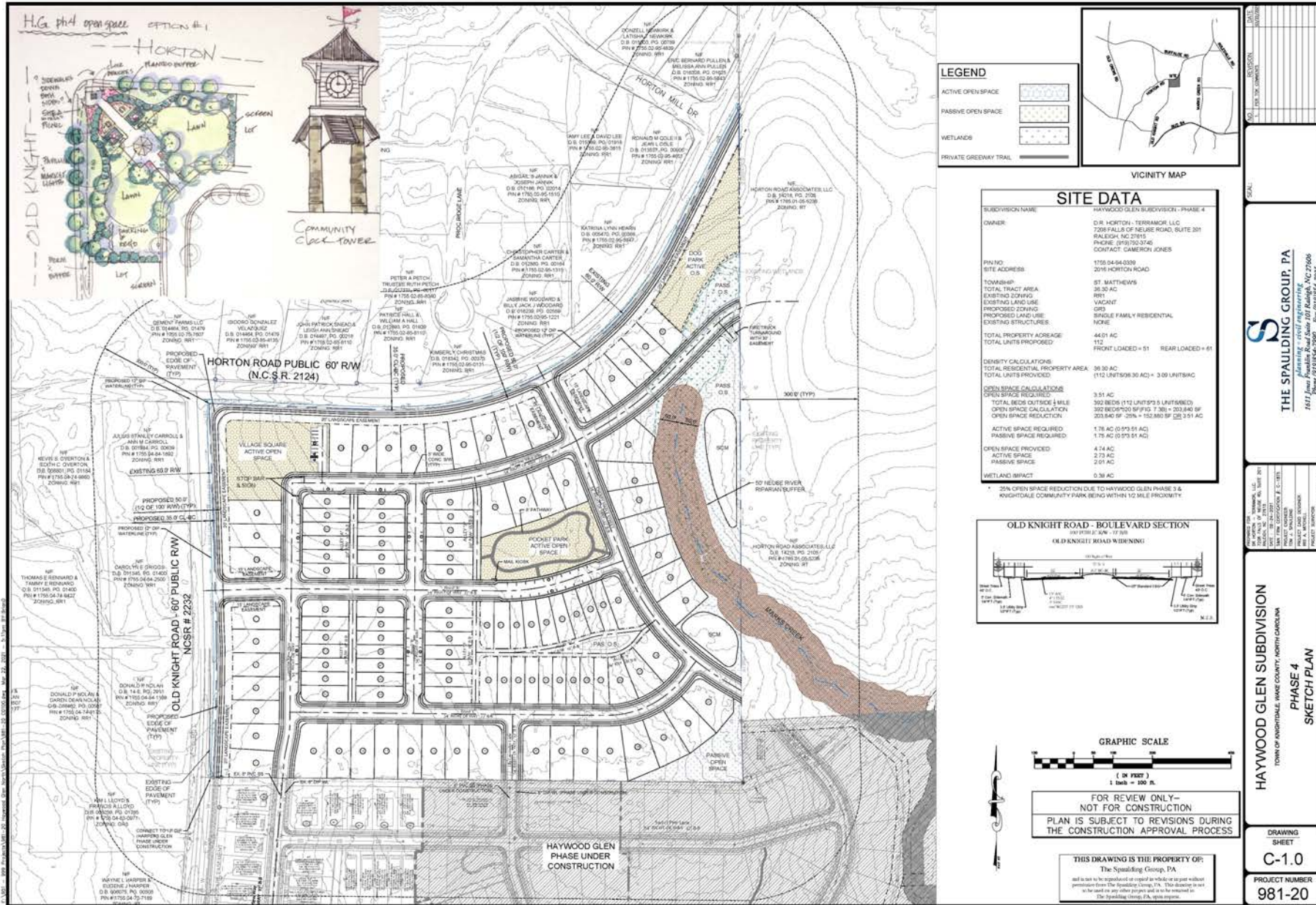
TOWN STAFF

- MODERATE THE CONVERSATION
- DOCUMENT CONCERN
- ANSWER PROCESS-RELATED QUESTIONS

PROJECT DEVELOPMENT TIMELINE



PROJECT DETAILS



- MOSTLY A CONTINUATION AND ENHANCEMENT OF QUALITY PRECEDENT IN EARLIER PHASES.
- PROPOSED ZONING: GR3 (GENERAL RESIDENTIAL 3)
- 112 UNITS PROPOSED
- PROPOSED (FRONT AND REAR LOADED PRODUCT
- DENSITY: ~3 UNITS/AC
- OPEN SPACE REQ: 3.51 AC
- OPEN SPACE PROV: 4.74 AC
- *ACTIVE & PASSIVE ELEMENTS, TRAILS, PLAYGROUNDS, PET PARK, POSSIBLE POOL/SPLASH PAD
- GUEST PARKING ADJACENT TO REAR LOAD UNITS & ACTIVE OPEN SPACE AREAS. BOTH ON-STREET (PARALLEL) AND OFF-STREET PROPOSED
- ~63 GUEST PARKING SPACES IN ADDITION TO DRIVEWAY PARKING

PROJECT TIMELINE

NEIGHBORHOOD MEETING DATE: **JUNE 10, 2021**

ANTICIPATED SUBMITTAL DATE: **JUNE 28, 2021**

ANTICIPATED TOWN COUNCIL JOINT PUBLIC HEARING: **AUGUST 19, 2021**

ANTICIPATED LAND USE REVIEW BOARD RECOMMENDATION: **SEPT 13, 2021**

ANTICIPATED TOWN COUNCIL DECISION: **SEPT 15, 2021**

Q & A

- DEVELOPER REPRESENTATIVE: **BRIAN DUNCAN** BRIAN@SPAULDING-GROUP.COM
- DEVELOPMENT CASE MANAGER: **KEVIN LEWIS**
Kevin.lewis@knightdalenc.gov

HAYWOOD GLEN SUBDIVISION PHASE 4

PLANNED UNIT DEVELOPMENT & MASTER PLAN TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA TOK PROJECT # ZMA-4-21

NO.	REVISION	DATE
1.	PER TOK COMMENTS	08/04/2021
2.	TOK COMMENTS	12/02/2021
3.	PER TOK COMMENTS	12/29/2021

SEAL:

THE SPAULDING GROUP, PA
Planning • civil engineering
 1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
 Phone (919) 854-7990 Fax (919) 854-7995

PREPARED FOR:
 TERRAMOR, LLC
 7208 FALLS OF NEUSE RD, SUITE 201
 RALEIGH, NC 27615
 DATE: 06-16-2021

SSM FIRM CERTIFICATION # C-1675

PROJECT ENGINEER:
 TERRY S. SPALDING
 PROJECT DESIGNER:
 IRIS A. MITCHELL
 PROJECT SURVEYOR:
 TBD

HAYWOOD GLEN SUBDIVISION-PHASE 4
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
PLANNED UNIT DEVELOPMENT MASTERPLAN
 COVER SHEET

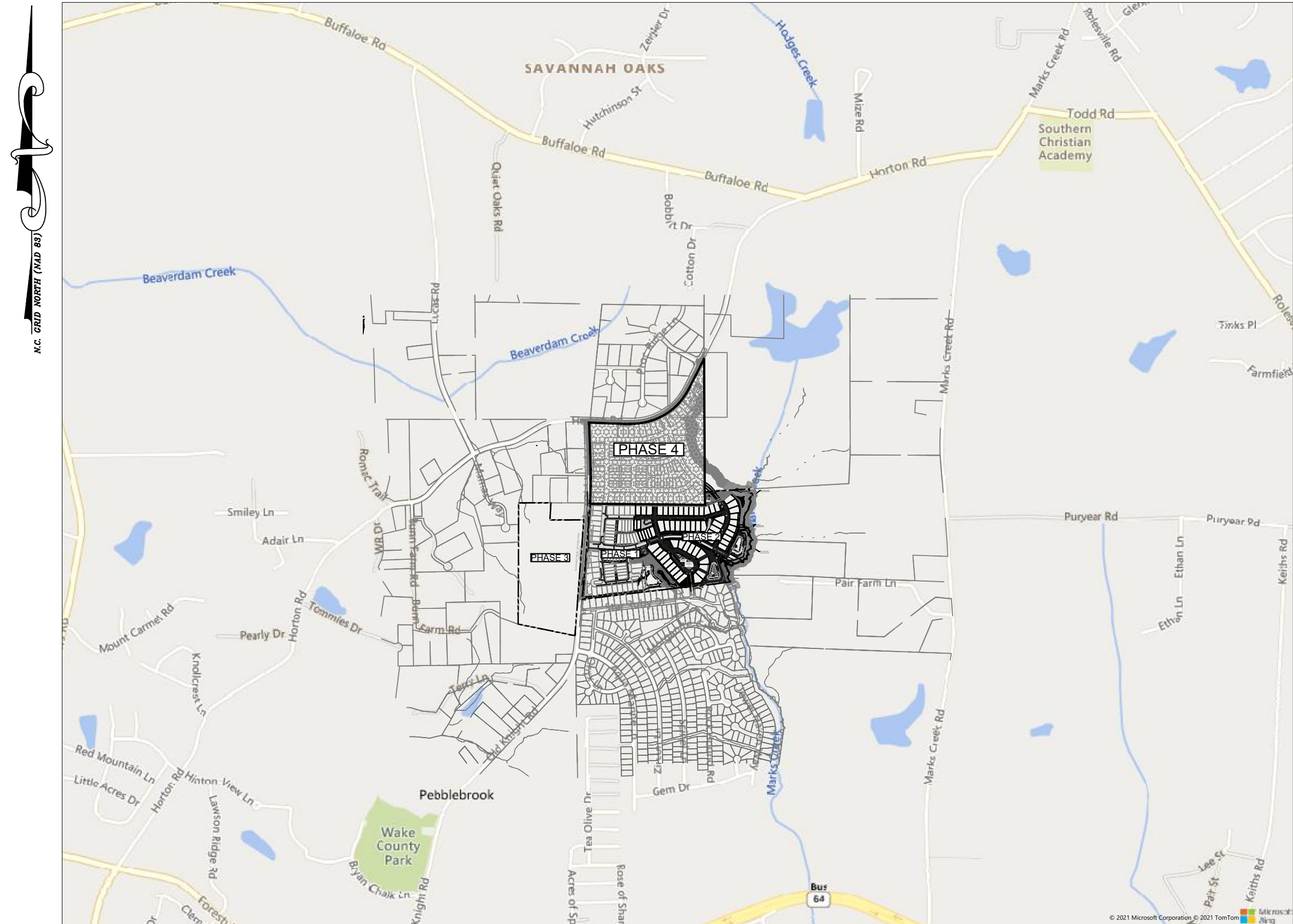
DRAWING SHEET
C-0.0
 PROJECT NUMBER
981-20

SITE DATA	
PROJECT:	HAYWOOD GLEN - PHASE 4
OWNER OF RECORD Dement Farms, LLC 717 N 1st Avenue Knightdale, NC 27545	DEVELOPER D.R. Horton - Terramor, LLC 7208 Falls of Neuse Road, Suite 201 Raleigh, NC 27615
ENGINEER The Spaulding Group, PA 5318 Burning Oak Court Raleigh, NC 27606	
PIN NO: SITE ADDRESS:	1755-94-0339 2016 HORTON ROAD
TOWNSHIP: EXISTING NUMBER OF PARCELS: TOTAL EXISTING TRACT AREA: EXISTING ZONING: PROPOSED ZONING: EXISTING USE: PROPOSED USE: EXISTING STRUCTURES: RESIDENTIAL UNITS PROPOSED:	St. Matthew's 1 33.245 AC RR1 GR3 PUD, RMX PUD VACANT SINGLE FAMILY RESIDENTIAL, COMMERCIAL VACANT STRUCTURES 107 FRONT LOADED = 46 REAR LOADED = 61
DENSITY CALCULATIONS: RESIDENTIAL AREA: NON-RESIDENTIAL AREA: TOTAL PROJECT AREA: RESIDENTIAL DENSITY PROVIDED:	31.775 AC (GR3 PUD) 1.5 AC (RMX PUD) 33.245 AC (107 UNITS/31.775 AC) = 3.37 UNITS/AC
RECREATIONAL OPEN SPACE CALCULATIONS OPEN SPACE REQUIRED: TOTAL BEDS OUTSIDE 1/4 MILE OPEN SPACE CALCULATION ACTIVE OPEN SPACE REQUIRED: PASSIVE OPEN SPACE REQUIRED:	4.48 AC 375 BEDS (107 UNITS*3.5 UNITS/BED) 375 BEDS*520 SF (FIG. 7.3B) = 195,000 SF OR 4.48 AC 2.24 AC (0.5*4.48 AC) 2.24 AC(0.5*4.48 AC)
TOTAL OPEN SPACE PROVIDED: ACTIVE O.S. (INCL RMX PUD) ACTIVE O.S. EXCL RMX PUD PASSIVE OPEN SPACE	7.26 AC 3.59 AC 2.09 AC 3.67 AC
WETLAND IMPACT	-0.39 AC
PARKING PROVIDED:	76 SPACES (ON-STREET RESIDENTIAL) 57 SPACES (NON-RESIDENTIAL)
OVERALL TREE COVER AREA CALCULATIONS PERIMETER TREE COVER REQUIRED: LANDSCAPE BUFFER YARDS NEUSE RIVER BUFFER TREE COVER PROVIDED:	5730.535 LF (1,721,763+1,712,327+1,347,011+949,435) =5,730,535 LF 114,610,708 LF (5,730,535*20) 55,757.91 59,063.63 114,821.54 (55,757.91+59,063.63)
CONNECTIVITY INDEX CALCULATIONS LINK TO NODE RATIO (MINIMUM): LINK TO NODE RATIO PROVIDED:	1.40 (GR3 - (SECTION 9.4.G TABLE) 1.64 (18:11)

BUILDING SETBACKS							
LOT WIDTH	FRONT SETBACK (MIN.)	FRONT SETBACK (MAX.)	SIDE SETBACK (MIN.)	AGGREGATE SIDE YARD (MIN.)	REAR SETBACK	REAR SETBACK FROM REAR LANE/ALLEY	ACCESSORY STRUCTURE SIDE/REAR SETBACK
35'	10'	N/A	3'	7'	25'	20' FROM CENTERLINE	5'
40'	10'	N/A	3'	8'	25'	20' FROM CENTERLINE	5'
50'	10'	N/A	3'	10'	25'	20' FROM CENTERLINE	5'
60'	10'	N/A	5'	12'	25'	20' FROM CENTERLINE	5'

NOTE: THE MINIMUM SETBACK IS 20% OF THE LOT WIDTH AGGREGATE. FOR LOTS LESS THAN 60' IN WIDTH, A MINIMUM 3' SIDE SETBACK PER SIDE MUST BE MAINTAINED. FOR LOTS 60' IN WIDTH OR GREATER, THE MINIMUM IS ALSO 5' PER SIDE.

WATER ALLOCATION COMPLIANCE	PTS
BASE POINTS - MAJOR SUBDIVISION	15
PH 1&2 RESORT STYLE POOL	2
PH 1&2 DECK/PATIO GREATER THAN 3,000 SF	3
PH 1&2 WATER APPARATUS	2
PH 1&2 CLUBHOUSE W/ BATHHOUSE ONLY	3
ARCHITECTURAL	15
IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4
ON-STREET PARKING	4
ENHANCED ROADSIDE LANDSCAPE	2
TOTAL	50



VICINITY MAP
1" = 1200'

OWNERS OF RECORD
 1755-94-0339
 DEMENT FARMS, LLC
 717 N 1ST AVENUE
 KNIGHTDALE, NC 27545

INDEX TO PLANS	
C-0.0	COVER SHEET
C-0.1	EXISTING CONDITIONS
C-1.0	MASTER PLAN
C-1.1	OPEN SPACE PLAN
C-2.0	UTILITY PLAN
C-3.0	STORMWATER MANAGEMENT PLAN
C-4.0	SIGNAGE & MARKING PLAN
C-5.0	LIGHTING PLAN
L-1.0	LANDSCAPE PLAN
D-1.0	ELEVATIONS
D-2.0	ELEVATIONS

FOR REVIEW ONLY—
NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING
THE PRELIMINARY APPROVAL PROCESS

THIS DRAWING IS THE PROPERTY OF:
The Spaulding Group, PA
and is not to be reproduced or copied in whole or in part without permission from The Spaulding Group, PA. This drawing is not to be used on any other project and is to be returned to The Spaulding Group, PA, upon request.

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

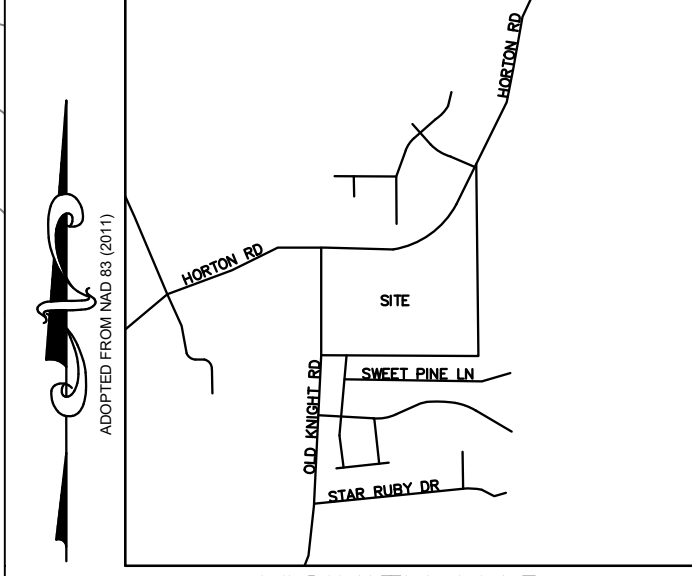
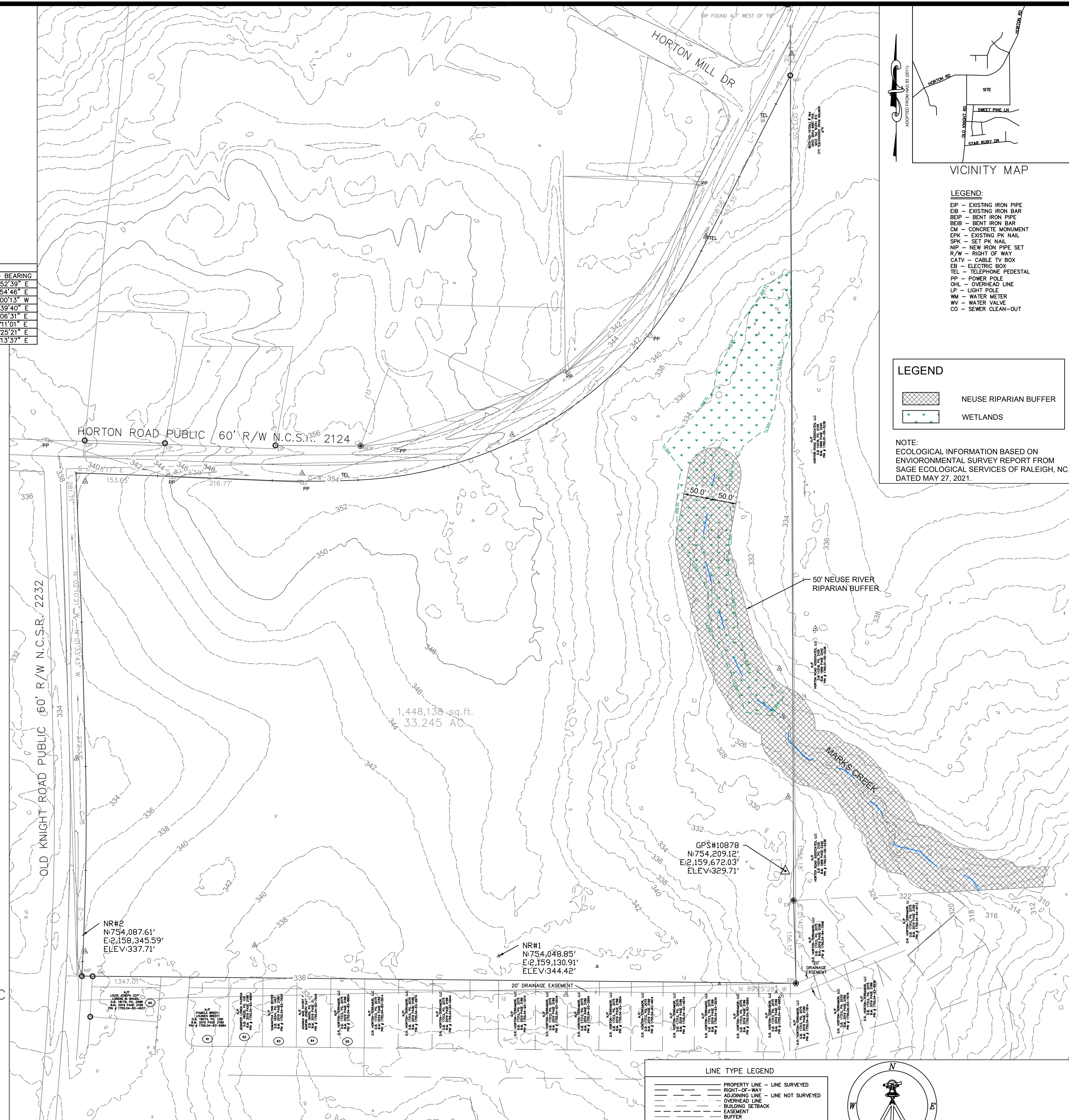
THIS _____ DAY OF _____ A.D. 2021.
 PROFESSIONAL LAND SURVEYOR L-3794
 LICENSE NUMBER

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

PROFESSIONAL LAND SURVEYOR L-3794
 LICENSE NUMBER

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	27.60'	5930.00'	27.60'	N 02°52'39" E
C-2	172.07'	5930.00'	172.07'	N 01°54'48" E
C-3	195.72'	4727.68'	195.71'	N 00°00'13" W
C-4	162.14'	1856.50'	162.09'	N 89°39'40" E
C-5	163.56'	736.51'	163.22'	N 81°06'31" E
C-6	211.00'	734.88'	210.27'	N 67°11'01" E
C-7	223.39'	726.07'	222.51'	N 50°29'21" E
C-8	220.09'	874.50'	219.51'	N 33°13'37" E

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 26°45'29" E	153.45'
L-2	N 26°39'11" E	60.36'
L-3 TIE	N 00°13'55" W	617.30'



- LEGEND:
- EP - EXISTING IRON PIPE
 - EB - EXISTING IRON BAR
 - BEIP - BENT IRON PIPE
 - BEIB - BENT IRON BAR
 - CM - CONCRETE MONUMENT
 - EPK - EXISTING PK NAIL
 - SPK - SET PK NAIL
 - NIP - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CATV - CABLE TV BOX
 - EB - ELECTRIC BOX
 - TEL - TELEPHONE PEDESTAL
 - PP - POWER POLE
 - OHL - OVERHEAD LINE
 - LP - LIGHT POLE
 - WM - WATER METER
 - WV - WATER VALVE
 - CO - SEWER CLEAN-OUT

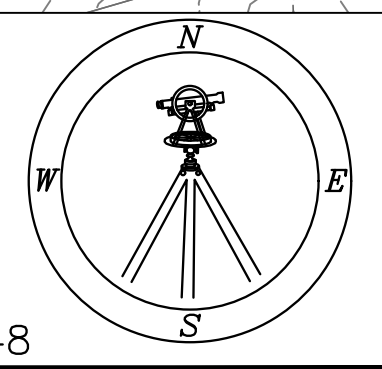
- LEGEND
- NEUSE RIPARIAN BUFFER
 - WETLANDS
- NOTE:
 ECOLOGICAL INFORMATION BASED ON ENVIRONMENTAL SURVEY REPORT FROM SAGE ECOLOGICAL SERVICES OF RALEIGH, NC. DATED MAY 27, 2021.

SURVEY FOR
 DR. HORTON-TERRAMOR, LLC
 OWNER: DEMENT FARMS LLC
 REF: D.B. 17010 PAGE 2347
 KNIGHTDALE
 WAKE COUNTY, NORTH CAROLINA
 SCALE 1"=100'
 DECEMBER 16, 2020
 ZONED RR1
 PIN # 1755-94-0339

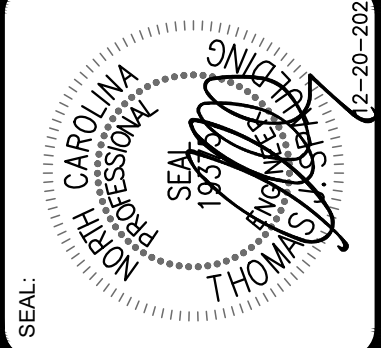
CAWTHORNE, MOSS & PANCIERA, P.C.
 PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS



NO.	REVISION	DATE
1.	PER TOK COMMENTS	08/04/2021
2.	PER TOK COMMENTS	12/20/2021
3.	PER TOK COMMENTS	12/20/2021



THE SPAULDING GROUP, PA
 Planning • civil engineering
 1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
 Phone (919) 854-7990 Fax (919) 854-7995

PREPARED FOR:
 TERRAMOR, LLC
 7208 FALLS OF NEUSE RD, SUITE 201
 RALEIGH, NC 27615
 DATE: 06-16-2021
 S&M FIRM CERTIFICATION # C-1675
 PROJECT ENGINEER:
 IRIS A. MITCHELL
 PROJECT DESIGNER:
 IRIS A. MITCHELL
 PROJECT SURVEYOR:
 TBD

HAYWOOD GLEN SUBDIVISION-PHASE 4
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
 PLANNED UNIT DEVELOPMENT MASTERPLAN
 EXISTING CONDITIONS

DRAWING SHEET
 C-0.1

PROJECT NUMBER
 981-20

- GENERAL NOTES**
- BOUNDARY INFORMATION AND TOPOGRAPHIC INFORMATION PROVIDED BY CAWTHORNE, MOSS, & PANCIERA.
 - EXISTING NEUSE RIPARIAN BUFFER AND WETLAND DELINEATION BY SEPI ENGINEERING & CONSTRUCTION.
 - 100 YEAR FLOOD DOES NOT EXIST ON THIS PROPERTY PER FEMA FLOOD MAPPING 3720175500J DATED 09/2006.
 - ADJACENT PROPERTY OWNERSHIP INFORMATION TAKEN FROM WAKE COUNTY GIS.
 - ALL STREETS SHALL BE PUBLIC AND TURNED OVER TO THE TOWN OF KNIGHTDALE FOR MAINTENANCE UPON COMPLETION.
 - ALL ALLEYS SHALL BE PRIVATE AND MAINTAINED BY DULY ESTABLISHED HOMEOWNERS ASSOCIATION.
 - SEE STREET SECTION DESIGNS ON DETAIL SHEETS.
 - THE STREET LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE. APPROVAL BY TOWN STAFF IS REQUIRED.
 - GREENWAY TRAILS SHALL BE PROVIDED IN THE LOCATIONS DEPICTED AND ARE SUBJECT TO RELOCATION. TRAILS SHALL BE PRIVATE AND MAINTAINED BY THE HOA AND OPEN TO THE PUBLIC.
 - ANY SIGNAGE LOCATED ON THE SITE SHALL BE APPROVED BY THE TOWN OF KNIGHTDALE AND SHALL BE LOCATED OUTSIDE OF ANY SIGHT TRIANGLES.
 - DRIVEWAY ACCESS FOR CORNER LOTS MAY ACCESS SECONDARY STREET AND SHALL NOT BE REQUIRED TO ACCESS ALLEY.
 - NO DRIVEWAY ACCESS ON COLLECTOR STREETS.
 - PLANIMETRICS FOR PROPERTY AND ADJACENT PROPERTIES PROVIDED BY WAKE COUNTY GIS.
 - ALL MATERIALS AND METHODS OF CONSTRUCTIONS SHALL CONFORM TO TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.
 - ALL NECESSARY PERMITS SHALL BE OBTAINED FROM NCDENR, DWO, THE ARMY CORP OF ENGINEERS OR AUTHORIZED AGENCIES PRIOR TO CONSTRUCTION DRAWING APPROVAL IN THE AFFECTED PHASE.
 - ALL LOTS WILL BE LANDSCAPED IN ACCORDANCE WITH SECTION 8.9 OF THE KNIGHTDALE UDO.
 - ALL FENCES SHALL COMPLY WITH SECTION 4.9 OF THE KNIGHTDALE UDO.
 - CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE 48 HOURS PRIOR.
 - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.
 - ALL PUBLIC UTILITIES TO BE INSTALLED PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - NO FEMA DELINEATED 100 YEAR FLOOD PLAIN ON THIS SITE AS PER MAPS #3720175500J (PANEL 1755) & #3720178500J (PANEL 1785), EFFECTIVE 5/2/2006.
 - HANDICAP RAMPS SHALL BE PROVIDED ON ALL SIDEWALKS.
 - SIDEWALKS PROVIDED ON ALL STREETS.
 - ALL OPEN SPACE SHALL BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
 - ALL SINGLE FAMILY UNITS WILL PROVIDE 2 PARKING SPACES PER UNIT.
 - ALL LOTS SHALL HAVE A MINIMUM BUILDABLE DEPTH OF 95 FEET MEASURED FROM THE RIGHT OF WAY. THE BUILDABLE AREA SHALL BE EXCLUSIVE OF 25% SLOPES, CP&L EASEMENTS, AND FEMA 100 YEAR FLOOD PLAIN.
 - ALL STREET NAME AND REGULATORY SIGNAGE AS WELL AS PAVEMENT MARKINGS SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - THE NGVD 29 DATUM WAS UTILIZED WHEN CREATING THE EXISTING TOPOGRAPHICAL INFORMATION PER A PHONE CONVERSATION WITH MIKE GOODFRIED, P.L.S. ON 10/30/2012.
 - NO CHANGES TO ANY ASPECT OF THIS DEVELOPMENT PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE TECHNICAL REVIEW COMMITTEE OF THE TOWN OF KNIGHTDALE.
 - WHERE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED, (I.E. BUFFER TYPE A, B, C, AND D) THE TOWN OF KNIGHTDALE RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE PLANTING PLAN BASED ON ACTUAL FIELD CONDITIONS.
 - ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (CO).
 - ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE SIDE OF REAR YARD AREA OF THE SITE AND SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF A 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOCK, THE PLANTINGS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL AT MATURITY.

SITE DATA

PROJECT: HAYWOOD GLEN - PHASE 4

OWNER OF RECORD: Demetri Farms, LLC
717 N 1st Avenue
Knightdale, NC 27545

DEVELOPER: D.R. Horton - Terramor, LLC
7208 Falls of Neuse Road, Suite 201
Raleigh, NC 27615

ENGINEER: The Spaulding Group, PA
5318 Burning Oak Court
Raleigh, NC 27606

PIN NO: 1755-94-0339

SITE ADDRESS: 2016 HORTON ROAD

TOWNSHIP: St. Matthew's

EXISTING NUMBER OF PARCELS: 1

TOTAL EXISTING TRACT AREA: 33.245 AC

EXISTING ZONING: RR1

PROPOSED ZONING: GR3 PUD, RMX PUD

EXISTING USE: VACANT

PROPOSED USE: SINGLE FAMILY RESIDENTIAL, COMMERCIAL

EXISTING STRUCTURES: VACANT STRUCTURES

RESIDENTIAL UNITS PROPOSED: 107

FRONT LOADED = 46 REAR LOADED = 61

DENSITY CALCULATIONS:

RESIDENTIAL AREA: 31,775 AC (GR3 PUD)

NON-RESIDENTIAL AREA: 1.5 AC (RMX PUD)

TOTAL PROJECT AREA: 33.245 AC

RESIDENTIAL DENSITY PROVIDED: (107 UNITS/31,775 AC) = 3.37 UNITS/AC

RECREATIONAL OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED: 4.48 AC

TOTAL BEDS OUTSIDE 1/2 MILE: 375 BEDS (107 UNITS*3.5 UNITS/BED)

OPEN SPACE CALCULATION: 375 BEDS*520 SF (FIG. 7.3B) = 195,000 SF OR 4.48 AC

ACTIVE OPEN SPACE REQUIRED: 2.24 AC (0.5*4.48 AC)

PASSIVE OPEN SPACE REQUIRED: 2.24 AC (0.5*4.48 AC)

TOTAL OPEN SPACE PROVIDED: 7.26 AC

ACTIVE O.S. (INCL RMX PUD): 3.59 AC

ACTIVE O.S. (EXCL RMX PUD): 2.09 AC

PASSIVE OPEN SPACE: 3.67 AC

WETLAND IMPACT: -0.39 AC

PARKING PROVIDED: 76 SPACES (ON-STREET RESIDENTIAL)
57 SPACES (NON-RESIDENTIAL)

OVERALL TREE COVER AREA CALCULATIONS

PERIMETER: 5730.535 LF
(1,721.763+1,712.327+1,347.011+949.435)
=5,730.535 LF

TREE COVER REQUIRED: 114,610.708 LF (5,730.535*20)

LANDSCAPE BUFFER YARDS: 55,757.91

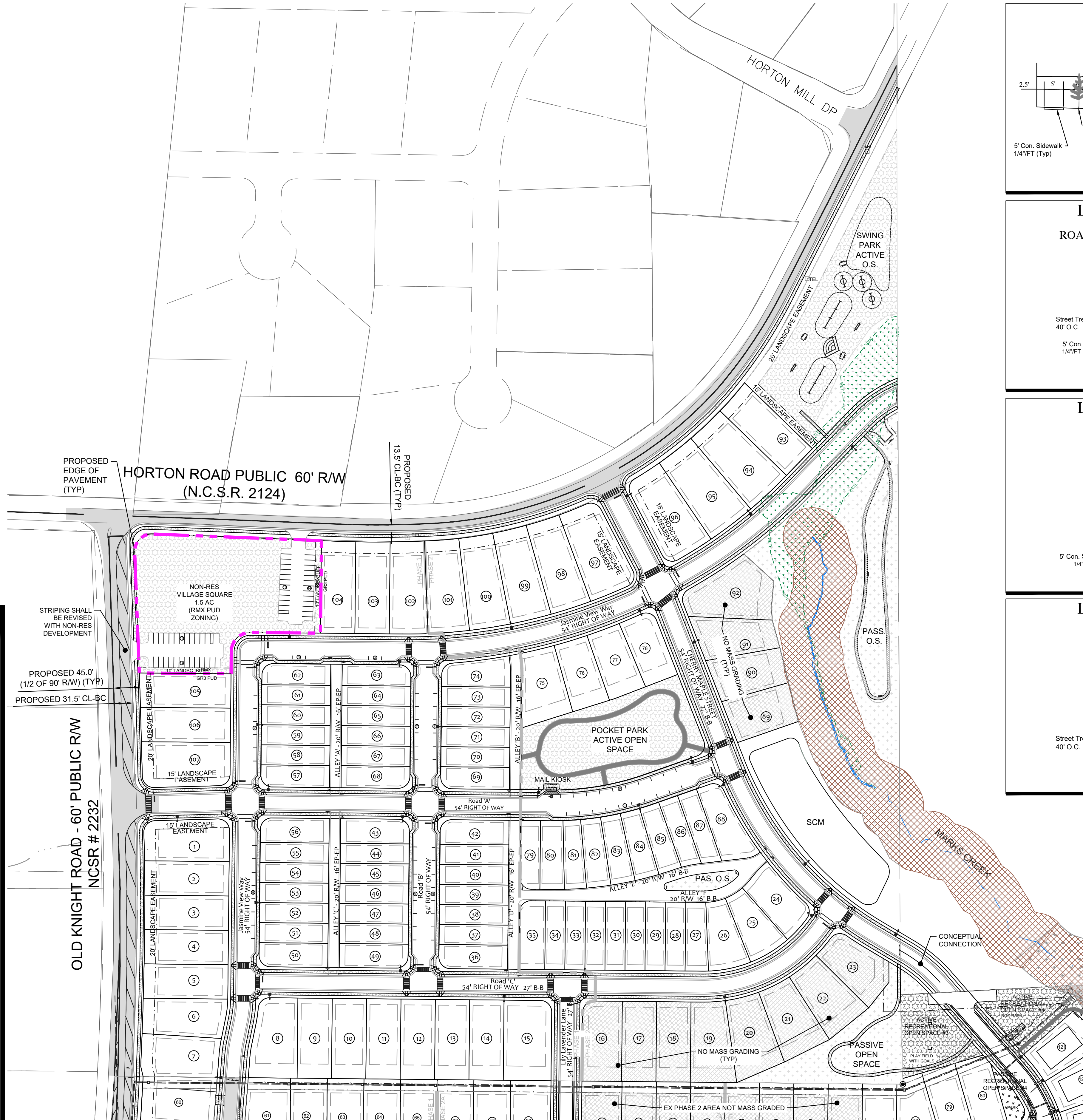
NEUSE RIVER BUFFER: 59,063.63

TREE COVER PROVIDED: 114,821.54 (55,757.91+59,063.63)

CONNECTIVITY INDEX CALCULATIONS

LINK TO NODE RATIO (MINIMUM): 1.40 (GR3 - SECTION 9.4.G TABLE)

LINK TO NODE RATIO PROVIDED: 1.64 (18:11)

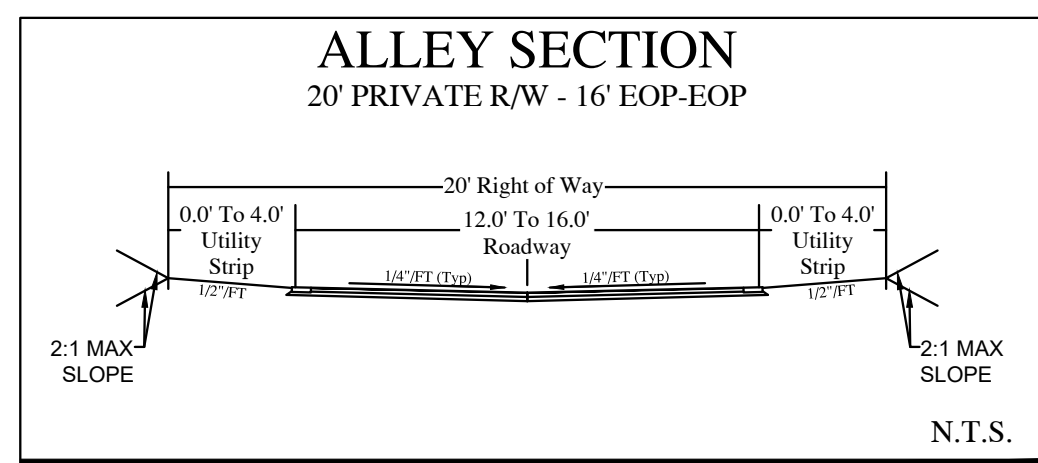
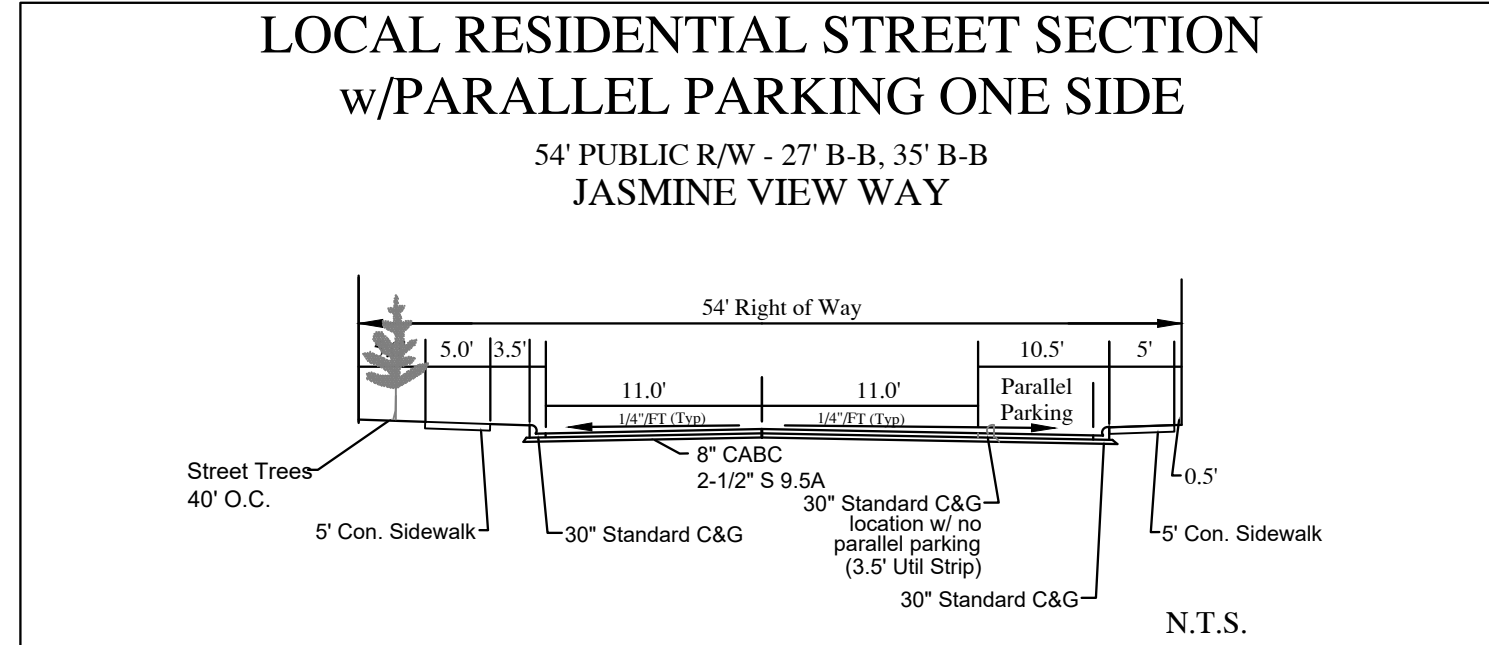
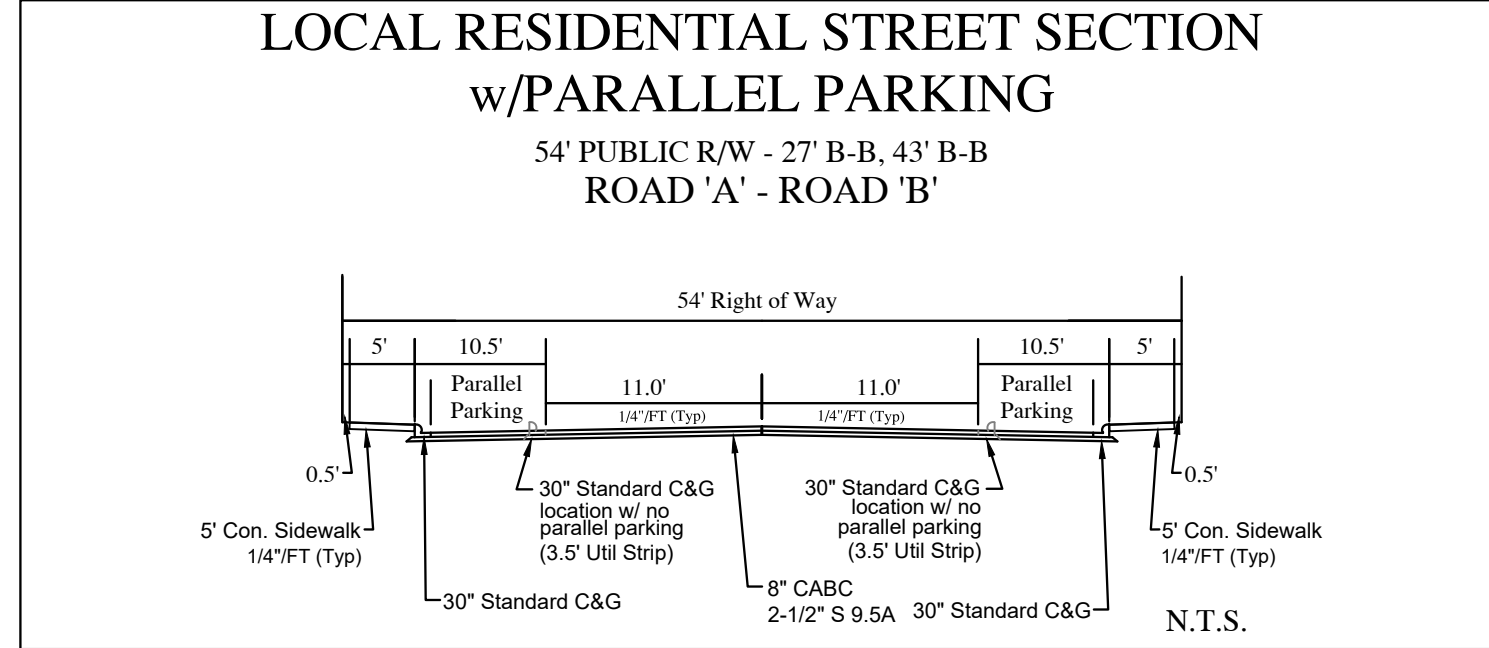
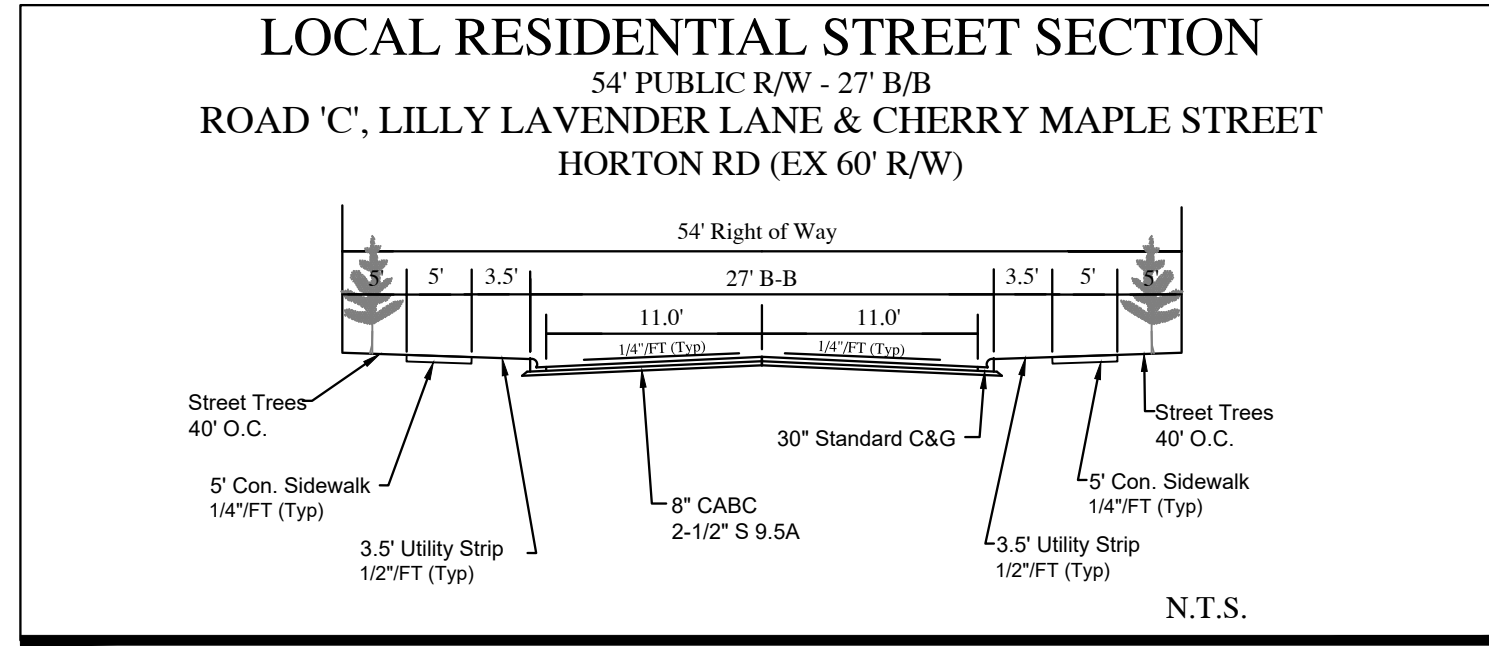
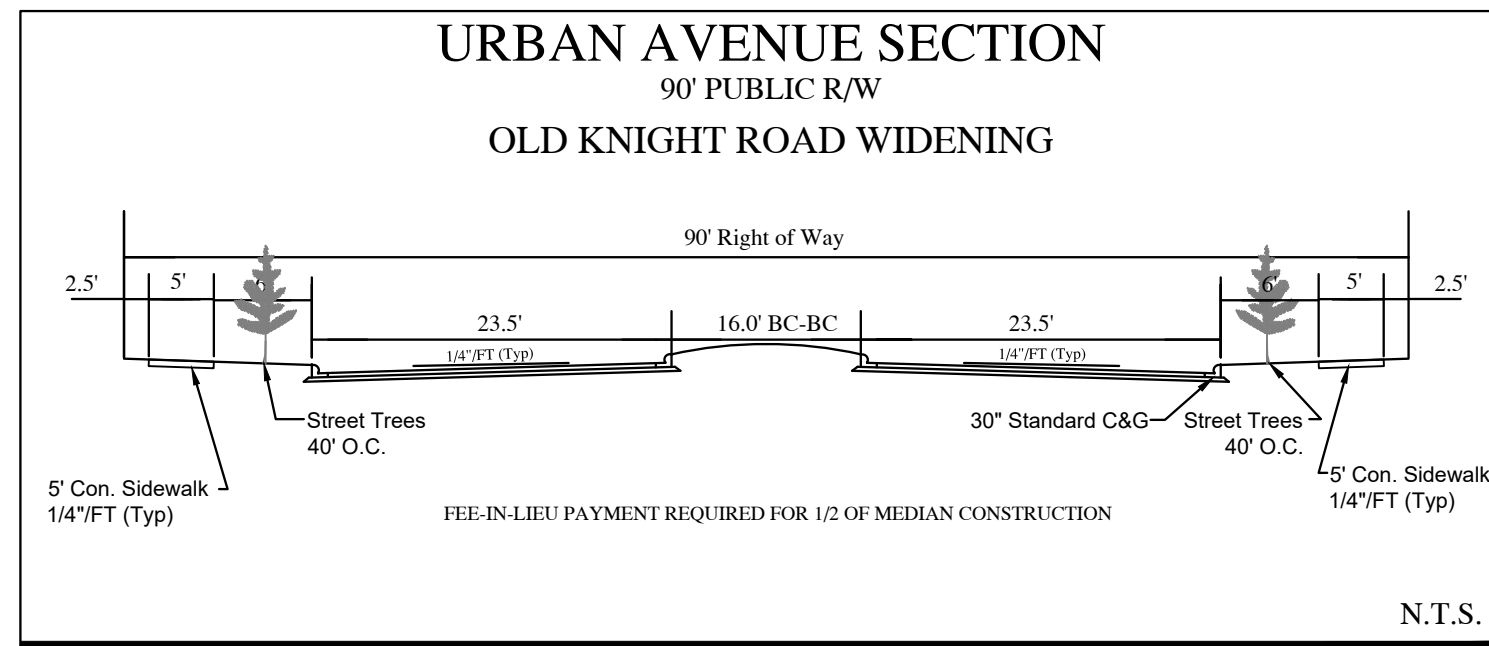


BUILDING SETBACKS

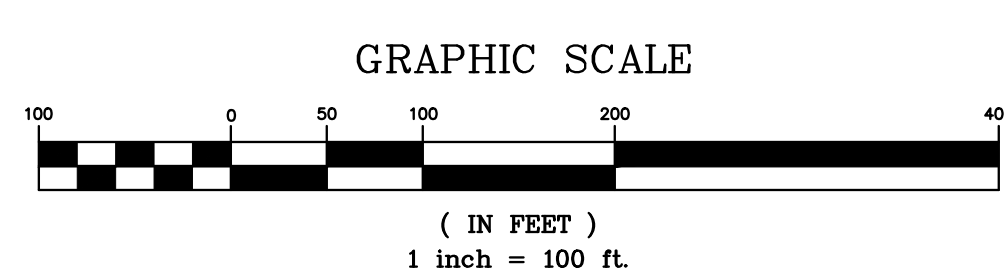
LOT WIDTH	FRONT SETBACK (MIN.)	FRONT SETBACK (MAX.)	SIDE SETBACK (MIN.)	AGGREGATE SIDE YARD SETBACK (MIN.)	REAR SETBACK	REAR SETBACK FROM REAR LANE/ALLEY	ACCESSORY STRUCTURE SIDE/REAR SETBACK
35'	10'	N/A	3'	7'	25'	20' FROM CENTERLINE	5'
40'	10'	N/A	3'	8'	25'	20' FROM CENTERLINE	5'
50'	10'	N/A	3'	10'	25'	20' FROM CENTERLINE	5'
60'	10'	N/A	5'	12'	25'	20' FROM CENTERLINE	5'

STREET TABLE

Name	R/W	B-B	Parking	Length
Jasmine View Way	54'	27'	X	2,029 LF
Lilly Lavender Lane	54'	27'		167 LF
Cherry Maple Street	54'	27'	X	1,000 LF
Road 'A'	54'	27'	X	270 LF
Road 'B'	54'	27'	X	585 LF
Road 'C'	54'	27'		1,083 LF
Rear Alley 'A'	20'	16'		270 LF
Rear Alley 'B'	20'	16'		290 LF
Rear Alley 'C'	20'	16'		314 LF
Rear Alley 'D'	20'	16'		314 LF
Rear Alley 'E'	20'	16'		364 LF
Rear Alley 'F'	20'	16'		490 LF
Total without Rear Alley				2,042 LF
Total with Rear Alley				5,134 LF



- LEGEND**
- NEUSE RIPARIAN BUFFER
 - WETLANDS
 - ACTIVE RECREATION OPEN SPACE
 - PASSIVE RECREATION OPEN SPACE
 - NO MASS GRADING



FOR REVIEW ONLY - NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING THE PRELIMINARY APPROVAL PROCESS

THIS DRAWING IS THE PROPERTY OF:
The Spaulding Group, PA

and is not to be reproduced or copied in whole or in part without permission from The Spaulding Group, PA. This drawing is not to be used on any other project and is to be returned to The Spaulding Group, PA, upon request.

DATE: 08/02/2021
REVISION: 12/29/2021
NO. 1
PER TOK COMMENTS
NO. 2
PER TOK COMMENTS
NO. 3
PER TOK COMMENTS

SEAL: CAROLINA SEALED PROFESSIONAL ENGINEER THOMAS J. SPALDING

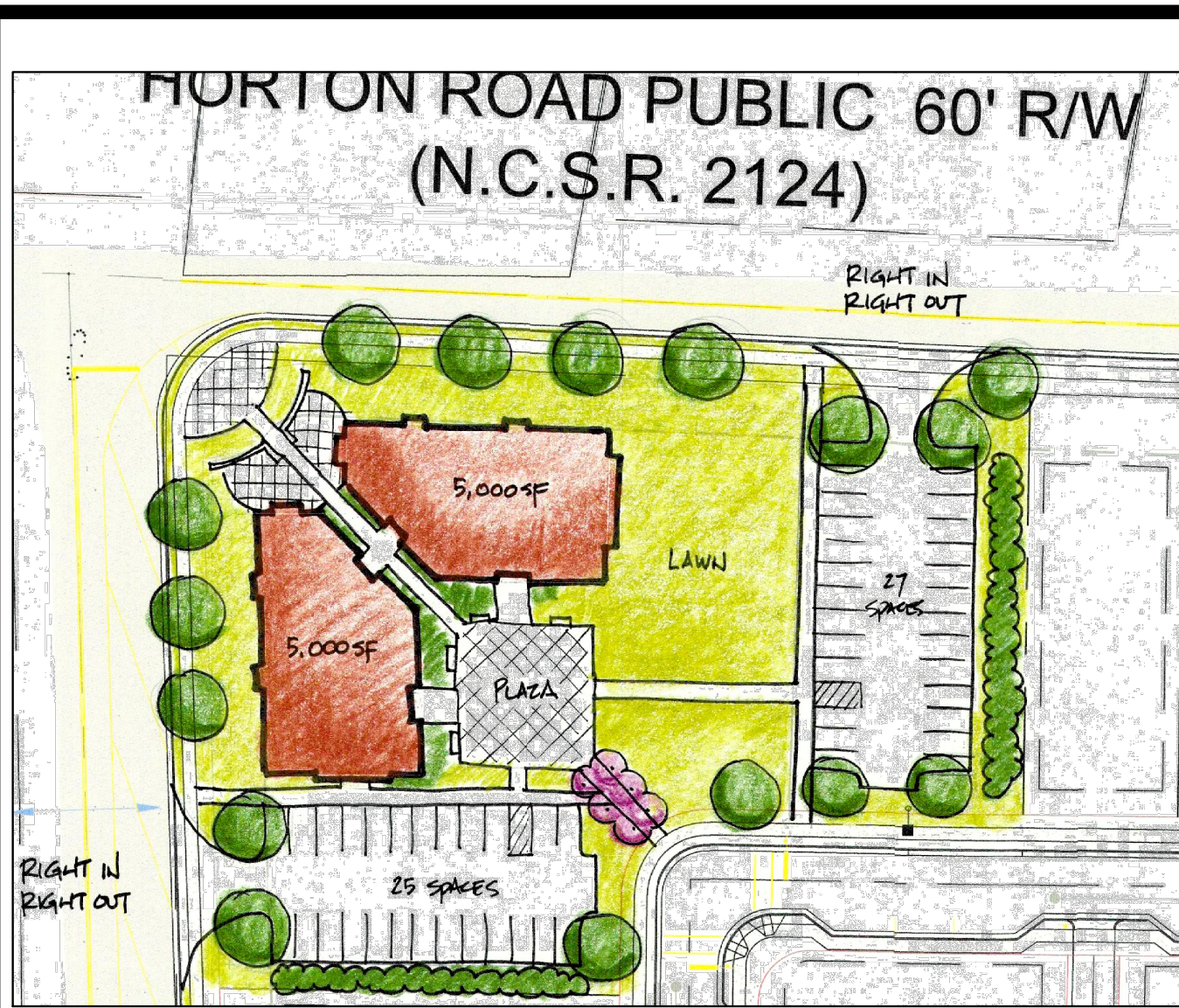
THE SPAULDING GROUP, PA
Planning • civil engineering
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
Phone (919) 854-7990 Fax (919) 854-7925

PREPARED FOR: TERRAMOR, LLC
7208 FALLS OF NEUSE RD, SUITE 201
RALEIGH, NC 27615
DATE: 06/16/2021
S&P FIRM CERTIFICATION # C-1675
PROJECT ENGINEER: IRIS A. MITCHELL
PROJECT DESIGNER: IRIS A. MITCHELL
PROJECT SURVEYOR: IRIS A. MITCHELL

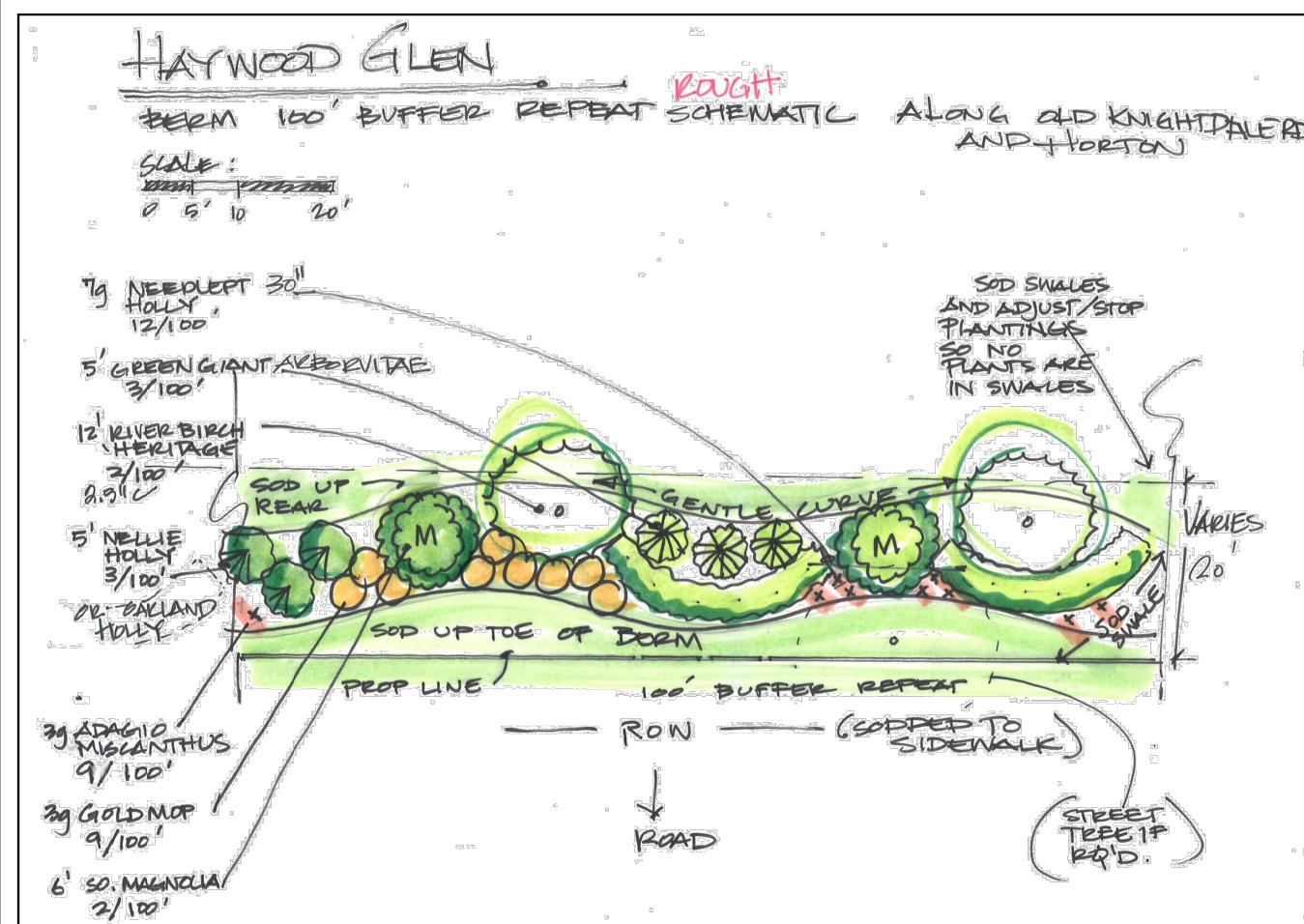
HAYWOOD GLEN SUBDIVISION-PHASE 4
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

PLANNED UNIT DEVELOPMENT MASTERPLAN
OVERALL SITE PLAN

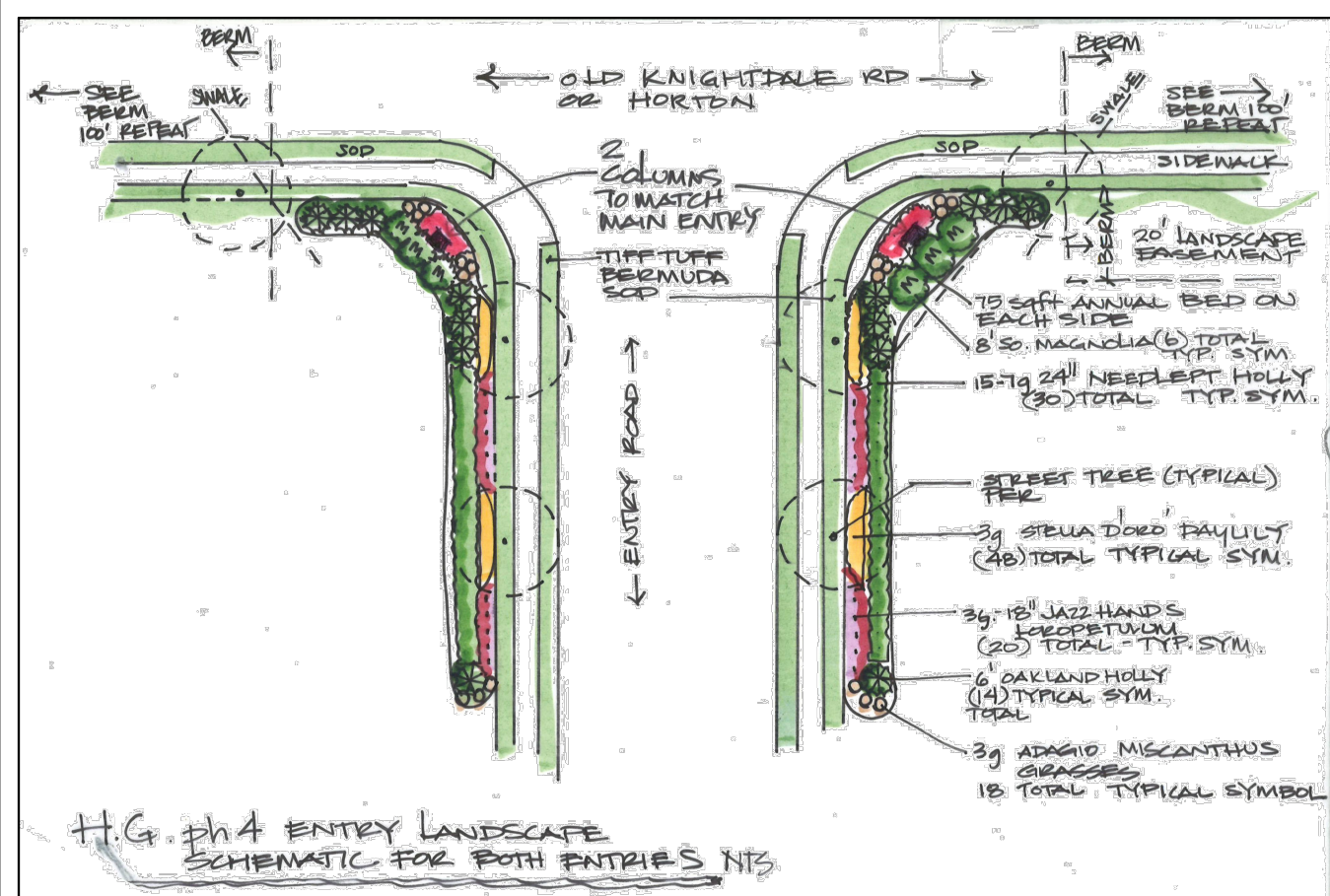
DRAWING SHEET
C-1.0
PROJECT NUMBER
981-20



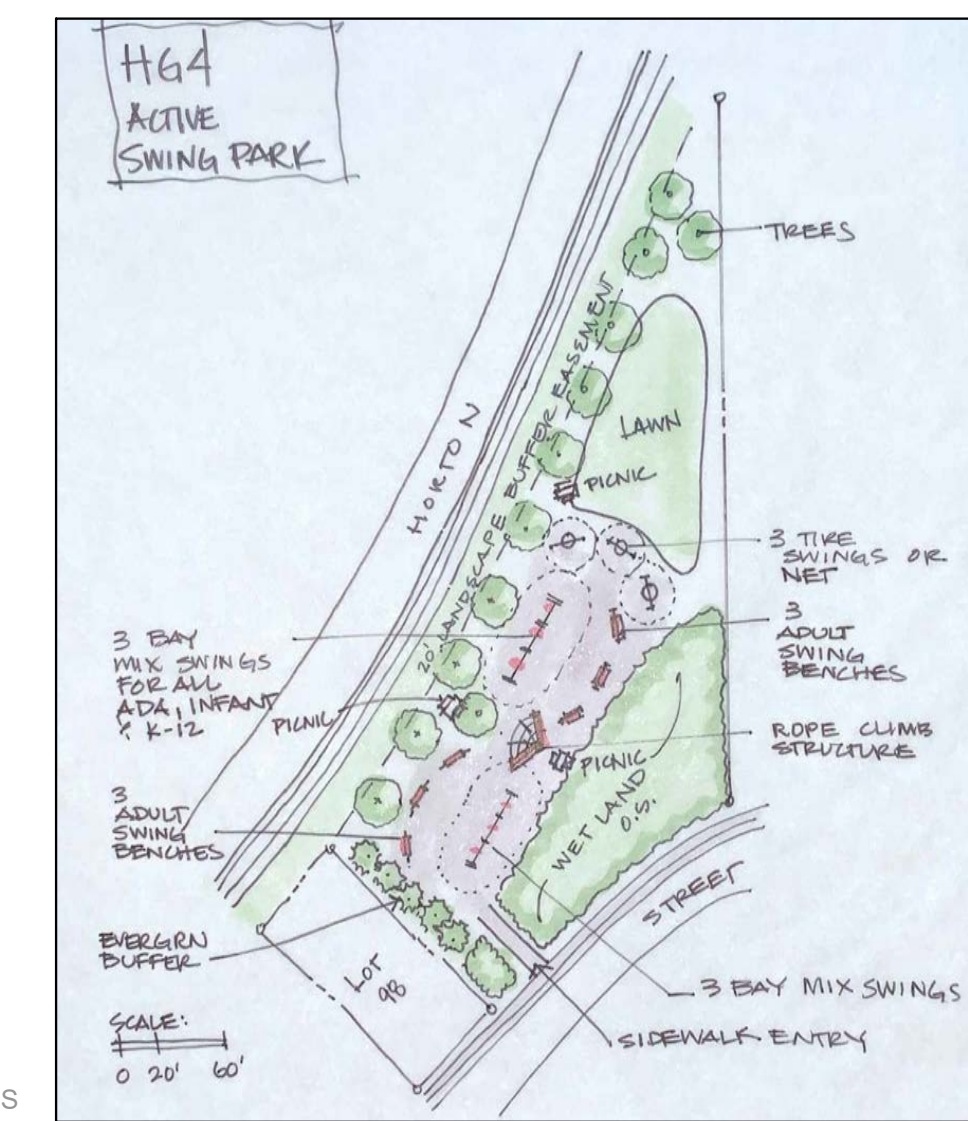
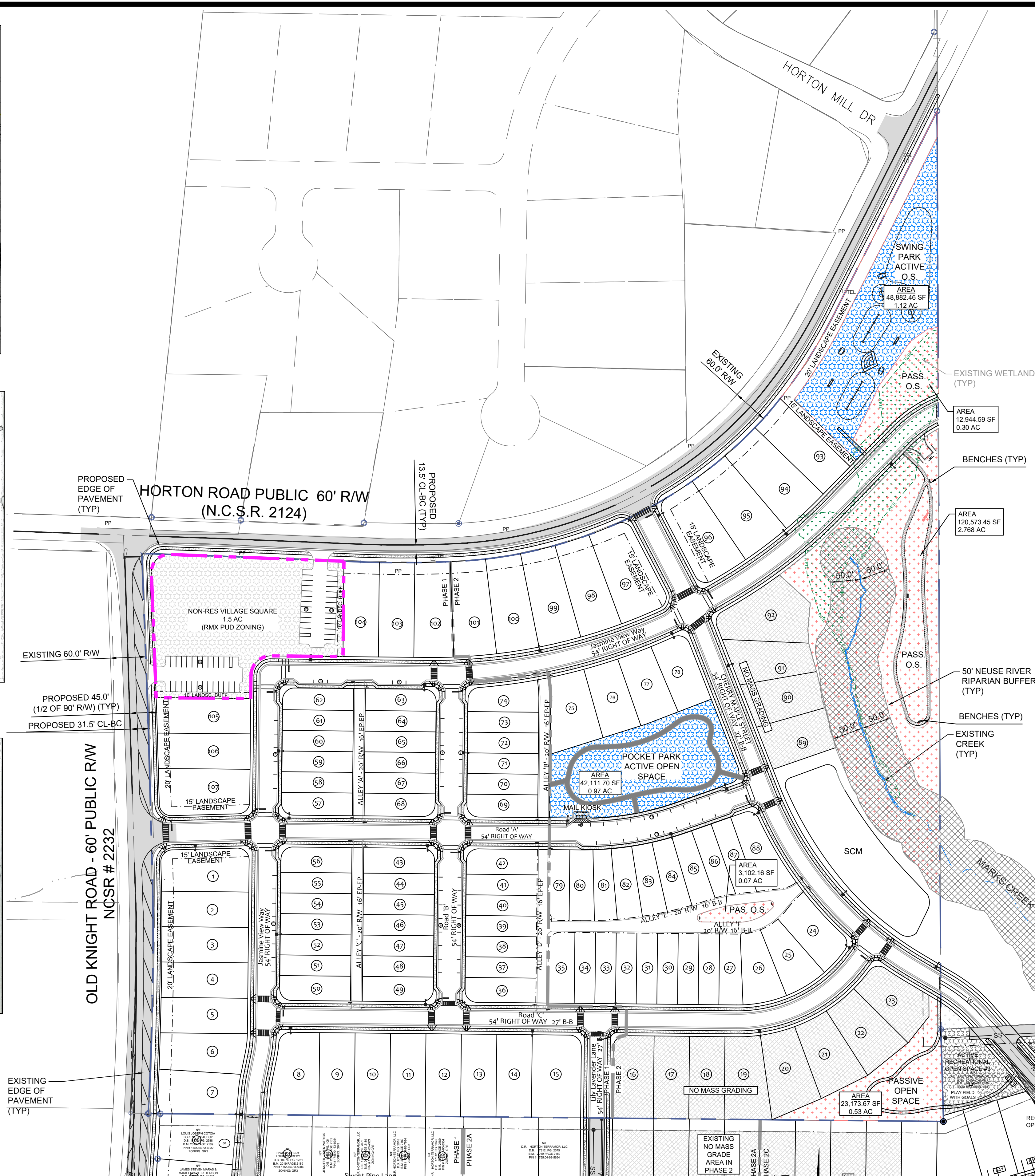
CONCEPTUAL NON-RES VILLAGE SQUARE EXHIBIT
NTS



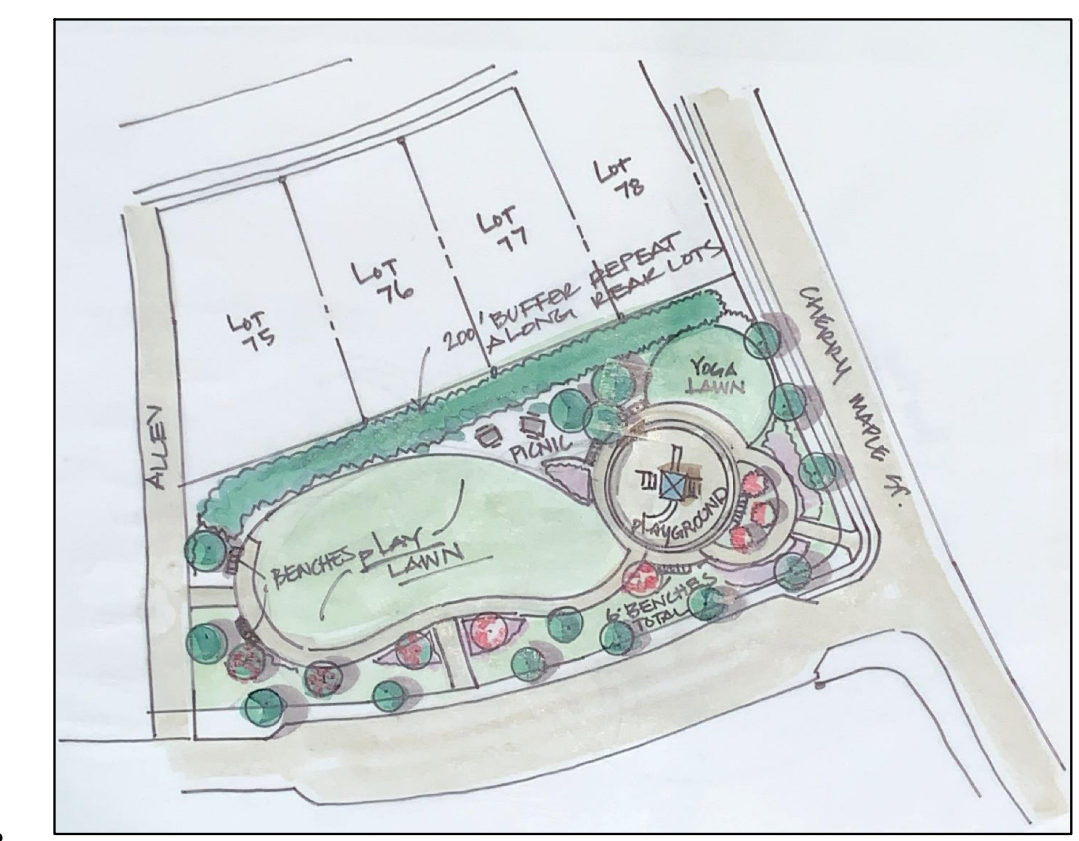
100' BUFFER EXHIBIT
NTS



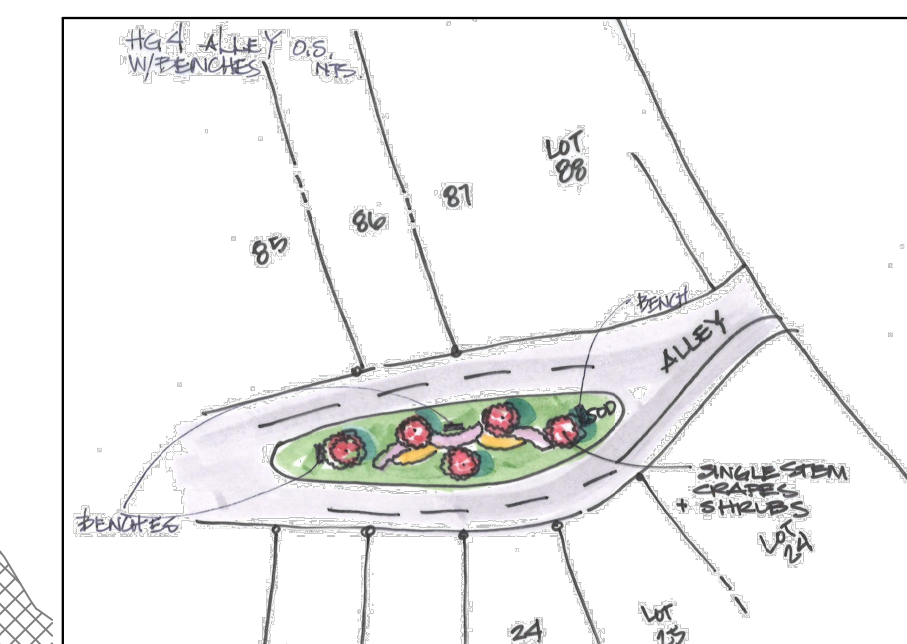
OLD KNIGHT & HORTON ROAD ENTRANCE EXHIBIT
NTS



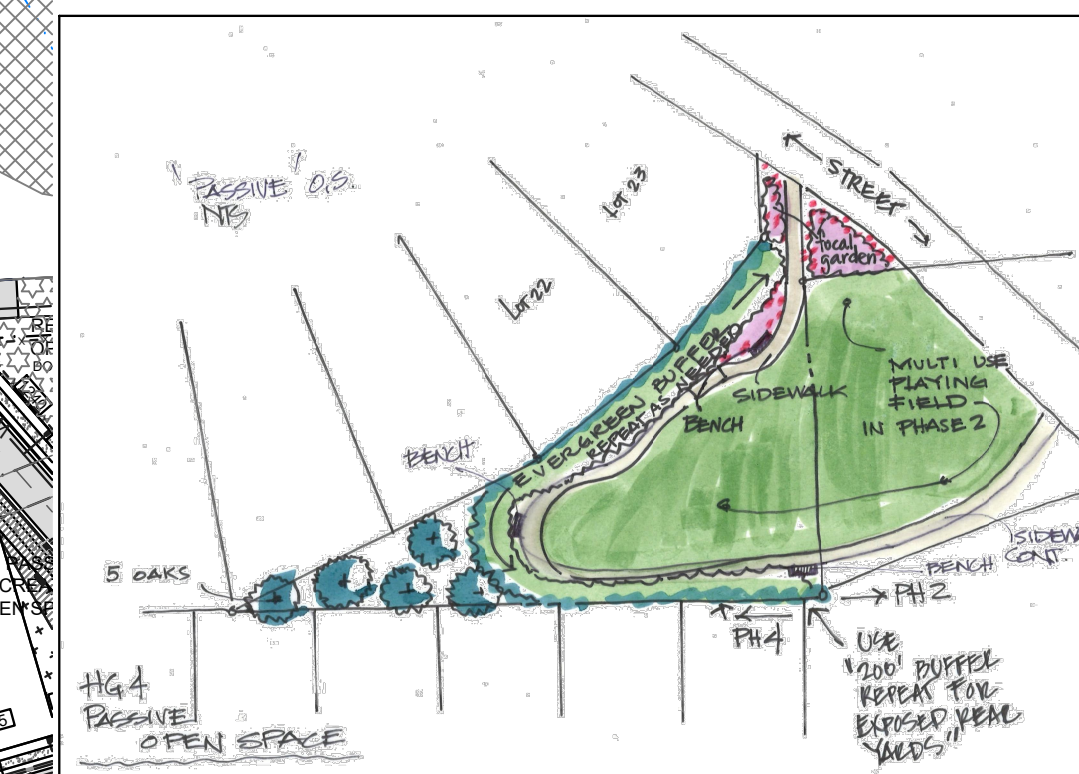
SWING PARK CONCEPTUAL EXHIBIT
NTS



POCKET PARK OPEN ACTIVE SPACE EXHIBIT
NTS



ALLEY PASSIVE OPEN SPACE EXHIBIT
NTS

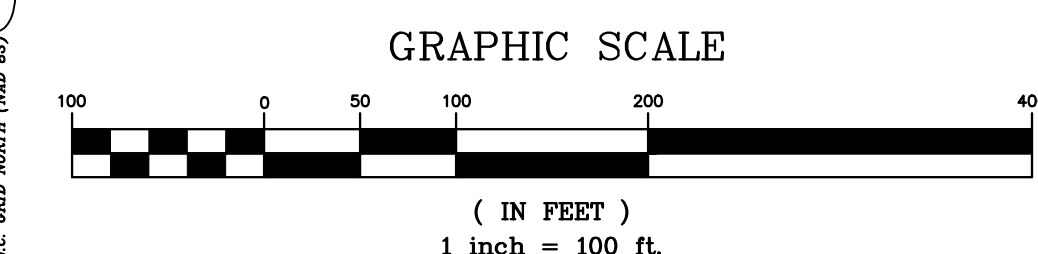


CORNER PASSIVE OPEN SPACE EXHIBIT
SCALE

LEGEND

	NEUSE RIPARIAN BUFFER
	WETLANDS
	ACTIVE RECREATION OPEN SPACE
	PASSIVE RECREATION OPEN SPACE
	NO MASS GRADING

FOR REVIEW ONLY - NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISIONS DURING THE PRELIMINARY APPROVAL PROCESS



THIS DRAWING IS THE PROPERTY OF:
The Spaulding Group, PA
and is not to be reproduced or copied in whole or in part without permission from The Spaulding Group, PA. This drawing is not to be used on any other project and is to be returned to The Spaulding Group, PA, upon request.

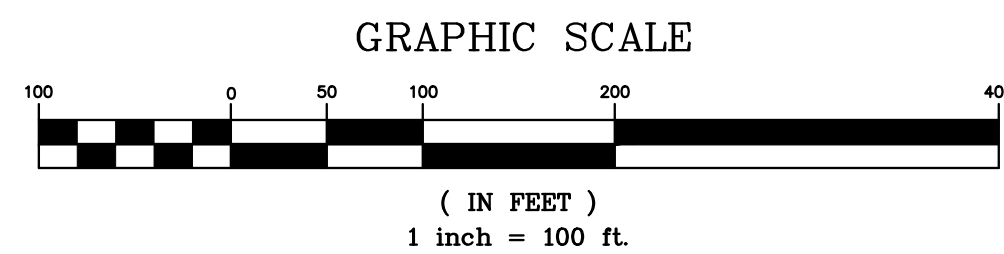
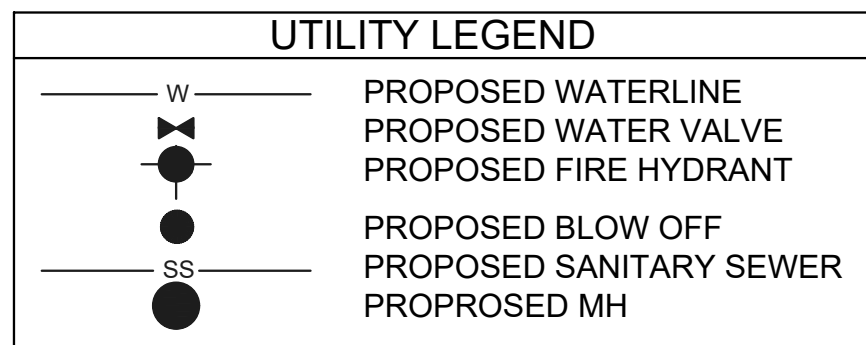
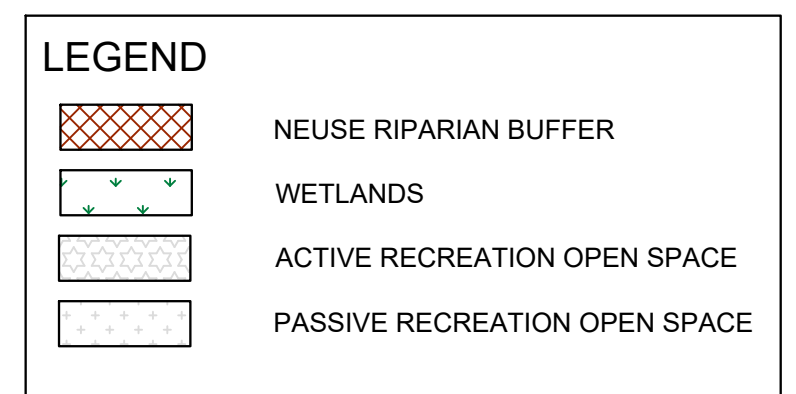
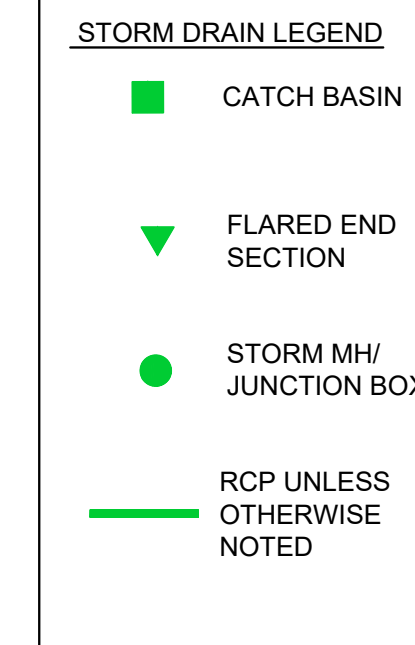
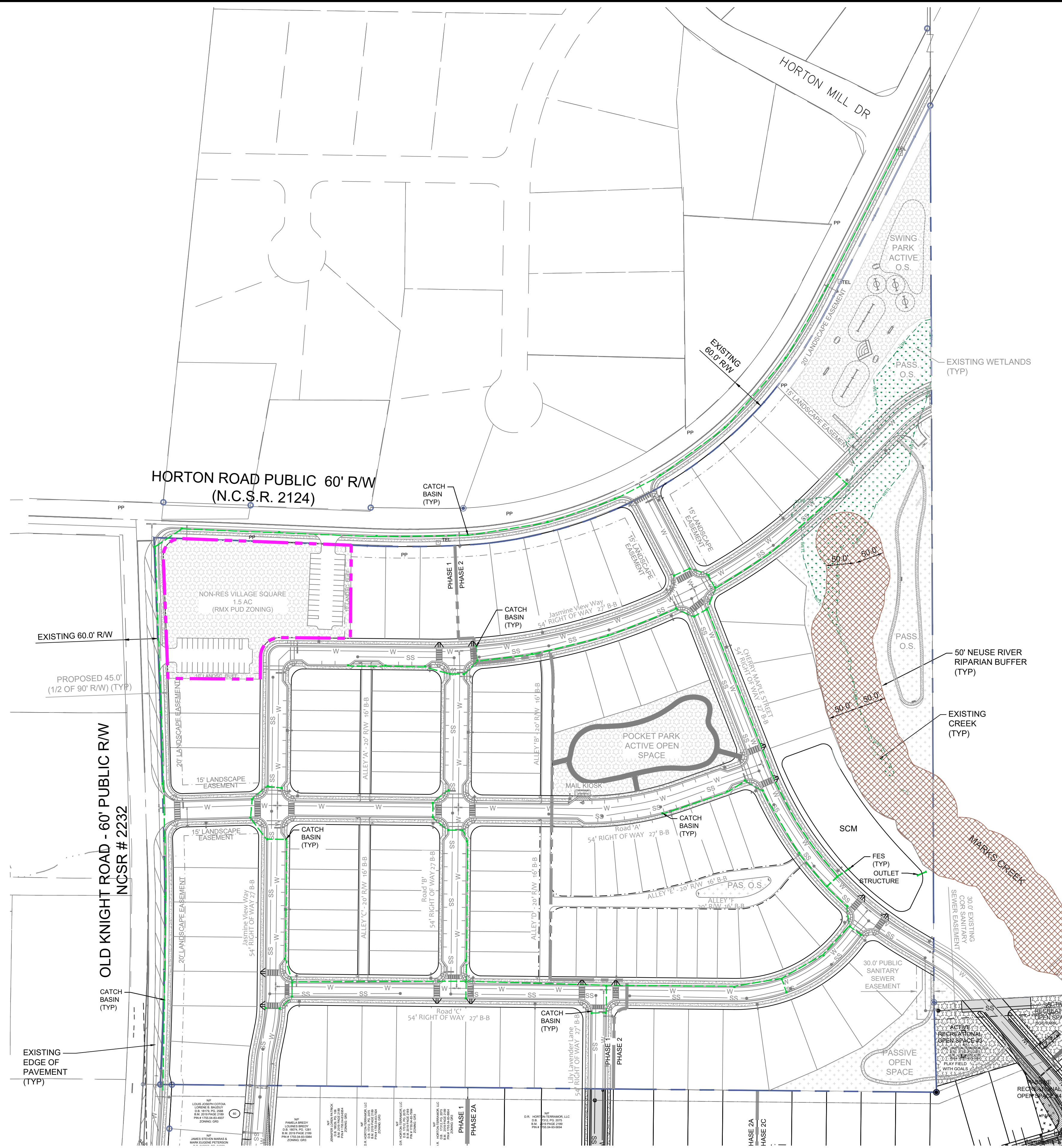
DATE: 08/04/2021
REVISION: 1. PER TDK COMMENTS
NO. 1. PER TDK COMMENTS
2. PER TDK COMMENTS
3. PER TDK COMMENTS

SEAL: CAROLINA PROFESSIONAL SEAL
THE SPAULDING GROUP, PA
Planning • civil engineering
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
Phone (919) 854-7990 Fax (919) 854-7995

PREPARED FOR: FERRANORE, LLC
7208 FALLS OF NEUSE RD, SUITE 201
RALEIGH, NC 27615
DATE: 06/16/2021
S&P FIRM CERTIFICATION # C-1875
PROJECT ENGINEER: IRIS A. MITCHELL
PROJECT DESIGNER: IRIS A. MITCHELL
PROJECT SURVEYOR: IRIS A. MITCHELL

HAYWOOD GLEN SUBDIVISION-PHASE 4
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
PLANNED UNIT DEVELOPMENT MASTERPLAN
OPEN SPACE PLAN
DRAWING SHEET
C-1.1
PROJECT NUMBER
981-20

F:\981 - 998 Projects\981-20-IP-C01.dwg Date: 22, 2021 8:35am BJK:Brand



FOR REVIEW ONLY—
NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING
THE PRELIMINARY APPROVAL PROCESS

THIS DRAWING IS THE PROPERTY OF:
The Spaulding Group, PA

and is not to be reproduced or copied in whole or in part without
permission from The Spaulding Group, PA. This drawing is not
to be used on any other project and is to be returned to
The Spaulding Group, PA, upon request.

NO.	REVISION	DATE
1.	PER TDK COMMENTS	08/04/2021
2.	PER TDK COMMENTS	11/02/2021
3.	PER TDK COMMENTS	12/22/2021

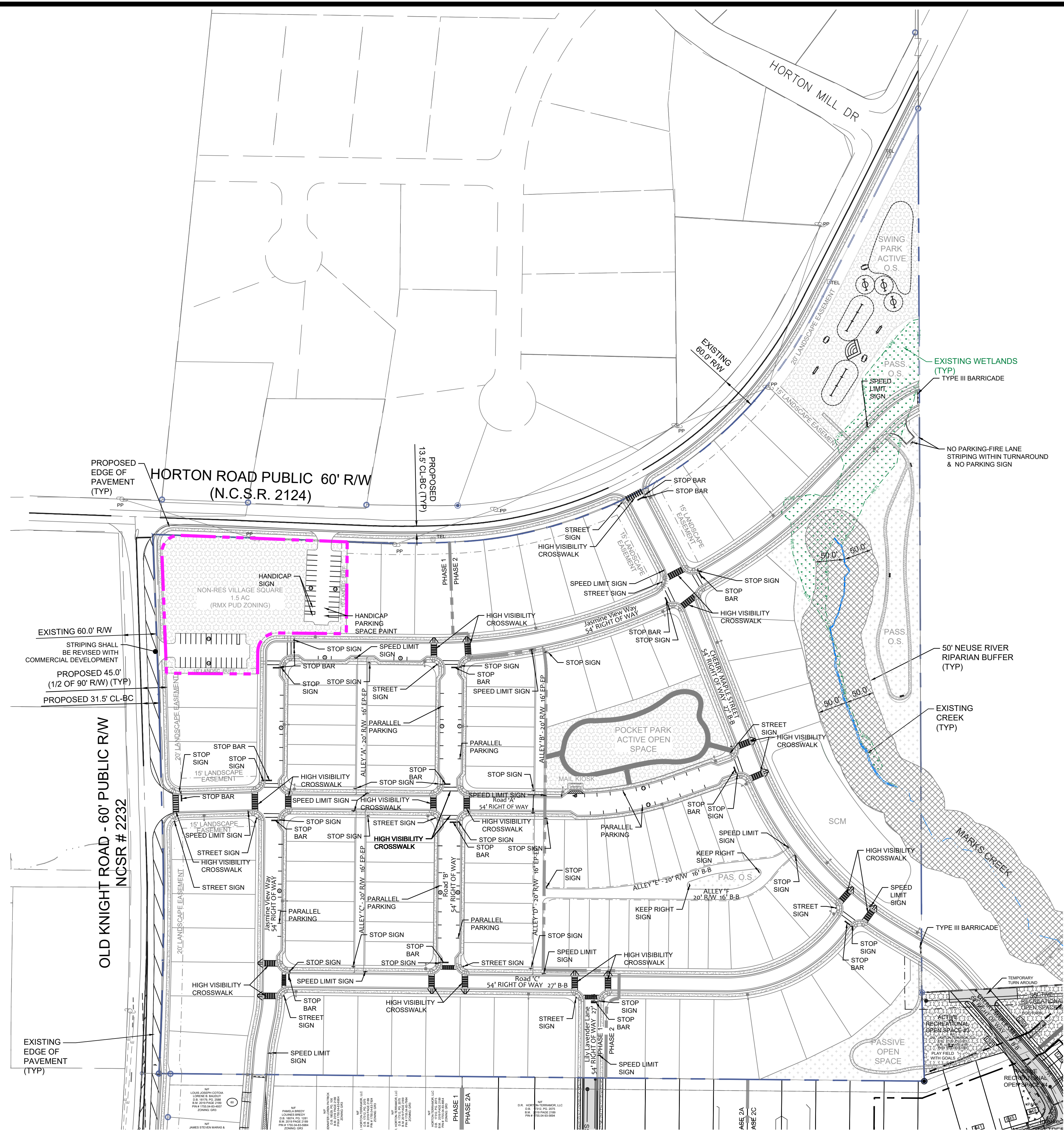
THE SPAULDING GROUP, PA
Planning • civil engineering
 1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
 Phone (919) 854-7990 Fax (919) 854-7995

PREPARED FOR: TERRAMORE, LLC
 7208 FALLS OF NEUSE RD, SUITE 201
 RALEIGH, NC 27615
 DATE: 06-16-2021
 SSN FIRM CERTIFICATION # C-1675

PROJECT ENGINEER:
 IRIS A. MITCHELL
 PROJECT DESIGNER:
 IRIS A. MITCHELL
 PROJECT SURVEYOR:
 TBD

HAYWOOD GLEN SUBDIVISION-PHASE 4
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
PLANNED UNIT DEVELOPMENT MASTERPLAN
STORMWATER MANAGEMENT PLAN

DRAWING SHEET
C-3.0
 PROJECT NUMBER
981-20



GENERAL NOTES

- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.
- ALL SIGNS SHALL BE MOUNTED WITH 7-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 3-LB. GALVANIZED STEEL U-CHANNEL POST SET IN 3-FT DEEP X 12-IN DIAMETER CONCRETE FOOTING.
- ALL SIGNS SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY THE TOWN OF KNIGHTDALE AND/OR NCDOT PRIOR TO SIGN INSTALLATION.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS REQUIRED BY THE TOWN OF KNIGHTDALE, THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ALL NCDOT STANDARDS AND SPECIFICATIONS.
- THE TOWN OF KNIGHTDALE REQUIRES ALL REGULATORY PAVEMENT MARKINGS TO BE HI-VIS THERMOPLASTIC, EXCEPT FOR PARKING SPACE STRIPING WHICH MAY BE WHITE PAINT, PER DETAIL 4.06.

SIGN	MUTCD STD.	SIZE
STOP	R1-1	30"X30"
25 MPH	R2-1	24"X30"
STREET NAME	D3-1	VARIABLES X12"
PEDESTRIAN CROSSING	W11-2	30"
PEDESTRIAN CROSSING	W16-7P	30"

DATE	REVISION
08/04/2021	1. PER TDK COMMENTS
12/20/2021	2. PER TDK COMMENTS
12/29/2021	3. PER TDK COMMENTS



THE SPAULDING GROUP, PA
planning • civil engineering
 1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
 Phone (919) 854-7990 Fax (919) 854-7995

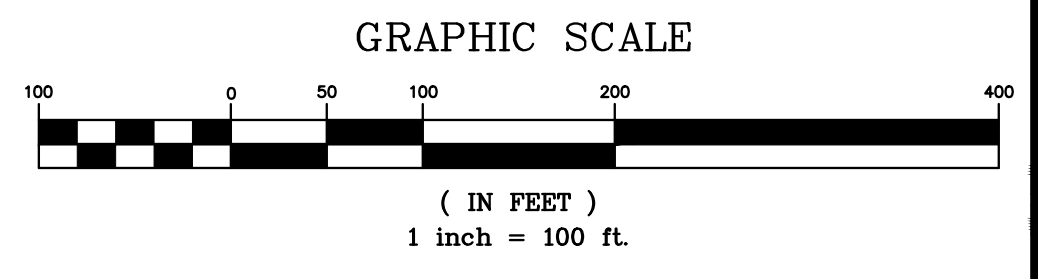
PREPARED FOR: TERRAMORPHIC, LLC
 7208 FALLS OF NEUSE RD, SUITE 201
 RALEIGH, NC 27615
 DATE: 06-16-2021
 SSN FIRM CERTIFICATION #: C-1675
 PROJECT ENGINEER: IRIS A. MITCHELL
 PROJECT DESIGNER: IRIS A. MITCHELL
 PROJECT SURVEYOR: TEB

HAYWOOD GLEN SUBDIVISION-PHASE 4
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
PLANNED UNIT DEVELOPMENT MASTERPLAN
SIGNS & MARKINGS & PLAN

DRAWING SHEET
C-4.0
 PROJECT NUMBER
981-20

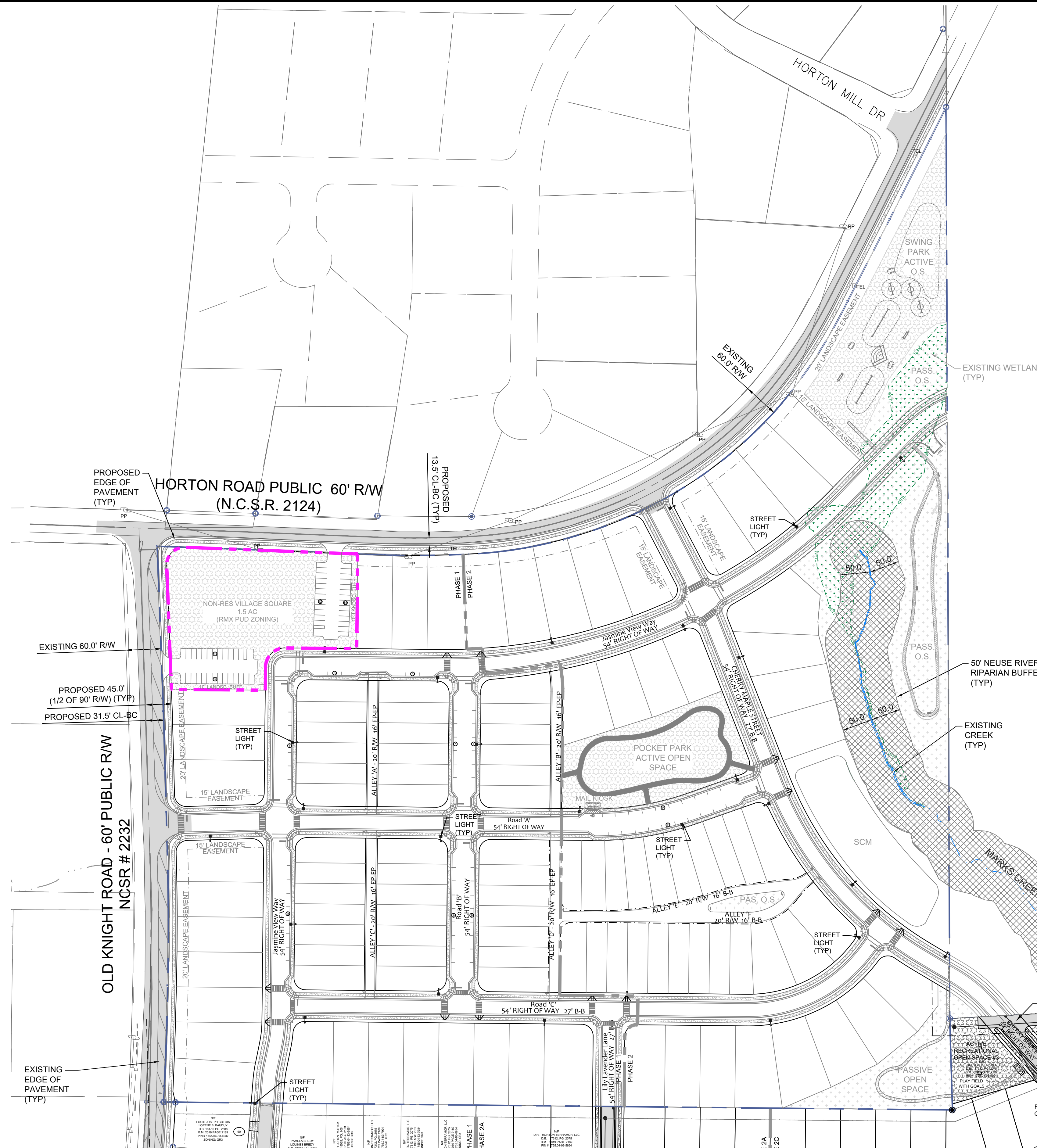
LEGEND

	NEUSE RIPARIAN BUFFER
	WETLANDS
	ACTIVE RECREATION OPEN SPACE
	PASSIVE RECREATION OPEN SPACE



FOR REVIEW ONLY - NOT FOR CONSTRUCTION
 PLAN IS SUBJECT TO REVISIONS DURING THE PRELIMINARY APPROVAL PROCESS

THIS DRAWING IS THE PROPERTY OF:
 The Spaulding Group, PA
 and is not to be reproduced or copied in whole or in part without permission from The Spaulding Group, PA. This drawing is not to be used on any other project and is to be returned to The Spaulding Group, PA, upon request.



Outdoor Lighting
Roadway LED

The energy-efficient Roadway LED is a green solution and great fit for streets, roads, trails, long-term areas and parking lots. The Roadway LED delivers light when it's needed, while increasing visibility and reducing light pollution by adjusting brightness. Designed to save attention in the 100- to 200-watt high pressure sodium light. This fixture provides a wide light source that illuminates areas, while its road study and spacing area uniformly.

LED light-emitting diode: 401 | 501 | 701 | 1001 | 1501 | 216 | 284 watts

Mounting height: 25 - 30'

Colors: Black, Gray

Poles: Galvalume, Wood

Applications: Neighborhoods, Roadways, Shopping centers

Outdoor Lighting
Roadway LED

Light source: LED (watt)

Wattage: 40 | 50 | 70 | 100 | 150 | 216 | 284 watts

Light pattern: 180° Full Flood

EMSA-certified classification: Full Flood

Color temperature: 4,000K

Warm-up and restrike time: Instant on (no warm-up or restrike time)

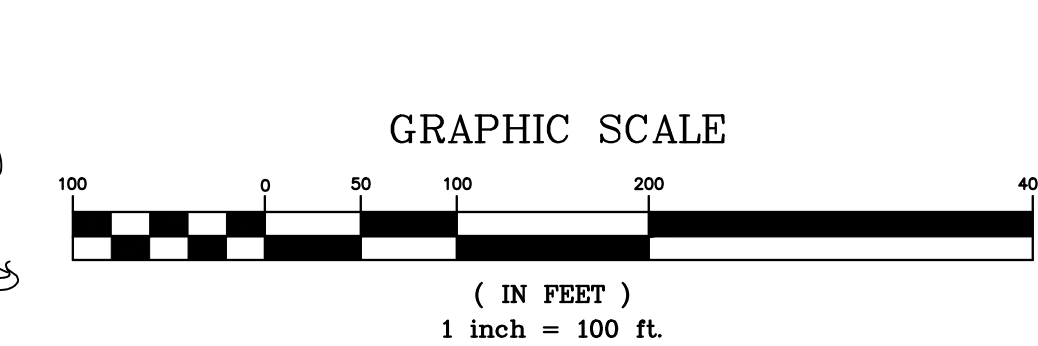
Light distribution pattern

Poles available:	Mounting height:	Color:
Galvalume	25 - 30'	Gray
Wood	25 - 30'	Standard

Features:	Benefits:
Lights or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than traditional service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Monthly monitoring	Proactive health care, maintenance and service
Backed by over 40 years of experience	A name you can trust today... and tomorrow

LEGEND

	NEUSE RIPARIAN BUFFER
	WETLANDS
	ACTIVE RECREATION OPEN SPACE
	PASSIVE RECREATION OPEN SPACE



FOR REVIEW ONLY—
NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING
THE PRELIMINARY APPROVAL PROCESS

THIS DRAWING IS THE PROPERTY OF:
The Spaulding Group, PA

and is not to be reproduced or copied in whole or in part without permission from The Spaulding Group, PA. This drawing is not to be used on any other project and is to be returned to The Spaulding Group, PA, upon request.

NO.	REVISION	DATE
1.	PER TDK COMMENTS	08/04/2021
2.	PER TDK COMMENTS	12/20/2021
3.	PER TDK COMMENTS	12/29/2021

SEAL:

THE SPAULDING GROUP, PA
Planning • civil engineering
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
Phone (919) 854-7990 Fax (919) 854-7925

PREPARED FOR: TERRAMORE, LLC
7208 FALLS OF NEUSE RD, SUITE 201
RALEIGH, NC 27615
DATE: 06-16-2021
SUN FIRM CERTIFICATION #: C-1675

PROJECT ENGINEER:
IRIS A. MITCHELL
PROJECT DESIGNER:
IRIS A. MITCHELL
PROJECT SURVEYOR:
TBD

HAYWOOD GLEN SUBDIVISION-PHASE 4
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
PLANNED UNIT DEVELOPMENT MASTERPLAN
LIGHTING PLAN

DRAWING SHEET
C-5.0
PROJECT NUMBER
981-20

PLANT LIST - Haywood Glen North

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HEIGHT	ROOT	COMMENTS
AH	Fraxinus pennsylvanica 'Marshalls Seedless'	Green Ash	53	2" Cal.	8' Min.	B&B	
RO	Quercus acutissima	Sawtooth Oak	62	2" Cal.	8' Min.	B&B	
Z	Zelkova serrata 'Village Green'	Village Green Zelkova	45	2" Cal.	8' Min.	B&B	
CP	Pistacia chinensis 'Keith Davey'	Chinese Pistache	69	2" Cal.	8' Min.	B&B	
AE	Ulmus parvifolia Emer II 'Allee'	Allee Elm	87	2" Cal.	8' Min.	B&B	
GD	Cornus contraversa	Giant Dogwood	8	2" Cal.	8' Min.	B&B	
CM	Lagerstroemia indica 'Catawba'	Crape Myrtle	6	-	8' HT.	B&B	3 stem min.
ARB	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	74	2" Cal.	8' Min.	B&B	
DYH	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	50	12" - 15" SP.	18"	Cont.	

At time of installation, canopy trees shall be a minimum of 2" caliper and 8' in height; understory trees shall be a minimum of 1 1/4" caliper and 6' in height; and shrubs shall be at least 18" in height and a 3 gallon container size.

LANDSCAPE NOTES:

- Contractor shall contact utility locator service to verify all subsurface utilities prior to and digging or construction on the site. Contractor shall be responsible for any damage resulting from his activities.
- Plant material on this site must be installed in conformance with the general planting notes and details on this plan.
- All sod to be Rebel Fescue IV, Turf Gem, Lesco or equal. All seed to be Rebel Fescue IV, Turf Gem, Lesco or equal @ 6 lbs. per 1000 s.f.
- All mulch shall be double ground pine bark mulch to a depth of 4".
- All above ground electrical transformers, dumpsters, and backflow prevention valve/hot boxes shall be screened from view while maintaining required access to local code standards and requirements in accordance with section 8.7 of the Knightdale UDO.
- Do not change plans without permission from Architect, Owner and town of Knightdale Development Services. Notify Architect of any discrepancies on the plan.



SCOPE OF WORK:
Furnish all labor, materials, and equipment required or indicated by the drawings and specifications to complete the work including installation of all trees, shrubs, groundcover, annuals, seed, sod and mulch.

MATERIALS AND WORK:
The selection of all materials and the execution of all work required under the contract shall be subject to approval by the owner. The owner shall have the right to reject and all materials and any and all work, which in his opinion, does not meet the requirements of the contract.

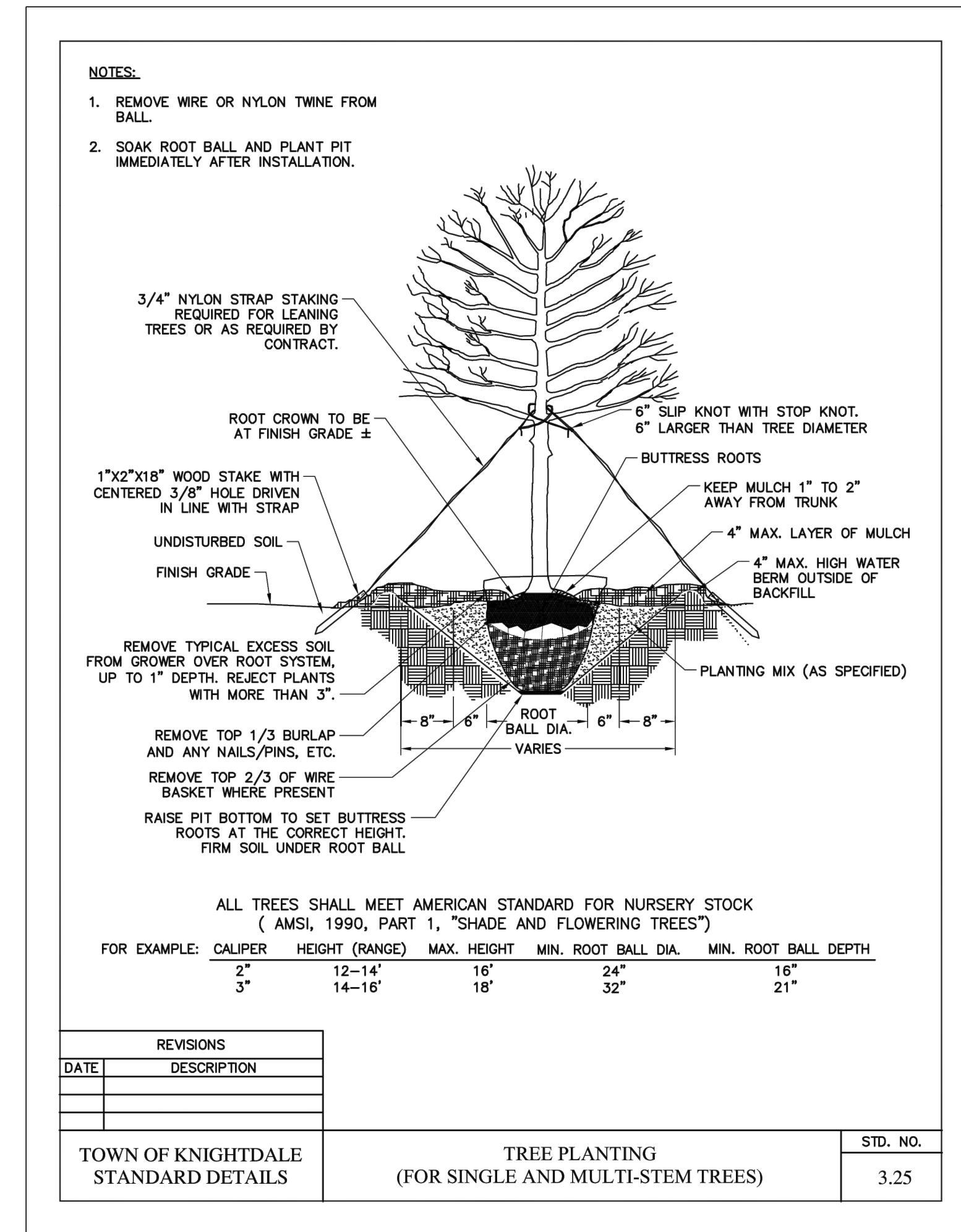
PLANT MATERIALS:
All plant materials shall be nursery grown, freshly dug in the field, naturally shaped, well branched, fully foliated when in leaf with fully developed root systems. Trees must be self supporting, with straight trunks and leaders in tact. All plants must be free of disease, insect infestation or their eggs and shall have been grown in climatic conditions similar to those of the project site.

PLANT SIZE:
Specified sizes indicates the minimum allowable size at planting. Where container and height/spreads are indicated for a single species, both size requirements shall be met. When only plant height or spread are indicated, container size shall be based on AAN standards.

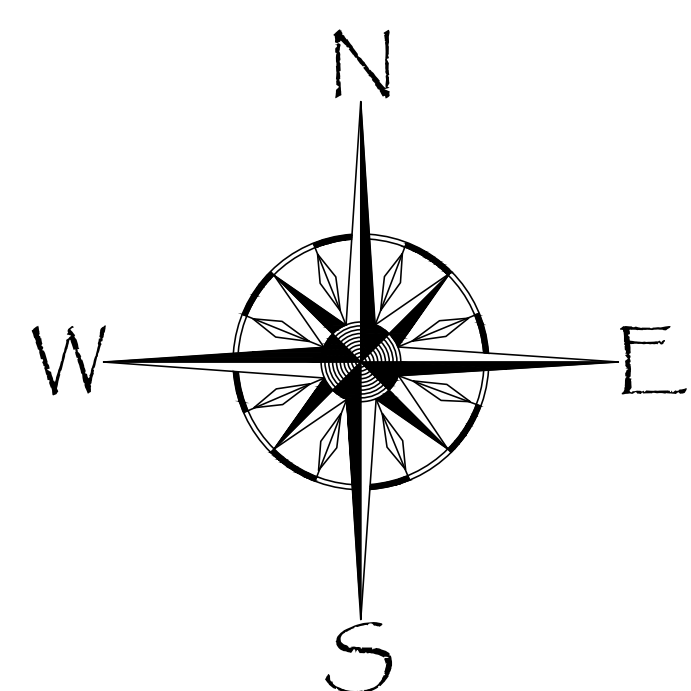
ORGANIC MATTER:
Aged manure, compost or pine bark fines, at the option of the contractor, material shall be air dried, finely shredded and suitable for horticultural purposes and shall contain no more than 35% moisture content by weight.

PINE BARK MULCH:
All pine bark mulch shall be clean, double ground, fine textured nugget mulch with minimal amounts of sapwood content.

TURF AREAS:
Prior to any seeding or sod application, verify that all trenching and land disturbing activities have been completed. Ensure all areas are free of stones, large soil clods and any other construction debris.



10' WIDE BUFFER ADJACENT TO PARKING
BUFFER LENGTH: 124' (each parking lot)
REQUIRED PER LOT:
10' WIDE TYPE "B" BUFFER
3 CANOPY TREES PER 100'
3 UNDERSTORY TREES PER 100'
20 SHRUBS PER 100'
PROVIDED PER LOT:
4 CANOPY TREES (3.72 REQUIRED)
3 UNDERSTORY TREES (2.48 REQUIRED)
25 SHRUBS (24.8 REQUIRED)



REVISIONS:

DATE	DESCRIPTION
8/4/2021	
12/20/21	

LANDSCAPE PLAN
Haywood Glen North
WAKE COUNTY, GARNER, NC

SCALE:
1" = 100'
DRAWN BY:
PMP
PROJECT #

DATE:
6-21-2021

SHEET
L-1
OF

TMTLA ASSOCIATES
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com



A D.R. Horton Company



D



E



F



A D.R. Horton Company



F



G



H



A D.R. Horton Company



F



G



H



A D.R. Horton Company



A



B



C

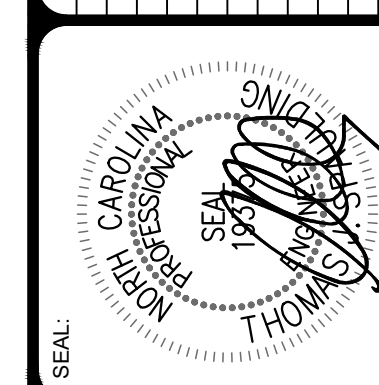
FOR REVIEW ONLY- NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING THE PRELIMINARY APPROVAL PROCESS

THIS DRAWING IS THE PROPERTY OF: The Spaulding Group, PA

and is not to be reproduced or copied in whole or in part without permission from The Spaulding Group, PA. This drawing is not to be used on any other project and is to be returned to The Spaulding Group, PA, upon request.

NO.	REVISION	DATE
1.	PER TOK COMMENTS	08/04/2021
2.	PER TOK COMMENTS	12/29/2021
3.	PER TOK COMMENTS	12/29/2021



THE SPAULDING GROUP, PA
planning • civil engineering
 1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
 Phone (919) 854-7990 Fax (919) 854-7925

PREPARED FOR:
 TERRAMOR HOMES, LLC
 7208 FALLS OF NEUSE RD, SUITE 201
 RALEIGH, NC 27615
 DATE: 06-16-2021
 SSN FIRM CERTIFICATION #: C-1675
 PROJECT ENGINEER:
 IRIS A. MITCHELL
 PROJECT DESIGNER:
 IRIS A. MITCHELL
 PROJECT SURVEYOR:
 TBD

HAYWOOD GLEN SUBDIVISION-PHASE 4
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
PLANNED UNIT DEVELOPMENT MASTERPLAN
ELEVATIONS

DRAWING SHEET

D-1.0

PROJECT NUMBER

981-20



D



E



F



D



E



F



A



B



C



A

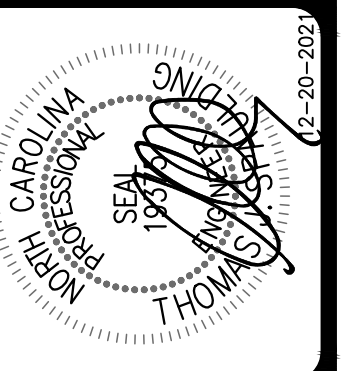


B



C

NO.	REVISION	DATE
1.	PER TOK COMMENTS	08/04/2021
2.	PER TOK COMMENTS	12/29/2021
3.	PER TOK COMMENTS	12/29/2021



THE SPAULDING GROUP, PA
planning • civil engineering
 1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
 Phone (919) 854-7990 Fax (919) 854-7995

PREPARED FOR:
 TERRAMOR, LLC
 7208 FALLS OF NEUSE RD, SUITE 201
 RALEIGH, NC 27615
 DATE: 06-16-2021
 STATE FIRM CERTIFICATION # C-1675
 PROJECT ENGINEER:
 IRIS A. MITCHELL
 PROJECT DESIGNER:
 IRIS A. MITCHELL
 PROJECT SURVEYOR:
 TBD

HAYWOOD GLEN SUBDIVISION-PHASE 4
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
PLANNED UNIT DEVELOPMENT MASTERPLAN ELEVATIONS

DRAWING SHEET

D-2.0

PROJECT NUMBER
981-20

FOR REVIEW ONLY—
 NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING
 THE PRELIMINARY APPROVAL PROCESS

THIS DRAWING IS THE PROPERTY OF:
 The Spaulding Group, PA

and is not to be reproduced or copied in whole or in part without
 permission from The Spaulding Group, PA. This drawing is not
 to be used on any other project and is to be returned to
 The Spaulding Group, PA, upon request.



December 23, 2021

Jon Holtvedt, PE
 Terramor Homes | A D. R. Horton Company
 7208 Falls of Neuse Road Suite 201
 Raleigh, NC 27615
 919-809-4207

RE: Haywood Glen Phase 4 Trip Generation Memorandum

Dear Mr. Holtvedt,

Timmons Group is providing traffic engineering services for the proposed Haywood Glen Phase 4 Development. The proposed development will be located in the southeastern quadrant of the Old Knight Road / Horton Road intersection in Knightdale, NC. A traffic impact analysis (TIA) was completed for the subject development by Timmons Group (sealed 10/29/2021). Per the TIA, the development was originally planned to consist of 112 single-family detached housing units. Per negotiations with the Town of Knightdale (Town), the proposed development has been updated to include two (2) 5,000 square-foot commercial buildings and 107 single-family detached housing units.

Table 1 below provides the original trip generation estimation included in the Haywood Glen Phase 4 TIA. Please refer to the TIA for trip generation methodology.

Table 1: Original Haywood Glen Phase 4 TIA Trip Generation Summary

ITE Land Use Code	Independent Variable	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
210 – Single-Family Detached Housing	112 Units	1,154	21	63	84	71	42	113

SOURCE: Institute of Transportation Engineers' *Trip Generation Manual* 10th Edition (2017)

Table 2 provides the updated trip generation based on information provided in the 10th Edition of the Institute of Transportation Engineer's (ITE's) *Trip Generation Manual* and the updated land uses*. The trip generation was calculated using the proposed number of units / square footages as the independent variables and the provided rates / equations (per NCDOT standards).

*While it is unknown what the exact commercial land uses will be, due to their location, it is anticipated that these land uses will be low traffic generators. Commercial land uses were chosen based on engineering judgement.

Table 2: Updated Trip Generation Summary

ITE Land Use Code	Independent Variable	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
210 – Single-Family Detached Housing	107 Units	1,107	20	61	81	68	40	108
814 – Variety Store	5,000 SF	317	11	12	23	18	19	37
816 – Hardware / Paint Store	5,000 SF	46	4	3	7	3	3	6
Subtotal		1,470	35	76	111	89	62	151
Pass-By (814) – 34% PM		-	-	-	-	-6	-6	-12
Pass-By (816) – 26% PM		-	-	-	-	-1	-1	-2
Total		1,470	35	76	111	82	55	137

SOURCE: Institute of Transportation Engineers' *Trip Generation Manual* 10th Edition (2017)

As shown in **Table 2**, prior to any reductions due to pass-by or internal capture, updated AM peak hour trips generated totaled 35 incoming and 76 outgoing where PM peak hour trips totaled 89 incoming and 62 outgoing. Average daily traffic (ADT) volumes generated by the development totaled 1,470 vehicles per day.

Per NCDOT standards and procedures, pass-by percentages were applied to the projected traffic volumes. Pass-by percentages of 34% and 26% were applied to the PM peak hour traffic for Land Use Codes (LUCs) 814 and 816, respectively. Following all reductions, AM peak hour trips totaled 35 incoming and 76 outgoing where PM peak hour trips totaled 82 incoming and 55 outgoing. ADT volumes totaled 1,470 VPD. To be conservative, no reduction in site trips was applied as result of internal capture.

Table 3 shows the net difference in generated trips between the original and updated building programs. As shown, the updated site is expected to generate a nominal number of additional trips as compared to the original site (27 vehicles or less during either peak hour). It is not anticipated that this increase in trips will significantly impact any of the intersections analyzed in the Haywood Glen Phase 4 TIA. As such, no additional improvements are recommended due to the updated site configuration.

Table 3: Trip Generation Net Difference

Scenario	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Original Trip Generation (per TIA)	1,154	21	63	84	71	42	113
Updated Trip Generation	1,470	35	76	111	82	55	137
Net Difference	316	14	13	27	11	13	24

Should you have any questions regarding this memorandum, do not hesitate to contact me.

Sincerely,

Cliff Lawson, PE, PTOE
Senior Project Manager, Transportation





TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #22-02-16-001
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE
WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-4-21 Haywood Glen Phase 4 Planned Unit Development

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of the property from Rural Residential (RR1) to General Residential-3 Planned Unit Development (GR-3 PUD) and Residential Mixed Use Planned Unit Development (RMX-PUD); and

WHEREAS, the Town Council finds the proposed Zoning Map Amendment is not consistent with the KnightdaleNext 2035 Comprehensive Plan, however is reasonable as it addresses several of the guiding principles such as creating compact developments with great community design and expanded home choices adjacent to existing neighborhoods. While it is inconsistent with the General Growth Framework and Growth & Conservation Map, the proposal is reasonable when applying the playbook approach; and

WHEREAS, the request is also reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people desire to live, work and visit;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Knightdale, North Carolina:

SECTION 1: That the Unified Development Ordinance of the Town of Knightdale Code, which includes the Zoning District Map, be amended to rezone approximately 36.3 ± acres located in the Town of Knightdale's Extra Territorial Jurisdiction, at 2016 Horton Road and identified as Wake County PIN 1755-94-0339 from Rural Residential (RR1) to General Residential-3 Planned Unit Development (GR-3 PUD) and Residential Mixed Use Planned Unit Development (RMX-PUD) as indicated.

SECTION 2. That the additional conditions contained within the application identified as ZMA-4-21 and PUD document (Exhibit A), and listed below apply as additional zoning conditions to the parcel of land identified as PIN 1755-94-0339:

1. Single-family dwelling lots accessed via a driveway that connects to the fronting public right-of-way may be a minimum of 60 ft. wide. Side setbacks for front-loaded units shall be a minimum of 5 feet. Additionally, all dwellings will be served by driveways that are a minimum length of 25 feet.
2. Mass grading is permitted on 34 front-load lots, not including Lots 16-23 and 89-92, which either border a Neuse River Buffer or a preserved tree stand in Phase 2.
3. The maximum allowable density of the GR3 zoning district may be exceeded from 3 units per acre to 3.37 units per acre.
4. The active recreational open space requirement for the development may be reduced by 0.15 acres. The applicant will provide 2.09 acres of active open space, rather than the UDO requirement of 2.24 acres.
5. A 10 foot Type A landscape buffer yard will be provided between the RMX and GR3 zoning districts, rather than the UDO required 20 foot Type B buffer. A stained split rail fence, consistent

in design and color with previous phases of Haywood Glen will be installed along adjoining residential lot lines. The buffer and fence will be installed prior to first phase plat recordation.

6. At time of development, the future parking lot(s) on the RMX parcel shall meet the UDO's requirement for vegetative screening and landscaping.
7. Potable water, sanitary sewer, and storm drainage will be stubbed to the RMX parcel prior to first phase plat recordation.
8. Street improvements, including curb, gutter, and sidewalks shall be made to the Old Knight Road and Horton Road frontages prior to first phase plat recordation.
9. The Phase 4 (overall) stormwater infrastructure will be oversized to accommodate future commercial development of the RMX parcel.
10. The RMX parcel shall never be owned by the Haywood Glen Homeowners Association.
11. The RMX parcel will be maintained by the developer in a manner consistent with the Haywood Glen Homeowners Association properties.
12. The developer will provide an infrastructure incentive package that is equal to the current market value of 52 standard asphalt parking spaces.
13. In accordance with the Master Plan, two ADA compliant sidewalks will be provided through the RMX parcel, connecting Jasmine View Way to both Old Knight Road and Horton Road prior to first phase plat recordation. At time of commercial development, the sidewalk locations may be modified but not removed. A pet waste station, trash receptacle, and decorative column, consistent in style and color to previous phases of Haywood Glen, will be installed along each sidewalk connection. The column location will be at the NCDOT right-of-way entry point of each sidewalk/path.
14. The developer shall work with the Town of Knightdale and transit partners to explore the feasibility of adding a transit stop along the development's frontage, and will commit to making improvements as deemed appropriate.
15. Architectural Standards: In addition to the elevations, the applicant agrees to the Single-Family Dwelling Architectural Standards found in UDO Ch. 5.7 and the additional conditions listed below:
 - a. Single-family 2 story homes built on lots at least 60-feet wide will have a minimum heated area of 2,000 square feet.
 - b. Single-family 1 or 1.5 story homes built on lots at least 60-feet wide will have a minimum heated area of 1,600 square feet.
 - c. Single-family homes built on lots less than 60-feet wide will have a minimum heated area of 1,600 square feet.
 - d. Ninety percent (90%) of the single-family homes built on lots at least 60-feet wide will have a minimum house width of 40-feet. Ten percent (10%) of the single-family homes built on lots at least 60-feet wide will have a minimum house width of 35-feet.
 - e. The foundation of all single-family homes shall be raised to an average minimum height of 14" above finished yard grade in the front and shall contain a minimum of 2 stair risers up to the front porch/stoop. The foundation height on the sides and the rear shall be raised to an average minimum height of 12" above finished yard grade. The foundations shall be wrapped in either brick or stone on all sides.
 - f. All single-family homes will have a combination of two or more of the following materials on the front façade (not counting foundation): stone, brick, lap siding, fiber cement siding, shakes or board and batten unless the home is only stone or brick. The exterior siding material on the side and rear facades will be fiber cement. When two materials are used,

the materials shall be different but complementary colors. Vinyl may be used only for soffits, fascia, and corner boards.

- g. All single-family homes will have a front porch with a minimum depth of five feet. Front porch posts will be at least 6"x6".
 - h. Main roof pitches (excluding porches) fronting the street for 2-story homes will be at least 8:12.
 - i. Main roof pitches (excluding porches) fronting the street for 1-story and 1.5-story homes will be at least 6:12 unless an alternate is approved by staff.
 - j. Garages will not protrude more than 6 feet from the front porch or stoop, and all garage doors shall contain window inserts.
 - k. For every 30 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. Any siding break on the side of the home such as a fireplace, side porch, or wall offsets could be used as an alternate to windows.
 - l. There shall be a minimum 12" overhang on every gable end for every single-family home.
16. Use Standards: The proposed use standards will restrict certain uses otherwise permitted in the RMX zoning district. This will encourage more neighborhood oriented and small businesses to better serve residents. The following principal uses shall be the only allowable uses on the 1.5-acre non-residential parcel at the corner of Old Knight Road and Horton Road, and shall be permitted by-right:
- a. Personal Services
 - b. Professional Services
 - c. Neighborhood Retail/Restaurant – 2,000 sf or less
 - d. Child/Adult Day Care Center (6 or more people)
 - e. Medical Services
 - f. Studio – Art, dance, martial arts, music

All residential uses are expressly prohibited. Additionally, "Smoke Shops" or any retail outlet that sells cigarettes, cigars, or other tobacco products; "Vape Shops" or any retail outlet selling electronic cigarette products, any retail outlet that mixes or sells liquids for electronic cigarettes; "Hemp" or "CBD" shops or any retail outlet that sells hemp or hemp-related products is expressly prohibited.

17. The submitted Planned Unit Development document (Exhibit A) and submitted site plan (Exhibit B) will serve as the site-specific development plan. However, the applicant must submit Construction Drawings to the Town for approval that are in conformance with the approved conditions of the GR-3 PUD & RMX-PUD zoning district, master plan comments, Unified Development Ordinance, and comments from the July 15, 2021 DRC meeting.

SECTION 3. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 4. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 5. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

SECTION 6. That this ordinance shall be enforced as provided in G.S. 160D-605 or as provided for in the Knightdale Town Code

SECTION 7. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 16th day of February, 2022

Jessica Day, Mayor

ATTEST and SEAL:

Heather M. Smith, Town Clerk