



TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

ENGINEERING FIRM:

TIMMONS GROUP

5401 TRINITY RD, SUITE 102
RALEIGH | NC 27607



PUD SUBMITTAL
PREPARED FOR:
TOWN OF KNIGHTDALE
APRIL, 2022

MAILMAN POST

DRAFT COMMUNITY VISION

Mailman Post will be a neighborhood that brings people together while providing connections to the broader Knightdale community. As part of an outstanding master-planned community, residents will be just minutes from great shopping, dining, and schools, with easy access to I-87 and NC540. The proposed development will include 156 residential units comprised of 38 front loaded single family detached homes and 118 rear loaded single family detached dwellings.

Affordability is a goal, but it will not be at the expense of aesthetics, interior features, or energy efficiency. Architecture will acknowledge Knightdale's growth and desire for more density while paying homage to the town's rural roots. The majority of garages will be located in the rear of homes, making the people and the land, not the automobile, the focus of the neighborhood. Single family detached homes surrounding active open spaces will promote a sense of community.

The layout is based on a principals of infill development with an emphasis on common gathering spaces rather than private individual yards. Amenities will be extensive. Being part of the Mailman Post master-planned community provides access to a resort-style pool and clubhouse. Amenities are planned to bring people together and stimulate communication and personal interaction including playground equipment, walking trail, pickleball courts, play lawn, and a public plaza.

The project is inconsistent with some components of the 2035 Comprehensive Plan, however with recent development in the area and the subject property's location within a Targeted Investment Area, a Mixed-Density Neighborhood or Single Family neighborhood Placetype is more appropriate for the growing area. The KnightdaleNext Playbook Approach provides guidance and a mechanism for when a parcel may be considered for revisions to the Growth and Conservation Map. The approach describes new realities that may support an amendment : "Any changes considered to the Map should be evaluated against the community vision, guiding principals, and the Growth Framework Map to determine if they are in the best long-term interests of the Town and its residents, businesses, and property owners."

Vision

The vision for Knightdale includes neighborhoods that will feel a sense of connection by traditions, family, roads, greenways, bicycle routes and walkways, and the shared history of Knightdale's uniqueness. Mailman Post will offer three (3) different home series, ensuring an aesthetic continuity along Mailman Road. The collector road running through Mailman Post will align across from Sawdust Lane, completing the first segment of road construction as called for by Knightdale's Transportation Plan. In addition, road stubs to the north will enable future connectivity as development of the surrounding parcels continues.

Guiding Principles

- **Infill Development and Redevelopment** – The grid layout and predominant use of alleys represents classic infill design language, which is particularly appropriate for a small parcel.
- **Parks and Recreation** – The layout contains multiple parks for its residents to enjoy. The proposed design includes 20% open space.
- **Transportation** – The plan for Mailman Post emphasizes several modes of transportation including an east-west collector from Mailman Road to the eastern property boundary. Multi-use paths along Mailman Road will link to sidewalks with the community to provide pedestrian connectivity. Narrow front streets encourage walking and biking throughout the community.
- **Compact Development Patterns** – The proposed development continues the usage of the four (4) different lot sizes and utilizes more of the smaller, alley-loaded lots to make the 33-acre site more efficient.
- **Community Design** – Mailman Post will deliver the same uniquely Knightdale look and feel that as other communities that has proven to be a hit with buyers, Town officials, and Knightdale constituents. The applicant, EF One LLC has already contracted with Triport Homes to continue their award-winning designs.
- **Great Neighborhoods and Expanded Home Choices** – With three (3) different series of plans, homes ranging from almost 1,500 square feet to almost 3,000 square feet across a broad array of prices, and a diverse set of amenities will be able to meet the needs of young professionals, downsizers, single parents, and other home buyer segments.
- **Growth & Conservation Map** - The property has a Placetype of Rural Living, which is the same Placetype as other similar communities that have been reclassified as Single Family Neighborhood and rezoned GR-8.

SITE DATA TABLE

PROJECT:	MAILMAN POST
ENGINEER:	TIMMONS GROUP BETH BLACKMON, PE 5410 TRINITY ROAD, STE. 102 RALEIGH, NC 27607 PHONE: (919) 866-4509 FAX: (919) 859-5663 EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	EF ONE, LLC CRAIG DUERR 6801 WINDING RIDGE ROAD ZEBULON, NC 27597 PHONE: (919) 601-6962 EMAIL: LANDALTERNATIVESNC@GMAIL.COM
LAND OWNER:	GIOVANNI MORTARINO TRUSTEE 2830 CHARLEMAGNE DRIVE VIRGINIA BEACH, VA 23451 POPE, JASON RICHARD POPE, MARKIE S 417 MAILMAN RD KNIGHTDALE, NC 27545 PUBLIC SERVICE COMPANY OF NORTH CAROLINA INC, SCANA LAND DEPT 220 OPERATION WAY CAYCE, SC 29033
TAX ID:	1763-08-8851, 1763-08-3716, 1763-09-5280, 1763-09-5560, 1753-98-9828, 1753-98-9764
DEED REFERENCE:	DB. 14674 PG. 1408; DB. 18802 PG. 2455; DB. 16990 PG. 2508
TOWNSHIP:	ST. MATTHEW'S
EXISTING ZONING:	RT & GR8
CURRENT USE:	SINGLE-FAMILY RESIDENTIAL & VACANT
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING:	GR-8 PUD GENERAL RESIDENTIAL-8 (GR-8), PUD (PLANNED UNIT DEVELOPMENT)
TOTAL PROJECT AREA:	35.9 ACRES
PROPOSED DENSITY:	4.35 DU/A
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	NONE
FIRM PANEL #:	3720175300J & 3720176300J EFFECTIVE 05/02/2006

FRONT LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 6,600 SF MINIMUM LOT WIDTH: 60' FRONT SETBACK: 10' DRIVEWAY LENGTH: 20' SIDE SETBACK: 5' CORNER SIDE SETBACK: 10' REAR SETBACK: 20'
REAR LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 2,700 SF LOT WIDTH: 30' FRONT SETBACK: 10' SIDE SETBACK: 3' CORNER SIDE SETBACK: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'



COMMUNITY LOCATION

TRANSPORTATION NETWORK

An exception to allow a 32' Public Right of Way street section, a modified One Way Local Street, to serve homes fronting on open space areas is requested.

Section 11.3.B.1. of the UDO requires that any development that embraces only 1 side of an existing or planned arterial or collector will only be required to dedicate additional R/W for that portion of the street with which the development has frontage. Dedication of 15' R/W is identified on the Master Plan to accommodate half the ultimate right-of-way along Mailman Road for a 2-lane divided Urban Avenue section subject to the Traffic Impact Analysis findings on acceptable levels of service.

SETBACKS AND DRIVEWAYS

Section 3.4 of the UDO requires that any lot less than 80' in width be accessed via an alley or rear lane access. Additionally, Section 6.5 of the UDO requires rear setbacks be a minimum of 25'. An exception to these requirements is requested to allow the minimum lot width standard to be reduced to 60' and rear setback be reduced to 20' to be adequately developed within the site constraints. Lots adjacent to the Sandy Trail subdivision to the south shall be min. 80' width.

GENERAL SITE MODIFICATIONS

9.3.B of the UDO prohibits mass grading on all front-loaded lots 60' or greater in width. All rear loaded units included in this PUD are exempt from this requirement by right, due to their narrow lot width. The single family lots not exempt, include less than 25% of the total number of lots. These lots were enlarged in size at the specific request of Knightdale planning staff and are located around the property border. An exception to these requirements is requested to allow for the entire development to be eligible for mass grading, rather than only portions of the development. Mass grading is warranted for perimeter lot areas to be able to create an enhanced streetscape, to avoid standing water, and most importantly to allow the sewer depths to be shallow enough to preclude the need for the City of Raleigh to operate a pump station on-site. In addition, this exemption would allow for a far more efficient construction process.

DISTRIBUTION OF USES

Table 11.1.B in the Knightdale UDO requires a Min. 10% / Max. 40% Duplex / Townhouse, Min. 5% / Max. 40% Multifamily, and Min. 15% / Max. 60% Single Family. An exception to these requirements is requested to exclude the requirement for Multifamily and Townhome use.

GASLINE ENCROACHMENT

If Dominion Energy will not support a gasline encroachment at the end of the 64' right-of-way, on the east of the site, at the time of permitting; then the developer shall pay the Town of Knightdale a fee in lieu of the remaining road completion in an amount mutually agreed upon by the developer and the Town of Knightdale.

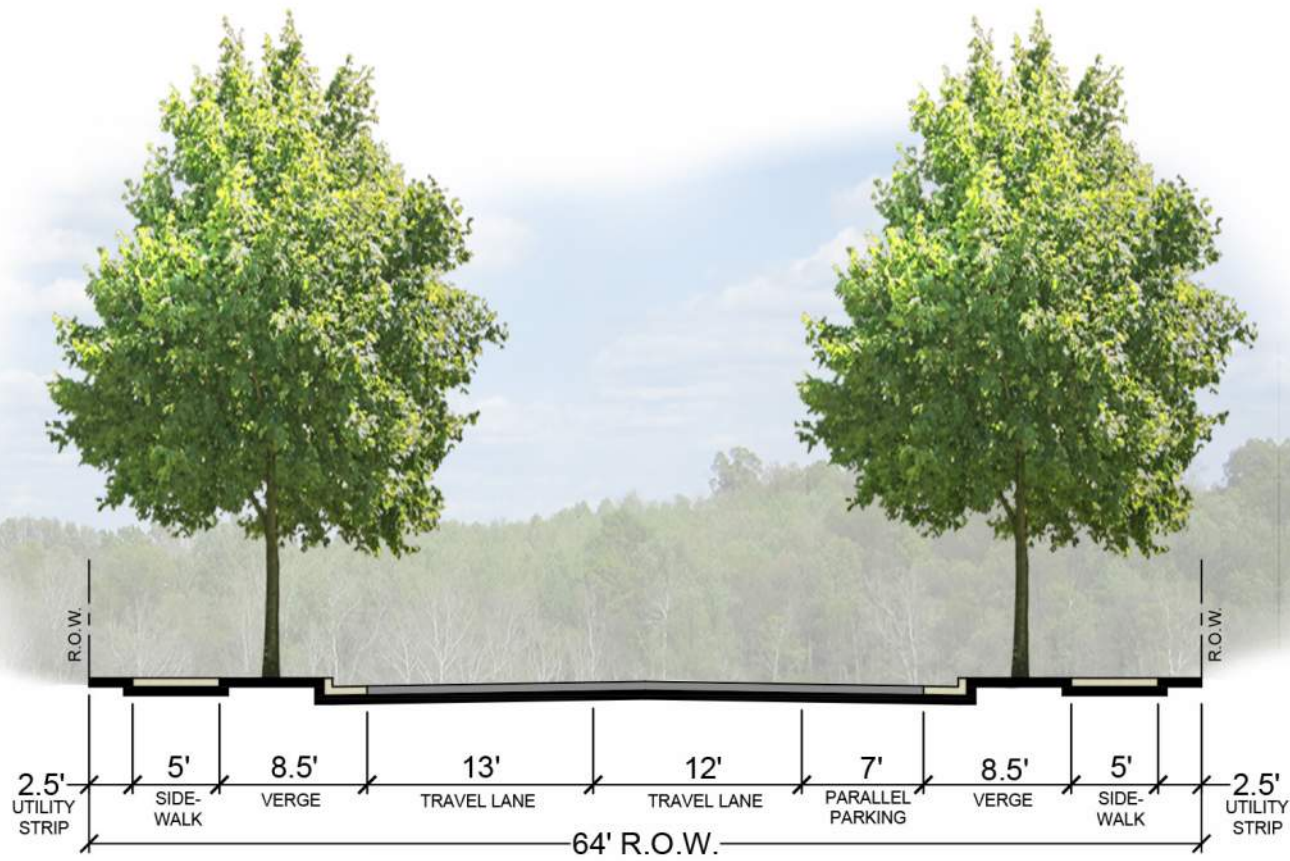
COMMUNITY MASTER PLAN



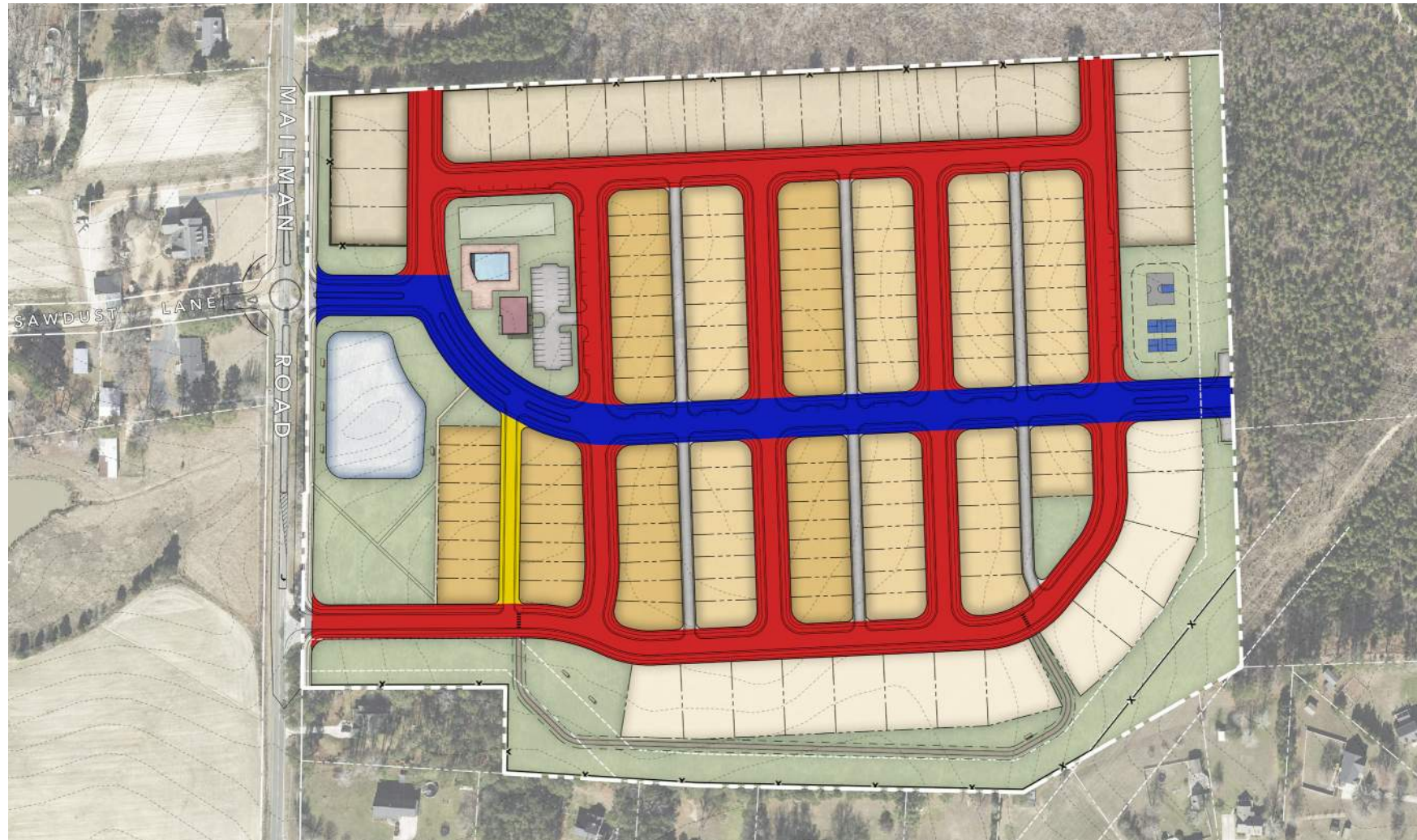
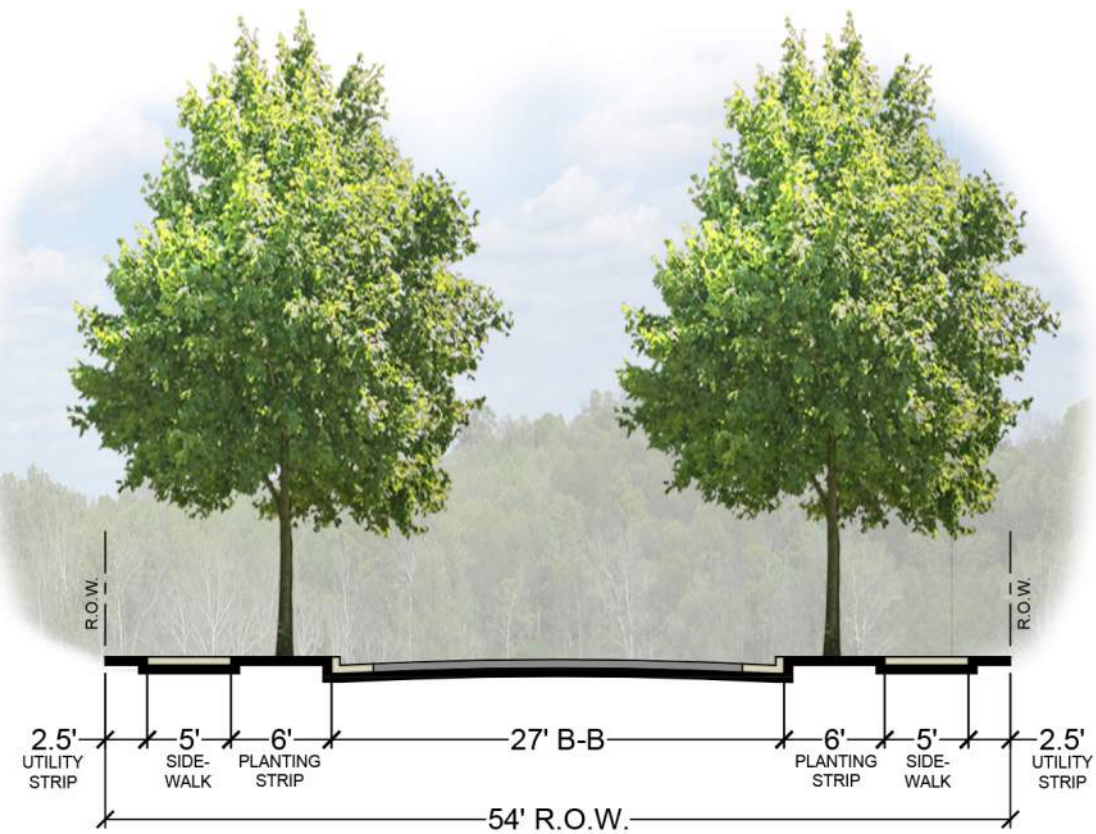
SITE DATA:

TOTAL AREA	35.9 +/- AC
R.O.W. RESERVATION	0.2 +/- AC
NET AREA	35.7 +/- AC
30' X 90' REAR-LOAD SF LOTS	55
35' X 90' REAR-LOAD SF LOTS	63
60' X 110' FRONT-LOAD SF LOTS	25
80' X 110' FRONT-LOAD SF LOTS	13
TOTAL UNITS	156
PASSIVE OPEN SPACE REQUIRED	2.1 +/- AC
PASSIVE OPEN SPACE PROVIDED	2.8 +/- AC
ACTIVE OPEN SPACE REQUIRED	2.1 +/- AC
ACTIVE OPEN SPACE PROVIDED	2.3 +/- AC
CONNECTIVITY RATIO	1.77

SECTION A

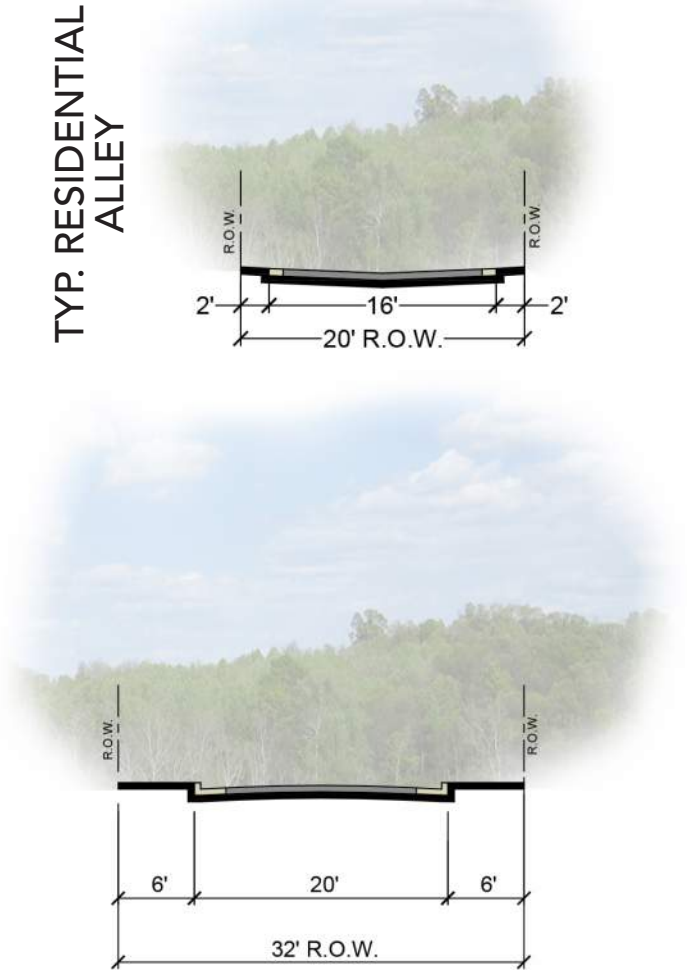


SECTION B



SECTION C

TYP. RESIDENTIAL ALLEY



SINGLE FAMILY HOMES - 30' X 100' LOTS



RESIDENTIAL PRODUCT

SINGLE FAMILY HOMES - 35' X 100' LOTS



RESIDENTIAL PRODUCT

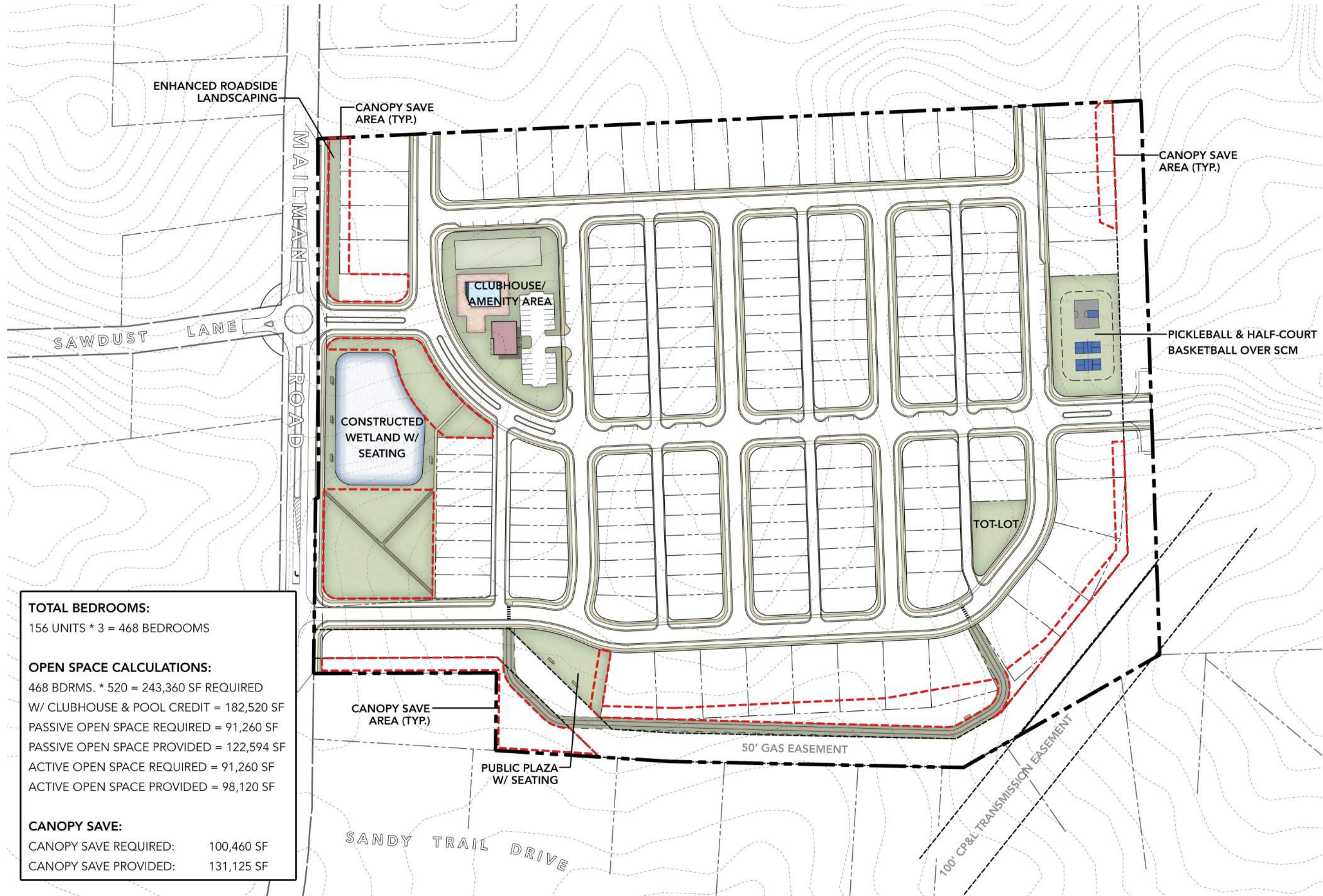
SINGLE FAMILY HOMES - 60' X 110' LOTS



RESIDENTIAL PRODUCT

DRAFT ARCHITECTURAL STANDARDS

- Single family detached homes on lots less than 60-feet wide shall be rear loaded 2-story with a minimum heated area of 1,400 square feet.
- Single family detached homes on lots at least 60 feet wide shall be front loaded 2-story with a minimum heated area of 1,900 square feet.
- Single family detached homes shall have raised foundations at a minimum of 18" above the average finished grade on all sides, except for rear alleys where the foundation may taper along the sides to the garage finish floor elevation at the rear to allow driveways to connect with alleys. The front façade shall contain a minimum of 2 stair risers up to the porch or stoop. Stem walls or raised slab foundations shall be covered with brick stone on the front façade.
- Unless all brick or stone, single family detached homes shall have a combination of 2 or more of the following materials on the front façade (not including foundations): stone, brick, lap siding, fiber cement siding, shakes or board and batten. Materials shall be different but complementary colors. Vinyl may be used only for soffits, fascia and corner boards.
- Main roof pitches (excluding porches) fronting the street shall be at least 7:12 and every gable end shall have a minimum 12-inch overhang.
- For every 30-feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be a 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 may be used as an alternate to windows.
- Single family detached homes shall have a front porch with a minimum depth of 5-feet and a minimum 10-feet x 10-feet rear patio or deck.
- Garages on front loaded single family detached homes shall not protrude more than 6-feet from the front porch or stoop.
- Garage doors on front loaded single family detached homes shall have glass window inserts and carriage style hardware and may not exceed 48% of the total front façade width.
- All garages shall accommodate space for 2-cars.
- All front doors shall have glass inserts.



TOTAL BEDROOMS:
 156 UNITS * 3 = 468 BEDROOMS

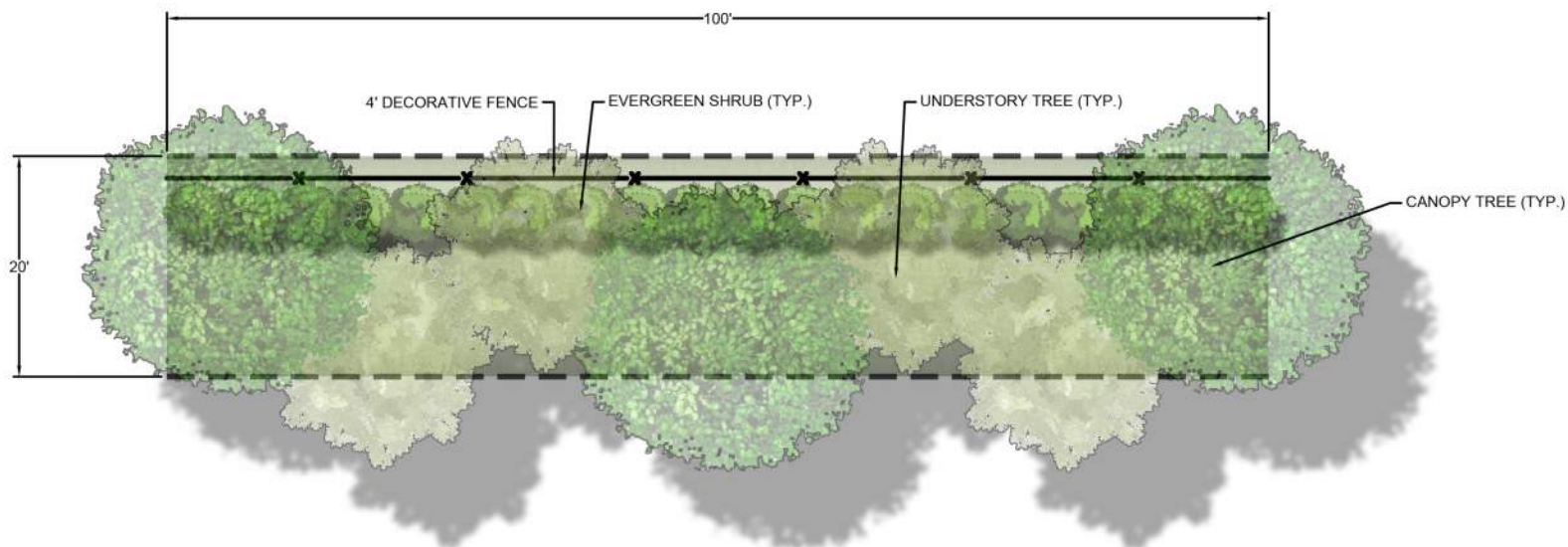
OPEN SPACE CALCULATIONS:
 468 BDRMS. * 520 = 243,360 SF REQUIRED
 W/ CLUBHOUSE & POOL CREDIT = 182,520 SF
 PASSIVE OPEN SPACE REQUIRED = 91,260 SF
 PASSIVE OPEN SPACE PROVIDED = 122,594 SF
 ACTIVE OPEN SPACE REQUIRED = 91,260 SF
 ACTIVE OPEN SPACE PROVIDED = 98,120 SF

CANOPY SAVE:
 CANOPY SAVE REQUIRED: 100,460 SF
 CANOPY SAVE PROVIDED: 131,125 SF

WHITE SPLIT-RAIL FENCE WITH MASONRY COLUMNS EVERY 50'

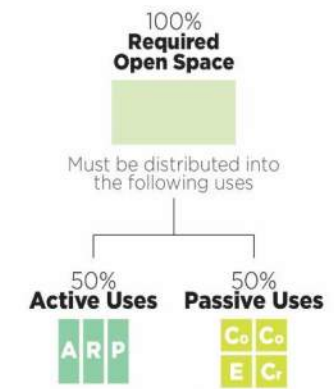


TYPICAL ENHANCED ROADSIDE LANDSCAPING



Mailman Post Allocation Points:

ITEM	POINTS
Major Subdivision:	15
Residential Architectural Standards	15
Pickleball Court	5
Clubhouse without kitchen 1500-2499 sf	5
Resort Style Pool	2
IPEMA Certified Playground Equipment	4
Private greenway - more than 1000 linear feet	1
Enhanced Roadside landscaping	2
Stormwater - wetland	5
On-street public parking	4
Total	58



Both uses must consist of the elements below. Fill the circles to indicate which elements to include.

(Fill 1 circle below) **Community A**

- Neighborhood Amenities*
- Resort Style Pool
- Clubhouse
- Golf Course

(Fill 1 circle below) **Recreation R**

- IPEMA Certified Playground
- Tennis/Pickleball Courts
- Baseball/Softball Field
- Football/Soccer Field
- Multi-Use Hard Court
- Bocce Courts

(Fill 1 circle below) **Public P**

- Public Park Facility
- Public Greenway
- Public Plaza

Community C (Fill 2 circles below)

- Pavilions
- Gazebos
- Community Garden
- Permanent Yard Games
- Fire Pit
- Hardscaped & Landscaped Squares
- Benches and/or seat walls
- Historic Resources*
- Private Greenway

E Environmental (Fill 1 circle below)

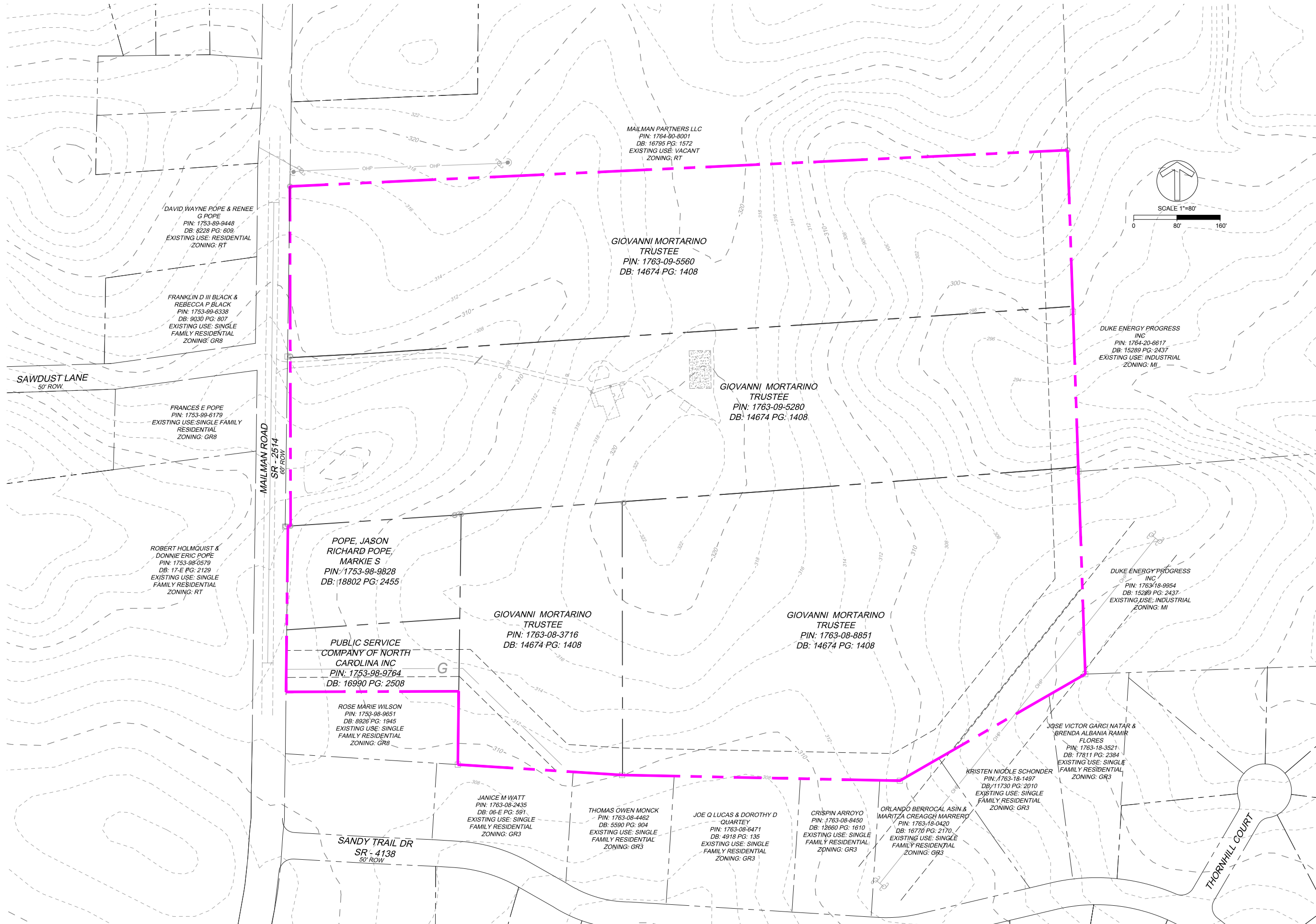
- Parkways*
- Preservation of Natural Resources
- Rain Garden
- Constructed Wetland
- Stream Restoration

C Creative (Fill 1 circle below)

- Outdoor Display of Public Art
- Gateway Landscaping or Structure
- Enhanced Roadside Landscaping



COMMUNITY AMENITIES



EXISTING CONDITIONS