

# Preserve at Marks Creek

Town of Knightdale  
Wake County  
North Carolina

Tuesday March 15, 2022  
Neighborhood Meeting

**STRONGROCK**  
ENGINEERING GROUP



# Overview

- 1) Introductions
- 2) Purpose
- 3) Roles
- 4) Project
- 5) Timeline
- 6) Q&A

# Introduction

- ▶ Developer/Development Team
- ▶ Town Staff
- ▶ Residents/Property Owners

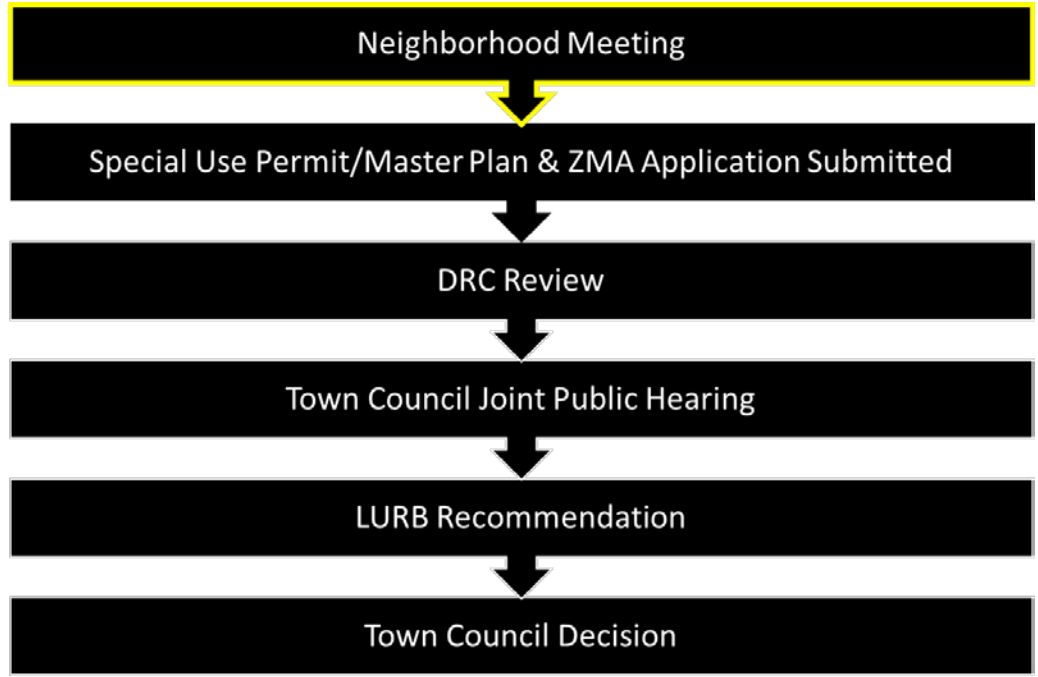
# Purpose

- ▶ 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

# Preserve at Marks Creek

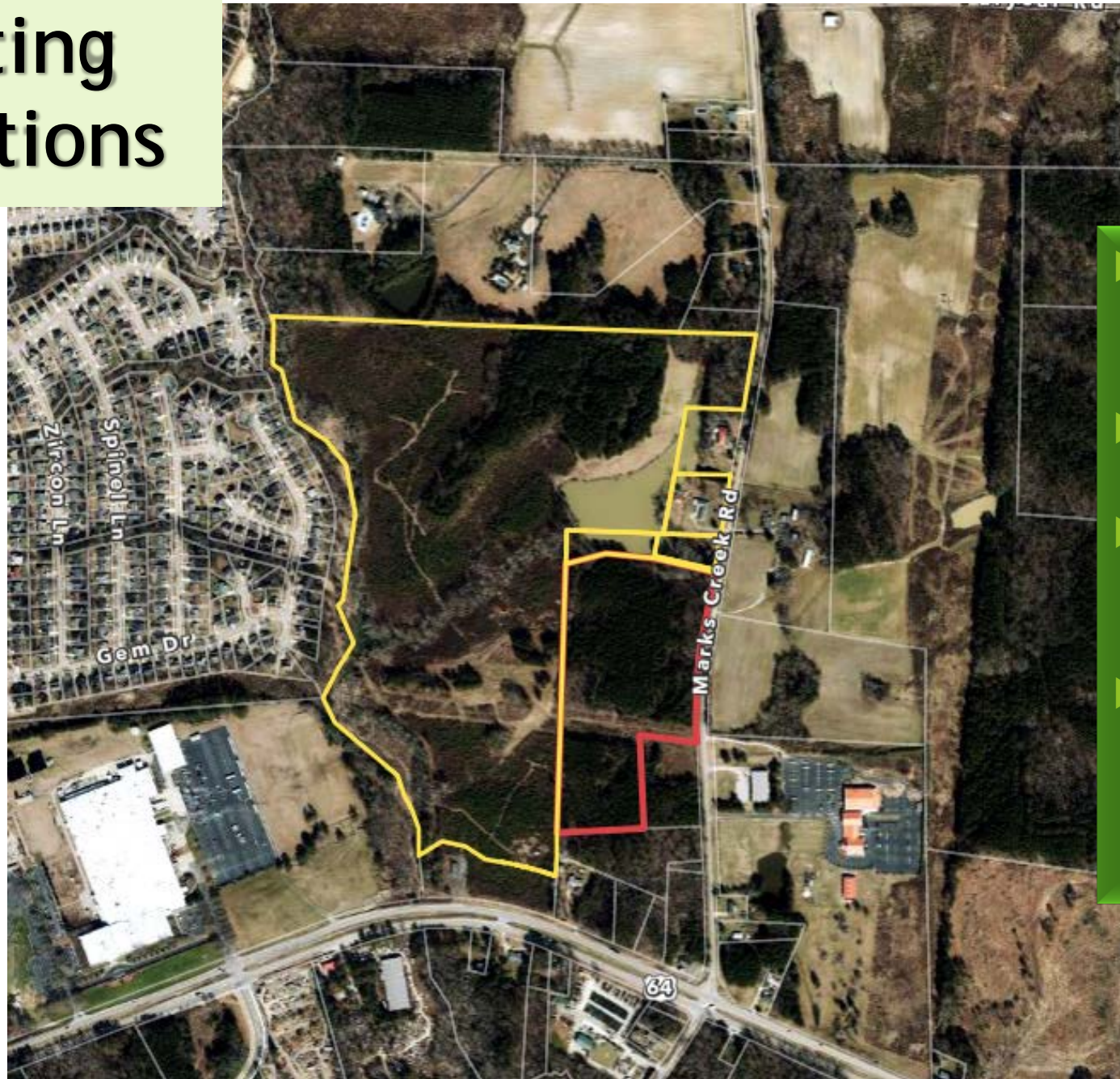
## Current Status

- ▶ 5 Parcels - Vacant + 1 dwelling unit
- ▶ 103.38 acres
- ▶ Current Zoning: RT- Rural Transition
- ▶ Planning Jurisdiction - Town of Knightdale - Extra Territorial Jurisdiction (ETJ)

## Proposed Changes

- ▶ Zoning GR-3-PUD-Residential
- ▶ Master Plan for 375-unit single family and townhome residential subdivision
  - ▶ Single Family Front Loaded - 84 Units
  - ▶ Single Family Alley - 148 Units
  - ▶ Two Story Townhomes - 99 Units
  - ▶ Three Story Townhomes - 44 Units
- ▶ Annexation into Town of Knightdale Limits

# Existing Conditions



- ▶ 5 Parcels - Vacant + 1 dwelling unit
- ▶ 103.38 acres
- ▶ Current Zoning RT- Rural Transition
- ▶ Planning Jurisdiction - Town of Knightdale - Extra Territorial Jurisdiction (ETJ)



# Proposed Master Plan

## Amenities:

- Resort Style Pool & Cabana
- Playgrounds & Pocket Parks with Benches
- Trails & Greenway
- Dog Park
- Bocce Court
- Meditation Garden
- Enhanced Roadside Landscaping & Monumentation

Required Open Space = 14.46 ac

Open Space Provided = 39.57 ac

Stub-outs are provided for future expansion and road extensions.

Transportation Improvements - The Developer has agreed to all recommendations in the Traffic Impact Analysis provided by the Traffic Engineers; along with NCDOT and Town of Knightdale approvals.

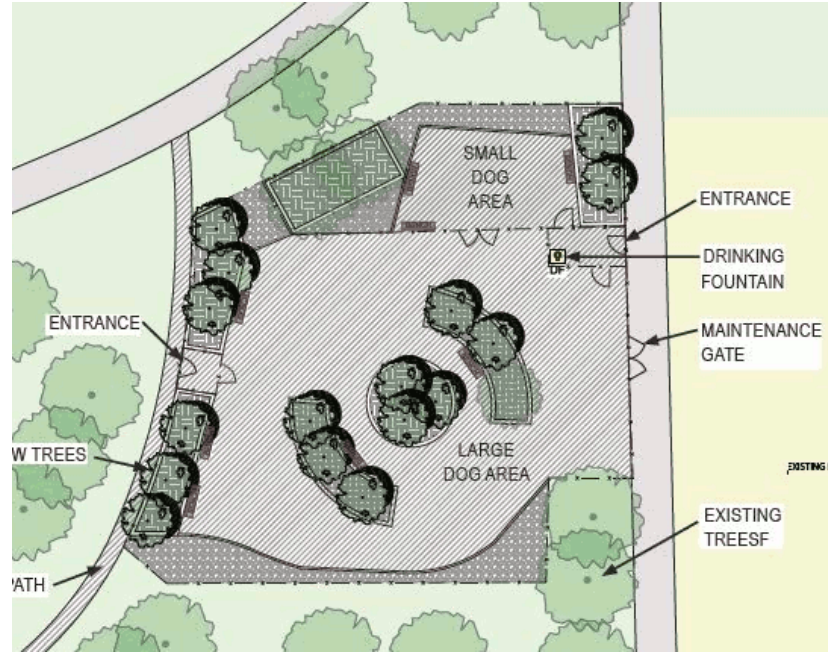






# Amenities





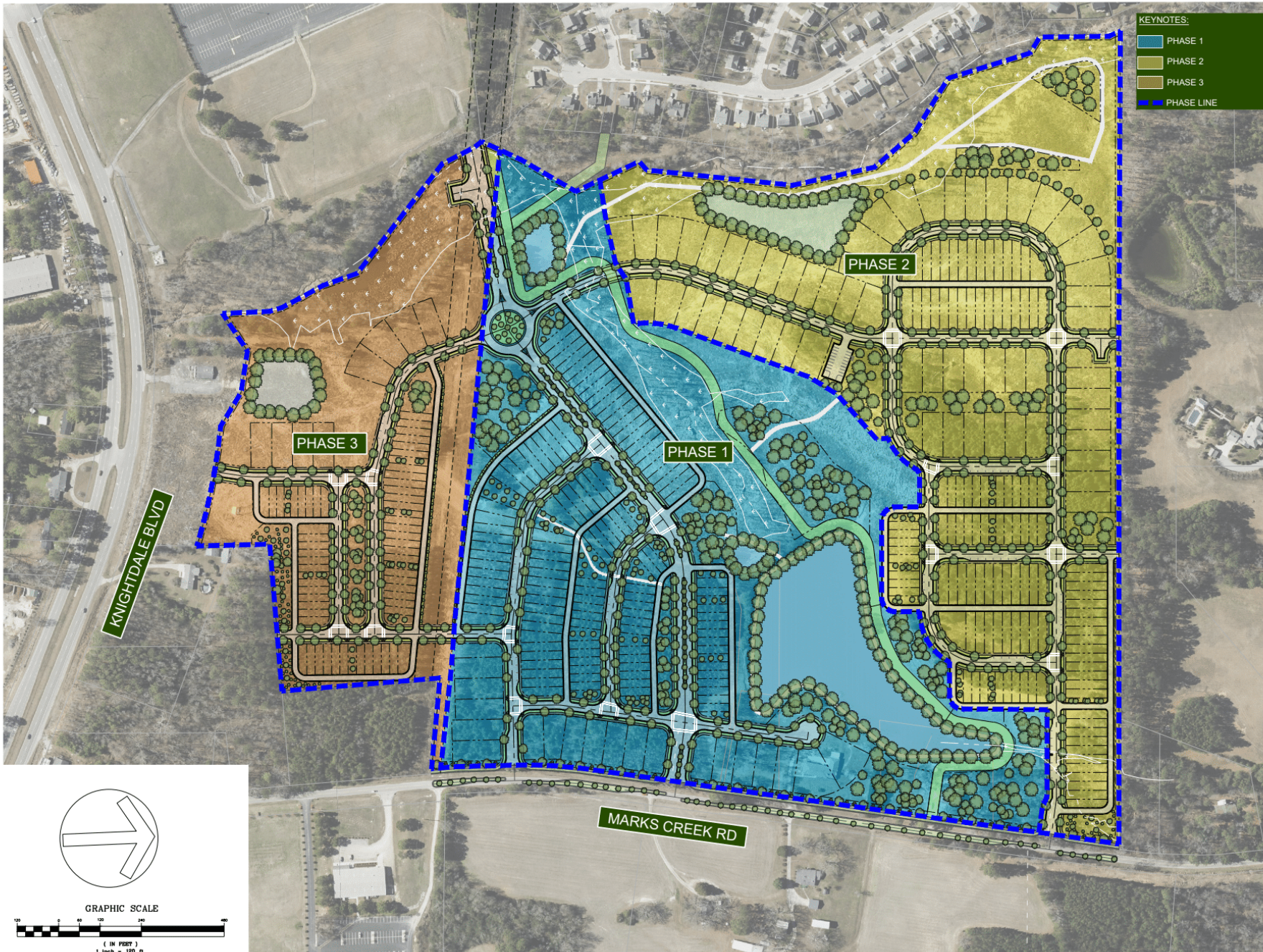
# Amenities





# Enhanced Roadside Landscaping and Monumentation Entrance





# OVERALL PHASING PLAN



SINGLE FAMILY HOMES - 60' x 130' LOTS



RESIDENTIAL PRODUCT

Single Family Front Loaded



SINGLE FAMILY HOMES - 26' x 120' LOTS



RESIDENTIAL PRODUCT

# Single Family Alley

# Two Story Townhomes

TOWNHOMES - 24' x 90' LOTS (2-STORY)



RESIDENTIAL PRODUCT



# Three Story Townhomes

TOWNHOMES - 22' x 90' LOTS (3-STORY)



RESIDENTIAL PRODUCT

1. TOWNHOMES SHALL BE TWO-STORY HOMES WITH A MINIMUM WIDTH OF 22' WIDE AND HAVE A MINIMUM HEATED AREA OF 1,500 SQUARE FEET, 2 CAR GARAGES WILL BE PROVIDED.
2. NEO TRADITIONAL SINGLE FAMILY DETACHED HOMES SHALL BE REAR LOADED TWO-STORY HOMES BUILT ON LOTS LESS THAN 60 FEET WIDE WITH A MINIMUM HEATED AREA OF 1,600 SQUARE FEET.
3. SINGLE FAMILY RANCH DETACHED HOMES SHALL BE BUILT ON LOTS AT LEAST 60 FEET WIDE WITH A MINIMUM HEATED AREA OF 1,480 SQUARE FEET, AND NO MORE THAN 25% OF THE RANCH HOMES MAY BE LESS THAN 1,500 SQUARE FEET.
4. TRADITIONAL SINGLE FAMILY DETACHED HOMES SHALL BE TWO-STORY HOMES BUILT ON LOTS AT LEAST 60 FEET WIDE WITH A MINIMUM HEATED AREA OF 2,100 SQUARE FEET.
5. ALL HOMES WILL EITHER CONSIST OF A SINGLE MATERIAL OF BRICK OR STONE OR WILL HAVE A COMBINATION OF 2 OR MORE OF THE FOLLOWING MATERIALS ON THE FRONT FAÇADE (NOT INCLUDING FOUNDATIONS): STONE, BRICK, LAP SIDING, FIBER CEMENT SIDING, SHAKES, OR BOARD AND BATTEN SIDING, WITH SIDE AND REAR FACADES OF FIBER CEMENT SIDING. WHEN 2 MATERIALS ARE USED, THE MATERIALS SHALL BE DIFFERENT BUT COMPLIMENTARY COLORS. VINYL MAY ONLY BE USED OF SOFFITS, FASCIA, AND CORNER BOUNDS.
6. ALL SINGLE FAMILY DETACHED HOMES WILL HAVE FRONT PORCHES WITH A MINIMUM DEPTH OF 5 FEET. TOWNHOMES WILL HAVE RECESSED FRONT PORCHES WITH A MINIMUM DEPTH OF 3 FEET.
7. ALL TRADITIONAL SINGLE FAMILY DETACHED HOMES WILL HAVE A REAR PATIO OR DECKS A MINIMUM OF 10' X 10'. ALL SINGLE FAMILY RANCH DETACHED HOMES WILL HAVE A MINIMUM 6' X 10' COVERED PATIO.
8. MAIN ROOF PITCHES (EXCLUDING PORCHES) FRONTING THE STREET WILL BE AT LEAST 7:12, WITH THE EXCEPTION OF RANCH HOMES IN WHICH 6:12 SHALL BE ALLOWED.
9. 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 FIRE PLACE, SIDE PORCH, OR WALL OFFSETS MAY BE USED AS AN ALTERNATE TO WINDOWS.
10. THERE SHALL BE A MINIMUM 12 INCH OVERHANG ON EVERY GABLE END FOR EVERY HOME.
11. GARAGES ON ALL NEO TRADITIONAL SINGLE FAMILY DETACHED HOMES AND TOWNHOMES SHALL BE ALLEY FED.
12. ALL FRONT LOADED GARAGE DOORS SHALL HAVE GLASS WINDOWS AND HARDWARE.
13. ALL SINGLE FAMILY DETACHED HOMES SHALL BE RAISED FROM THE FINISHED GRADE A MINIMUM OF 18" AND SHALL HAVE STEM WALL OR RAISED SLAB FOUNDATIONS THAT SHALL BE COVERED ON ALL SIDES WITH BRICK OR STONE. AREAS UNDER PORCHES MAY BE ENCLOSED WITH LATTICE.
14. ALL SINGLE FAMILY ATTACHED HOMES SHALL BE RAISED FROM THE FINISHED GRADE A MINIMUM OF 18" AND SHALL HAVE STEM WALL OR RAISED SLAB FOUNDATIONS THAT SHALL BE COVERED ON ALL SIDES WITH BRICK OR STONE. AREAS UNDER PORCHES MAY BE ENCLOSED WITH LATTICE.
15. ANY SINGLE FAMILY HOMES WITH A CRAWL SPACE SHALL BE WRAPPED IN BRICK, OR STONE ON ALL SIDES.
16. FOR FRONT LOAD SINGLE FAMILY DETACHED HOMES, NO MORE THAN 10% CAN HAVE GARAGE DOORS THAT EXCEED 45% OF THE OVERALL WIDTH OF THE HOUSE, AND IN SOME CASES CAN THE GARAGE DOOR EXCEED 48% OF THE OVERALL WIDTH OF THE HOUSE, GARAGE DOORS GREATER THAN 12' IN WIDTH SHALL BE SPLIT BAY.
17. ALL HOMES SHALL HAVE FRONT DOOR GLASS INSERTS. 18. GARAGES FOR LOTS THAT ARE AT LEAST 60 FEET WIDE WILL NOT PROTRUDE MORE THAN SIX (6) FEET FROM THE FRONT PORCH OR STOOP AND ALL GARAGE DOORS SHALL BE CARRIAGE STYLE WITH WINDOW INSERTS AND HARDWARE.

# ARCHITECTURAL STANDARDS

# PROJECT DEVELOPMENT TIMELINE

## Town of Knightdale Timeline

- ▶ Neighborhood Meeting Date:
  - ▶ March 15, 2022
  
- ▶ Anticipated Application Submittal Date:
  - ▶ March 28, 2022
  
- ▶ Anticipated Town Council Joint Public Hearing:
  - ▶ May 19, 2022
  
- ▶ Anticipated Land Use Review Board Recommendation:
  - ▶ June 13, 2022
  
- ▶ Anticipated Town Council Decision:
  - ▶ June 15, 2022

## Desco Investment Co. Timeline

1. Development work will begin within 30 days of all town approvals.
2. Phase 1 to be completed with 12-15 months from start.
3. Pool area to begin construction once phase 1 reaches 50% occupancy, construction time 9-12 months.
4. All other amenities will be completed within the phases as they come online.
5. Phase 2 - 15-18 months post Phase 1 and Phase 3 - 15-18 months post Phase 2
6. Entry monument and landscape features along Marks Creek Road to be completed with Phase 1.
7. All other landscape enhancements will be completed within each phase.
8. All road improvements for access in and out of the site will be completed within each phase as they come online.



**Developer: Desco Investment Company, Inc.**

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Developer Representative: Strong Rock Engineering, PLLC

Director of Planning: Chris Record - [chris@strongrockgroup.com](mailto:chris@strongrockgroup.com)

Planner II: Anne Oakley - [anne@strongrockgroup.com](mailto:anne@strongrockgroup.com)

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Development Case Manager (Town): Kevin Lewis

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QUESTIONS ?

COMMENTS ?

DISCUSSION ?